

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

HARBOUR RIDGE
3045 Ala Napuaa Place
Moanalua, Oahu, Hawaii

REGISTRATION NO. 572

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 12, 1974
Expires: March 12, 1975

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 buyer and prospective buyer is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 8, 1973, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 15, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 572 dated August 28, 1973, the Developer has prepared, assembled and forwarded additional information. This Final Public Report is made a part of the registration of the HARBOUR RIDGE condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all buyers and prospective buyers receiving the Preliminary Public Report (yellow paper stock).

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each buyer and prospective buyer is also the responsibility of the Developer.

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 Developer reports that 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 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii. The Declaration of Horizontal Property Regime, executed on November 28, 1973, with the By-Laws attached, was filed on December 18, 1973, in the said Office of the Assistant Registrar as Document No. 661287.

An Amended Declaration of Horizontal Property Regime, executed on January 9, 1974, was filed in the said Office of the Assistant Registrar as Document No. 664550.

4. Advertising or promotional matter have been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The buyer or prospective buyer is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report expires thirteen (13) months from the date of issuance, February 12, 1974, 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.

The information disclosed in the Commission's Preliminary Public Report dated August 28, 1973 under the topical headings "DESCRIPTION OF PROJECT", "LIMITED COMMON ELEMENTS", "INTEREST TO BE CONVEYED TO BUYER", and "ENCUMBRANCES AGAINST TITLE" have been amended. In addition, an appendix has been added to show the parking stall appurtenant to each apartment unit and to restate certain other information present in the body of the Declaration. Information disclosed in the remaining topical headings remain unchanged.

DESCRIPTION OF PROJECT: The Declaration of Horizontal Property Regime reflects that the project is to consist of the fee simple land located at Ala Napuaa Place, Honolulu, Oahu, Hawaii, and an eighteen (18) story building containing a total of three hundred twenty (320) apartments. The building will be constructed principally of concrete, wood, steel, glass and allied building materials. There will be parking for three hundred thirty-six (336) cars in the first two (2) stories of the building and on the surrounding land. Each apartment will be assigned one (1) parking space and the developer reserves the right to sell, rent or assign any of the unassigned spaces to any apartment owner in the project.

There are seventy-two (72) studio apartments, one hundred ninety-two (192) one-bedroom apartments and fifty-six (56) two-bedroom apartments. There are three (3) elevators in the building, a swimming pool, children's wading pool and also a play area and a recreation pavilion.

Each studio apartment contains a living/bedroom, a kitchen, a bath and a stacked washer/dryer. There are three types of studio units; namely, A, A1 and A2. The A2 studio units each include a lanai.

Each one-bedroom unit includes a living room, a bedroom, a kitchen, a bath and a stacked washer/dryer, and a dishwasher. There are eleven types of one-bedroom units; namely, B through B10. One-bedroom units of the B5, B6, B7 and B8 types also have a lanai.

Each two-bedroom unit contains a living room, two-bedrooms, kitchen, two baths, a stacked washer/dryer, and a dishwasher. There are two types of two-bedroom units; namely, C and C1. The C1 two-bedroom units each include a lanai.

The number and square footage of each type of apartment, together with other relevant information, is shown below in the section titled "INTEREST TO BE CONVEYED TO BUYER".

LIMITED COMMON ELEMENTS: The Declaration states that certain parts of the common elements designated and called "limited common elements" are set aside for the exclusive use of certain apartments which shall have appurtenant easements for the use of such limited common elements as follows:

1. All entrances and exit areas, stairways, landings and other facilities designed for access to the apartments within the building shall be appurtenant to the apartments.
2. Each apartment shall have appurtenant thereto, for the exclusive use of such apartment, at least one parking space, which space is designated by number. The number of the parking space is set forth opposite to the number of the apartment to which it is appurtenant in Exhibit "A" attached hereto and made a part hereof.
3. All other common elements of the project which are rationally related to less than all of the said apartments or building shall be limited to the use of such apartments or building.

