

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

ON
VINEYARD APARTMENTS
608 North Vineyard Boulevard
Honolulu, Hawaii 96817

REGISTRATION NO. 1577 (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: February 17, 1984
Expires: March 17, 1985

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 and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 15, 1983, AND INFORMATION SUBSEQUENTLY SUBMITTED AS OF FEBRUARY 14, 1984. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of December 9, 1983 on VINEYARD APARTMENTS, Registration No. 1577, the Developer reports that changes have been made to the Project. This Final Public Report amends the Preliminary Public Report becoming a part of the VINEYARD APARTMENTS registration.
2. The Developer of the Project has submitted to the Commission all documents deemed necessary by the Commission for the registration of a condominium project and the issuance of this Final Public Report.

3. The Developer reports that the Declaration of Horizontal Property Regime dated February 7, 1984 and the Bylaws of the Association of Apartment Owners dated February 7, 1984, have been recorded in the Bureau of Conveyances of the State of Hawaii in Book 17646 Page 581 and Book 17646 Page 610, respectively. The approved floor plans have also been filed as aforesaid and designated as Condominium Map No. 893. An amendment to the Declaration and Bylaws has been recorded in Book 17651 Page 288.
4. No Advertising or promotional matter have been submitted 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, as amended, and the Rules and Regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Final Public Report expires thirteen (13) months after the date of issuance, February 17, 1984, unless a Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective date of this report.
7. This Final Public Report is made a part of the registration of the VINEYARD APARTMENTS condominium project. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) together with the Preliminary Public Report (yellow paper stock) and Amended Disclosure Abstract in the hands of all purchasers and securing a signed copy of the receipt therefor.

The information in the topical headings DESCRIPTION OF PROJECT, OWNERSHIP OF TITLE and ENCUMBRANCES have been altered as follows. Information disclosed in the remaining topical headings have not been disturbed.

DESCRIPTION OF PROJECT: The description of the Project attached to the Preliminary Report as Exhibit A is changed to note that all the parking stalls are compact stalls and to add the following:

NOTE: The apartment area described above is measured to the interior surfaces of perimeter walls: if measured to the exterior surfaces of perimeter walls and the center line of party walls, which is the usual method of measuring apartments for appraisal purposes the apartment area is approximately 516 square feet consisting of an interior area of approximately 432 square feet and a lanai area of approximately 84 square feet.

OWNERSHIP OF TITLE: A Preliminary Report, dated February 8, 1984, issued by Title Guaranty of Hawaii, Inc., states that

the Developer has acquired the property by deeds dated February 1, 1984 and recorded in Book 17636, Page 683, and Book 17636, Page 688 respectively.

ENCUMBRANCES: Said Preliminary Report states that title to the property is subject to the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the Office of the Finance Director, City and County of Honolulu.

2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

3. Grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company dated January 4, 1961 recorded in Book 3988, Page 207.

4. Mortgage, Security Agreement and Financing Statement, dated January 31, 1984, between the Developer and American Savings and Loan Association, recorded in Book 17636, Page 693.

5. The restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions, reservations, easements and other provisions set forth in Declaration of Horizontal Property Regime dated February 7, 1984, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17646 at Page 581, as the same may hereafter be amended in accordance with law or with said Declaration. (Project covered by Condominium Map No. 893 recorded in said Bureau of Conveyances.)

6. By-Laws of the Association of Apartment Owners of the Condominium Project known as "VINEYARD APARTMENTS" dated _____, 1984, (acknowledged February 7, 1984), recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17646 at Page 610, as the same may hereafter be amended.

NOTE: The Mortgage mentioned in Item 4 will be released at the time the Apartment Deeds for the Project are issued to apartment purchasers.

PURCHASE MONEY HANDLING. The Developer has advised the Commission that the Developer has waived the right to cancel the Sales Contracts. The Developer has further advised the Commission that all references to "Apartment Lease" in the Sales Contract should refer to "Apartment Deed" and that references to "lease rent" are in error.

The purchaser and prospective purchasers should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted November 15, 1983, and additional information subsequently submitted as of February 14, 1984.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1577 filed with the Commission on November 15, 1983.

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



G. A. "RED" MORRIS, Chairman
Real Estate Commission
State of Hawaii

Distribution:

Department of Finance, City and County of Hawaii
Bureau of Conveyances
Planning Department,
City and County of Honolulu
Escrow Agent
Federal Housing Administration

Registration No. 1577

February 17, 1984.

VINEYARD APARTMENTS
AMENDED DISCLOSURE ABSTRACT
(Section 514A-16, HRS)

Liliha Development Co., Inc., the Developer of the Vineyard Apartments condominium project, hereby amends the Disclosure Abstract, dated November 11, 1983, by adding Apartment No. 106 to the list of apartments with a percentage interest of 5.56 and monthly maintenance fees of \$65.68.

Except for the foregoing amendment, the Disclosure Abstract shall remain unmodified.

Dated: February 8, 1984

LILIHA DEVELOPMENT CO., INC.

By Peter Savio
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