

# 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  
TROPICANA MANOR - MOANALUA (formerly known as  
851 Ala Lilikoi Street Tropicana Village -  
Honolulu, Hawaii Moanalua Phase I)

REGISTRATION NO. 253

### 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 29, 1969  
Expires: August 29, 1970

#### SPECIAL ATTENTION

A comprehensive reading of the 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 17, 1969, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS JULY 22, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514 OF THE HAWAII REVISED STATUTES.

1. The Developer has fulfilled the requirements of Chapter 514, Hawaii Revised Statutes, for the issuance of a Final Public Report after completion of construction.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 253 dated February 17, 1969, the Developer has prepared and forwarded additional information to that filed in the January 17, 1969 submittal. This Final Public Report is made a part of the registration on the TROPICANA MANOR - MOANALUA condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the

Receipt for Horizontal Property Regimes Final Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. 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.
4. The Developer reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime executed June 13, 1969 with By-Laws attached thereto, was filed in the office of the Assistant Registrar of the Land Court, State of Hawaii, as Land Court Document No. 475688 dated June 13, 1969. The floor plans showing the layout, location, etc. of the condominium project were designated as Condominium Map No. 83, dated June 13, 1969. Subsequently there was filed an amendment to said floor plans and an Amendment to Declaration of Horizontal Property Regime executed on July 7, 1969 and filed in said office as Land Court Document No. 478559 dated July 18, 1969.

5. Advertising and promotional matter have been submitted to the Commission pursuant to Commission's Condominium Rules and Regulations.
6. Developer advises the Commission that the apartments were completed on or about May 1, 1969. The statutory lien period expired on or about June 30, 1969, and Developer advises that no mechanics' or materialmen's lien have been filed.
7. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
8. This Final Public Report expires thirteen (13) months from the date of issuance, July 29, 1969, unless a supplementary report is published, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report of February 17, 1969 in the topical headings of Name of Project, Description, Limited Common Elements, Ownership of Title, Encumbrances Against Title, and Status of Project has been changed. The topical heading of Individual Mortgage Loan has been added.

NAME OF PROJECT: TROPICANA MANOR - MOANALUA (formerly and in the Preliminary Public Report known as "TROPICANA VILLAGE - MOANALUA PHASE I")

LOCATION: No change

TAX KEY: No change

ZONING: No change

DEVELOPER: No change

ATTORNEY REPRESENTING DEVELOPER: No change

DESCRIPTION: Some apartment numbers have been changed and one building was incorrectly designated as a Type A building, and this was building with number 844 which has been changed to 3221. Accordingly, the Developer advises that the description of the project with respect to the types of buildings and their respective numbers appearing in the middle of the first paragraph and through

and including the fourth paragraph in the Preliminary Public Report should now read as follows:

There will be three types of buildings: type A, type B, and type C. There will be sixteen (16) type A buildings, four (4) type B buildings and four (4) type C buildings. The apartments were formerly designated by number, such as 3235, followed by a capital letter A, B, C, D, E, or F. The new designations, which will also constitute the legal address, of the apartments will be made up of a number, such as 3235 followed by a dash and another number 1, 2, 3, 4, 5, or 6. All this is set forth in the aforementioned Amendment. All apartments bearing as the last number, number 1 or 2 will be on the first floor of all buildings, and all apartments bearing as the last number, numbers 3, 4, 5, or 6 will be two-story apartments on the second and third floors of all buildings.

Type A buildings: Buildings bearing the numbers 3235, 3237, 815, 3233, 819, 3231, 823, 3227, 3229, 837, 3225, 845, 3223, 855, 861 and 875 will be type A buildings. Type B buildings: Buildings bearing the numbers 3241, 3239, 841 and 871 will be type B buildings. Type C buildings: Buildings bearing the numbers 833, 3221, 851, and 3249 will be type C buildings.

Note: The paved cul de sac running off Ala Ilima Street along buildings bearing numbers 3221, 3225, 3227, 3231, 3233, and 3235 is not available for use by the owners and occupants of this project.

COMMON ELEMENTS: No change

LIMITED COMMON ELEMENTS: In addition to the explanation set forth in the Preliminary Public Report, the following is added to clarify the parking stalls which go with each condominium apartment. The parking stalls were originally designated with numbers corresponding to the numbers of the apartments, but this has been changed to a number designation starting at 1 and ending at 144, all as set forth in said Amendment to Declaration.

INTEREST TO BE CONVEYED TO PURCHASERS: No change

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: No change

OWNERSHIP OF TITLE: By Deed dated May 15, 1969 the Developer HAWAIIAN HOUSING CORPORATION, LIMITED, acquired fee simple title to the lands and the improvements thereon, which Deed has been filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Land Court Document No. 473394 on May 15, 1969. A copy of the Deed has been filed with the Commission.

ENCUMBRANCES AGAINST TITLE: In addition to the encumbrances noted in the Preliminary Public Report, Developer reports that there has been filed the following additional encumbrance: A mortgage from HAWAIIAN HOUSING CORPORATION, LIMITED to JONES ALBERT WARFORD and ROBERT CHING WO filed as Document No. 473395, dated May 15, 1969, to secure the payment of the sum of \$633,466.67 and also of interest due from said JONES ALBERT WARFORD and ROBERT CHING WO to the First Hawaiian Bank.

Note: Developer has advised the Commission that arrangements have been made whereby the mortgage of Jones Albert Warford and Robert Ching Wo to First Hawaiian Bank for the sum of \$2,400,000 plus interest, and the mortgage of Hawaiian Housing Corporation, Limited to Jones Albert Warford and Robert Ching Wo for the sum of \$633,466.67 will be partially released so that the Developer will be able to convey marketable fee simple title to the purchaser subject only to the encumbrances other than mortgages as described in the specimen Condominium Apartment Deed.

PURCHASE MONEY HANDLING: No change

MANAGEMENT AND OPERATIONS: No change


STATUS OF PROJECT: In the submission of June 13, 1969 Developer advised the Commission that the project was completed on May 1, 1969.

INDIVIDUAL MORTGAGE LOANS: The Developer advises the Commission that the New York Bank for Savings will provide permanent first mortgage financing, and General Electric Credit Corporation will provide permanent second mortgage financing, (and when purchasers do not qualify for such second mortgage financing, Hawaiian Housing Corporation, Limited will provide same) to qualified purchasers. The First Hawaiian Bank at 161 South King Street, Honolulu, Hawaii, will process all mortgage loan applications.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted January 17, 1969, and additional information subsequently filed as late as July 22, 1969.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 235 filed with the Commission on January 17, 1969.

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

  
HERBERT S. ISONAGA, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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Distribution:

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

July 29, 1969  
Registration No. 235