INTEREST TO BE CONVEYED TO BUYER: The Declaration reflects that the undivided interest in all the common elements appertaining to each apartment are as follows:

	<u>Type</u>	<u>No. of Apts.</u>	<u>Square Footage</u>	<u>Percentage Interest Expressed as a Decimal</u>
Studios		72		
	A	48	391	.002034
	A1	16	396	.002063
	A2*	8	414	.002151
1-bedroom		192		
	B	60	594	.003091
	B1	64	594	.003091
	B2	14	587	.003051
	B3	14	536	.002786
	B4	14	553	.002872
	B5*	8	733	.003814
	B6*	2	693	.003629
	B7*	2	725	.003766
	B8*	2	678	.003526
	B9	8	628	.003264
	B10	4	596	.003101
2-bedrooms		56		
	C	48	850	.004421
	C1*	8	1054	.005483

*Apartment types marked with an asterisk include a lanai.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of an updated Preliminary Title Report dated January 10, 1974, prepared by Long & Melonc, Ltd. Said report certifies that title to the land is subject to the following:

1. Restriction of access rights along Salt Lake Boulevard, as shown on Maps 309 and 399, as set forth by Land Court Order No. 24630, filed September 3, 1965.
2. Declaration of Restrictive Covenants made by Clarence Thing Chock Ching, et al, dated October 16, 1967, filed as Land Court Document No. 429467, as amended by instruments dated November 28, 1967, filed as Land Court Document No. 432374, November 30, 1967, and filed as Land Court Document No. 432899.
3. Easement 689, 5 feet wide, along portion of easterly boundaries of said Lot 3007, as shown on said Map No. 399, for electric cable purposes, Land Court Application No. 1074.
4. Grant of easement over said Easement 689 in favor of Hawaiian Electric Company, Inc. for utilities purposes, dated June 22, 1970, and filed as Land Court Document No. 505549.
5. Easement 846, 5 feet wide, along portion of the northerly and easterly boundaries of said Lot 3007, as shown on Map No. 480, for electrical purposes, Land Court Application No. 1074.

6. Grant of Easement within said Easement 846 in favor of Hawaiian Electric Company, Inc. for utilities purposes dated April 25, 1972, filed as Land Court Document No. 579438.
7. Exception and Reservation of all artesian and other underground water and rights thereto, unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased; as reserved in Deed dated October 7, 1965, filed as Land Court Document No. 372554. Said Trustees release all right to enter upon surface of lands to exercise said exception and reservation, including any rights of ingress and egress upon said land, by Release dated October 12, 1965, filed as Land Court Document No. 372562.
8. Exception and Reservation unto Clarence Thing Chock Ching et al, their assigns, or their respective heirs, executors, and administrators, the right and authority to grant to the State of Hawaii abutter's rights of vehicle access over and across the common boundaries of Lot 3007 and Salt Lake Boulevard, as shown on Maps 371 and 399, filed with Land Court Application No. 1074, and such grant to the State of Hawaii may be without notice to the Grantee herein, and by the acceptance of this instrument, the Grantee hereby covenants and agrees for itself and its successors and assigns, that it will, if, as and when requested by said Grantors, or their assigns, join in such grant of said abutter's rights of vehicle access; as reserved in Deed dated July 14, 1972, filed as Land Court Document No. 589592.
9. Mortgage and Financing Statement filed in said Office of the Assistant Registrar as Land Court Document No. 651508.
10. Building Loan Agreement dated September 25, 1973, by and between Sun Development Corporation and Kassler & Co., filed as Land Court Document No. 651507, to which reference is hereby made.
11. Financing Statement recorded September 25, 1973 in the Bureau of Conveyances of the State of Hawaii in Liber 9513 at Page 160, to which reference is hereby made.
12. Condominium Map No. 194 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, filed on December 18, 1973.
13. The covenants, agreements, obligations, conditions and other provisions set forth in that certain Declaration Submitting Property to the Horizontal Property Regime dated November 28, 1973, filed on December 18, 1973, as Land Court Document No. 661287, and the By-Laws attached thereto.


By instrument dated January 9, 1974, filed in said Office of the Assistant Registrar as Document No. 664550, the foregoing Declaration was amended.

14. Taxes for the fiscal year 1973-1974 and subsequent years. (Taxes for the first half of fiscal year 1973-1974 have been paid in full).

The buyer or prospective buyer should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted June 8, 1973, and information subsequently filed as of January 15, 1974. The information disclosed in the Commission's Preliminary Public Report of August 28, 1973, should be carefully reviewed by the buyer and prospective buyer.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 572 filed with the Commission on June 8, 1973.

