

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
PALANI MANOR
727 Palani Avenue
Honolulu, Hawaii

REGISTRATION NO. 1484
(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: March 3, 1982

Expires: April 3, 1983

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 1, 1982. THE DEVELOPER, NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAWS, HAWAII REVISED STATUTES, CHAPTER 514A, AS AMENDED.

1. PALANI MANOR is a fee simple residential condominium project containing eight (8) apartments located in one (1) building, consisting of 8 two-bedroom types and four (4) parking stalls, all of which will be assigned. The building was constructed in 1962 and originally used for rentals.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and the issuance of this Final Public Report.
3. The basic documents, Declaration of Horizontal Property Regime, executed November 2, 1981, with Bylaws attached, was filed on November 20, 1981, in the Bureau of Conveyances, State of Hawaii, in Liber 15591, at Page 210. A copy of the floor plans has been filed as Condominium Map No. 829 in said Bureau of Conveyances.
4. No advertising and/or promotional material have been submitted pursuant to the Rules and Regulations promulgated by the Real Estate Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report is made a part of the registration on PALANI MANOR condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt therefor.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, March 3, 1982, unless a Supplementary Public Report issues, or the Commission, upon the review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: PALANI MANOR

LOCATION: The Project is situated at 727 Palani Avenue, Honolulu, City and County of Honolulu, State of Hawaii, and has a land area of approximately 6,000 square feet.

TAX MAP KEY: 1st Division, 2-7-34: 33

ZONING: A-4

DEVELOPER: DAISY YOUNG, whose residence and post office address is Apartment #5, 727 Palani Avenue, Honolulu, Hawaii 96816, and whose telephone number is 732-6740.

ATTORNEY REPRESENTING DEVELOPER: Richard B. W. Ing, 15 South King Street, Honolulu, Hawaii 96813; telephone number: (808) 523-7541.

DESCRIPTION: The project consists of one (1) building

containing two (2) stories. The first floor contains four (4) two-bedroom apartments and four (4) paved parking stalls. The second floor contains four (4) two-bedroom apartments. There is no basement or elevator.

The first floor apartments are numbered consecutively from "1" to "4"; the second floor apartments are numbered consecutively from "5" to "8". The numbers increase numerically with the lowest numbers being closest to Palani Avenue.

The building is constructed of reinforced concrete, standard concrete masonry units, reinforced concrete columns and beams, oak hardwood floors on the second floor, glass, aluminum and allied building materials with integrated walls. The stairs are reinforced concrete and the roof is wood with built-up roofing material.

There are only two types of apartments: Type "A" and Type "B". Both consist of two bedrooms, living/dining room, kitchen, one bathroom, and contain a net living area of 484 square feet. Type "B" is the reverse of Type "A".

All units have access to the common elements and limited common elements through adjoining entries, hallways, stairways and/or walkways. There is no elevator.

All units are furnished with a refrigerator/freezer, range/oven, stainless steel sink, floor tile, plumbing and lighting fixtures.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and all fixtures originally installed therein, including refrigerator/freezer, range/oven, and stainless steel sink in all apartments.

The apartment number of each apartment space, its location and model are as shown on Exhibit "A" attached hereto and by reference made a part hereof.

COMMON ELEMENTS: One freehold estate is designated in all remaining portions and appurtenances of the project, herein called the "common elements", including specifically, but not limited to:

(a) Said land in fee simple.

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter, party and load-bearing walls, chases, entries, stairways, walkways, roofs,

entrances and exits of said building.

(c) All yards, grounds, landscaping, planting areas, fencing, walls, storage areas, refuse facilities and mail boxes.

(d) All parking areas, loading areas, walkways, all water heaters, including all storage enclosures thereof, all washing machines and outdoor sinks, and all outside storage structures.

(e) All ducts, electrical equipment, wiring, pipes and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, water, gas, sewer, telephone and radio and television signal distribution.

(f) Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements herein called the "limited common elements", are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

(a) One parking space shall be appurtenant to and for the exclusive use of Apartment Nos. 5, 6, 7 and 8, a more detailed description of which is contained in Exhibit "A" attached hereto.

(b) The mailboxes assigned to each apartment shall be limited to the use of such apartment.

(c) All other common elements of the project which are rationally related to less than all of said apartments shall be limited to the use of such apartment.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project, herein called the "common interest", and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting, as set forth in said Exhibit "A".

PURPOSE AND USE OF THE APARTMENT SPACES: The apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which are defined as (a) rental for a period less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen or

bellboy services. Except for such transient or hotel purposes, the owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of this Declaration. The House Rules provide, among other things, that no exterior TV antennas or clothes lines shall be allowed and no used or second hand lumber or other material shall be used in the construction of any improvements in any apartment.

OWNERSHIP: In accordance with the Preliminary Title Report prepared by Hawaii Escrow and Title, Inc. dated January 7, 1982, the fee simple title to the land and improvements are vested in DAISY YOUNG, as Tenant in Severalty.

ENCUMBRANCES AGAINST TITLE: The following are encumbrances against title:

(a) Assessments or charges levied by Municipal or Governmental Authority or imposed by any other lawfully constituted body authorized by Statute to assess, levy and collect the same, if any. For further information, check with the county Department of Finance.

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

(c) Declaration of Horizontal Property Regime for PALANI MANOR and the Bylaws attached thereto recorded in the Bureau of Conveyances in Liber 15591, Page 210, and Condominium Map No. 829.

