

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

WAIPAHU PARKVIEW APARTMENTS
94-494 Farrington Highway
Waipahu, Hawaii

REGISTRATION NO. 1385 (CONVERSION)

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: July 10, 1981
Expires: August 10, 1982

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 14, 1981, AND INFORMATION SUBSEQUENTLY FILED ON JUNE 24, 1981. THE DEVELOPER BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A OF THE HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Report of March 3, 1981 on WAIPAHU PARKVIEW APARTMENTS, Registration No. 1385, the Developer has forwarded additional information reflecting changes that have been made to the documents for the project. These changes have to do primarily with the reassignment of parking spaces.

2. The developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved floor plans) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime executed on September 22, 1980, with By-Laws attached, was filed in the Bureau of Conveyances, State of Hawaii on May 27, 1981, in Liber 15570, Page 504. The Bureau has designated Condominium File Plan No. 809 to the project.

4. No advertising and promotional matter, other than the Condominium Pre-Sale Offering to Owner-Occupants required under Act 189, Session Laws of 1980, has been filed pursuant to the rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes and the Rules and Regulations promulgated thereunder which relate to the Horizontal Property Act.

6. This Final Public Report automatically expires thirteen (13) months after date of issuance, July 10, 1981, unless a Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

7. This Final Public Report is made a part of registration on WAIPAHAU PARKVIEW APARTMENTS condominium project. The Developer has the responsibility of placing a true copy of the Final Public Report (white paper stock) and a copy of the Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt therefor from each such person is also the responsibility of the Developer.

With the exception of the information under the topical headings COMMON ELEMENTS, LIMITED COMMON ELEMENTS and ENCUMBRANCES AGAINST TITLE, the information in the Preliminary Public Report remains the same.

COMMON ELEMENTS: To reflect changes to parking space assignments under this topical heading, subparagraph (d) has been revised to read as follows (the balance of the information in this topical heading has not been disturbed):

- (d) All parkway areas, driveways, stairways, walkways, and parking spaces nos. 14, 16, and 19.

LIMITED COMMON ELEMENTS: The Declaration reflects the amended assignment of parking stalls as follows:

<u>Parking Space No.</u>	<u>Apartment No.</u>
6	201
5	202
7	203
8	204
4	301
3	302
9	303
10	304
12 and 22	305
13 and 21	306
2	401
15	402
11	403
1	404
20	405
17	406
18	505
23	506

ENCUMBRANCES AGAINST TITLE: A Preliminary Report dated June 12, 1981, issued by First Land Title Corporation identifies the following encumbrances on the land committed to the project:

(a) For any taxes that may be due and owing and a lien on the land, reference is made to the Office of the Tax Assessor of the First Division, Island of Oahu, Hawaii.

(b) Title to all mineral and metallic mines reserved to the State of Hawaii.

(c) Easement A for drainage purposes as shown on File Plan No. 623, as granted to the City and County of Honolulu, a municipal corporation, by instrument dated

October 7, 1959, recorded in the Bureau in Book 3751, Page 58. (Affects Parcel I).

(d) Abutter's rights of vehicle access into and from Farrington Highway, Federal Aid Project No. F-090-1(5) in favor of State of Hawaii, as conveyed by Deed dated August 13, 1964, recorded in the Bureau in Book 4858, Page 490. (Affects Parcel I).

(e) Slope Easement G. conveyed to the State of Hawaii by deed dated August 13, 1964, recorded in the Bureau in Book 4858, Page 490. (Affects Parcel I).

(f) Reservation unto the State of Hawaii, its successors and assigns, in perpetuity, Slope Easement F, by Deed dated May 8, 1965, recorded in the Bureau in Book 5051, Page 447. (Affects Parcel II).

(g) Covenants, conditions, restrictions, reservations, agreements, obligations and other provisions set forth in the Deed dated April 3, 1959, recorded in the Bureau in Book 3594, Page 347. (Affects Parcel I).

(h) Covenants, conditions, restrictions, reservations, agreements, obligations and other provisions set forth in the Deed dated November 4, 1959, recorded in the Bureau in Book 3720, Page 80. (Affects Parcel II).

(i) Condominium Map No. 809, recorded in the Bureau of Conveyances, State of Hawaii.

(j) Covenants, conditions, restrictions, reservations, agreements, obligations, provisions, easements and by-laws set forth in the Declaration of Horizontal Property Regime dated September 22, 1980, recorded in the Bureau of Conveyances, State of Hawaii, in Book 15570, Page 504.

(k) Covenants, conditions, restrictions, reservations, agreements, obligations and other provisions set forth in the Deed dated May 18, 1965, recorded in the Bureau in Book 5051, Page 447. (Affects Parcel II).

(l) Mortgage dated April 3, 1974, recorded in the Bureau in Book 9817, Page 330 made by Benjamin C. F. Lum and Dolores B. S. Lum, husband and wife, as Mortgagor, to Amfac Financial Corporation, a Hawaii corporation, as Mortgagee. By instrument dated April 3, 1974, recorded in the Bureau in Book 9817, Page 339, said mortgage was assigned to Far West Federal Savings, a savings and loan association.

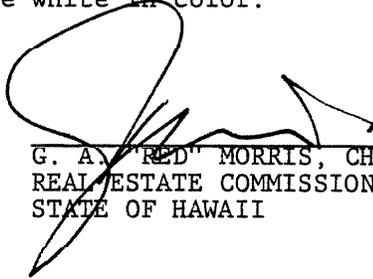
(m) Mortgage dated September 17, 1979, recorded in the Bureau in Book 14000, Page 696, made by Clarence Wah Young and Shin Ying Chun, husband and wife, as Mortgagor, to Benjamin C. F. Lum and Dolores B. S. Lum, husband and wife, as Mortgagee.

Note: All existing mortgages will be satisfied and released prior to the issuance of apartment deeds as required by law.

The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted on January 14, 1981, and information subsequently filed on June 24, 1981.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1385 filed with the Commission on January 14, 1981.

This report, when reproduced, shall be a true copy of the Commission's public report. In making facsimilies, the paper stock shall be white in color.



G. A. "RED" MORRIS, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF FINANCE
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 1385

July 10, 1981