PURCHASE MONEY HANDLING: An Escrow Agreement dated January 20, 1982, has been executed and a copy of same has been filed with the Commission. The Escrow agent is GUARDIAN ESCROW SERVICES, INC. Upon examination, the specimen Deposit Receipt and Sales Contract and the executed Escrow Agreement are found to be consonant with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly Sections 514A-37, 39, 40 and 63 through 514A-66.

The Escrow Agreement provides, in part, that a purchaser under the Sales Contract shall be entitled to refund of all payments held by Escrow which were paid by such purchaser if purchaser shall so request in writing and Escrow has received a written request from Seller to return to purchaser the funds of such purchaser then held by Escrow.

Among other provisions, the specimen Deposit Receipt and Sales Contract provides that the Seller has the right and option to cancel this contract by giving written notice to Purchaser if less than 60% of the apartments in the project are sold by September 1, 1982.

It is incumbent upon the prospective purchaser that he reads with care the Deposit Receipt and Sales Contract and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

MANAGEMENT AND OPERATIONS: The Bylaws of the Association of Owners vest the Board of Directors with the powers and duties necessary for the administration of the affairs of the project. DAISY YOUNG, the developer, has been identified as the initial managing agent. A copy of her management contract has been submitted to the Commission.

STATUS OF THE PROJECT: The project was completed approximately nineteen (19) years ago, to the best knowledge of the Developer, who was the original builder. There are no existing records in the Building Department, City and County of Honolulu. The Developer has filed with the Commission a statement prepared by a professional engineer concerning the condition of the building.

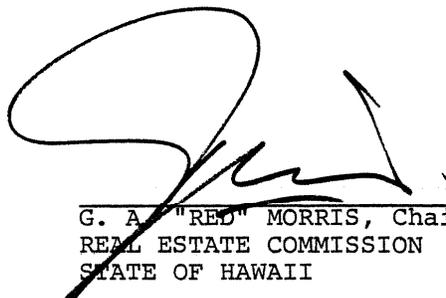
A letter from the Building Department of the City and County of Honolulu confirms that the building in the project met all code requirements at the time of construction and no variances or special permits were granted to allow deviations from any applicable codes.

Though the units are being refurbished by the developer, purchasers should note that the Disclosure Abstract indicates that the units are sold "as is" without any warranties whatsoever. A copy of the Disclosure Abstract is attached hereto.

The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted February 1, 1982.

THIS FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1484 filed with the Commission on February 1, 1982.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimilies must be white.



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. 1484

March 3, 1982

EXHIBIT "A"

<u>UNIT NO. AND TYPE</u>	<u>DWELLING AREA</u>	<u>PARKING STALL NO.</u>	<u>PERCENTAGE OF COMMON ELEMENTS</u>
1 - A	484 Sq.Ft.	-	11.4%
2 - A	484 Sq.Ft.	-	11.4%
3 - B	484 Sq.Ft.	-	11.4%
4 - B	484 Sq.Ft.	-	11.4%
5 - A	484 Sq.Ft.	1	13.6%
6 - A	484 Sq.Ft.	2	13.6%
7 - B	484 Sq.Ft.	3	13.6%
8 - B	484 Sq.Ft.	4	13.6%
		Total	100.0%

CONDOMINIUM DISCLOSURES
PURSUANT TO HRS CHAPTER 514A

1. These disclosures pertain to PALANI MANOR, a condominium project located at 727 Palani Avenue, Honolulu, Hawaii (T.M.K., 1st Div., 2-7-34:33).
2. The agent for the Developer and the Project Property Manager is FRANCES YOUNG, Apt. #501, 2355 Ala Wai Boulevard, Honolulu, Hawaii 96815; telephone: 922-3259.
3. A breakdown of the estimated maintenance fees and the monthly estimated cost for each apartment based on generally accepted accounting principals is attached hereto as Exhibit "A" and incorporated herein by reference.
4. There are no warranties against defects of material and workmanship in either individual apartments or common elements, and the purchaser buys his/her unit in an "as is" condition.
5. All of the apartments of the project are to be used for residential purposes. No apartments shall be used for hotel or non-residential purposes.
6. No commercial or other non-residential development is included in the project.

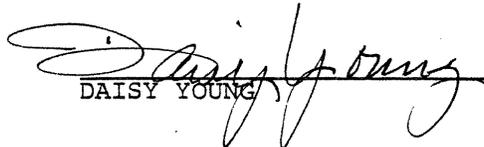

DAISY YOUNG

EXHIBIT "A"

PALANI MANOR

Maintenance Schedule
for 12-Month Period

Maintenance:

Refuse	\$ 500
Janitorial	1,000

Utilities:

Electricity	600
Water	3,000

Insurance	750
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Management Fee	1,000
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Supplies & Equipment	500
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Maintenance & Repairs	500
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Petty Cash	200
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Miscellaneous & Contingencies	300
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Total Operating Expenses	<u>\$8,000</u>
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The monthly maintenance breakdown for each individual apartment according to the percentage of common interest is as follows:

<u>Apartment Number</u>	<u>Estimated Initial Monthly Maintenance</u>
1	\$76.00
2	76.00
3	76.00
4	76.00
5	90.67
6	90.67
7	90.67
8	90.67