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



(for) DOUGLAS R. SODEHANI Chairman
Real Estate Commission
State of Hawaii

Distribution:

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

REGISTRATION NO. 572

February 12, 1974

EXHIBIT "A"

<u>APT. NO.</u>	<u>APT. TYPE</u>	<u>PERCENTAGE INTEREST</u>	<u>PARKING STALL NO.</u>
301	B4	.002872	D-1
302	A1	.002063	D-10
303	B1	.003091	D-2
304	B1	.003091	D-3
305	B	.003091	D-4
306	B	.003091	D-5
307	B9	.003264	D-6
308	B9	.003264	D-7
309	B10	.003101	D-8
310	B10	.003101	D-9
311	B1	.003091	D-10
312	B1	.003091	D-11
313	B9	.003264	D-12
314	B9	.003264	D-13
315	B1	.003091	D-14
316	B1	.003091	D-15
317	B	.003091	D-16
318	B	.003091	D-17
319	B2	.003051	D-18
320	B3	.002786	D-19
401	B4	.002872	D-20
402	A1	.002063	D-105*
403	B1	.003091	D-21
404	B1	.003091	D-22
405	B	.003091	D-23
406	B	.003091	D-24
407	B9	.003264	D-25
408	B9	.003264	D-26
409	B10	.003101	D-27
410	B10	.003101	D-28
411	B1	.003091	D-29
412	B1	.003091	D-30
413	B9	.003264	D-31
414	B9	.003264	D-32
415	B1	.003091	D-33
416	B1	.003091	D-34
417	B	.003091	D-35
418	B	.003091	D-36
419	B2	.003051	D-37
420	B3	.002786	D-38

<u>APT. NO.</u>	<u>APT. TYPE</u>	<u>PERCENTAGE INTEREST</u>	<u>PARKING STALL NO.</u>
501	B4	.002872	D-39
502	A1	.002063	D-106*
503	B1	.003091	D-40
504	B1	.003091	D-41
505	B	.003091	D-42
506	B	.003091	D-43
507	A	.002034	D-107*
508	A	.002034	D-108*
509	C	.004421	D-44
510	C	.004421	D-45
511	C	.004421	D-46
512	C	.004421	D-47
513	A	.002034	D-109*
514	A	.002034	D-110*
515	B1	.003091	D-48
516	B1	.003091	D-49
517	B	.003091	D-50
518	B	.003091	D-51
519	B2	.003051	D-52
520	B3	.002786	D-53
601	B4	.002872	D-54
602	A1	.002063	D-111*
603	B1	.003091	D-55
604	B1	.003091	D-56
605	B	.003091	D-57
606	B	.003091	D-58
607	A	.002034	D-112*
608	A	.002034	D-113*
609	C	.004421	D-59
610	C	.004421	D-60
611	C	.004421	D-61
612	C	.004421	D-62
613	A	.002034	D-114*
614	A	.002034	D-115*
615	B1	.003091	D-63
616	B1	.003091	D-64
617	B	.003091	D-65
618	B	.003091	D-66
619	B2	.003051	D-67
620	B3	.002786	D-68

<u>APT. NO.</u>	<u>APT. TYPE</u>	<u>PERCENTAGE INTEREST</u>	<u>PARKING STALL NO.</u>
701	B4	.002872	D-69
702	A1	.002063	D-117*
703	B1	.003091	D-70
704	B1	.003091	D-71
705	B	.003091	D-72
706	B	.003091	D-73
707	A	.002034	D-118*
708	A	.002034	D-119*
709	C	.004421	D-91
710	C	.004421	D-90
711	C	.004421	D-89
712	C	.004421	D-88
713	A	.002034	D-120*
714	A	.002034	D-121*
715	B1	.003091	D-87
716	B1	.003091	D-86
717	B	.003091	D-151
718	B	.003091	D-152
719	B2	.003051	D-153
720	B3	.002786	D-154
801	B4	.002872	D-155
802	A1	.002063	D-122*
803	B1	.003091	D-156
804	B1	.003091	D-157
805	B	.003091	D-158
806	B	.003091	D-159
807	A	.002034	D-123*
808	A	.002034	D-124*
809	C	.004421	D-160
810	C	.004421	D-161
811	C	.004421	D-162
812	C	.004421	D-163
813	A	.002034	D-125*
814	A	.002034	D-126*
815	B1	.003091	D-164
816	B1	.003091	D-165
817	B	.004091	D-166
818	B	.003091	D-167
819	B2	.003051	D-168
820	B3	.002786	D-169

<u>APT. NO.</u>	<u>APT. TYPE</u>	<u>PERCENTAGE INTEREST</u>	<u>PARKING STALL NO.</u>
901	B4	.002872	D-170
902	A1	.002063	D-127*
903	B1	.003091	D-171
904	B1	.003091	D-172
905	B	.003091	D-173
906	B	.003091	D-174
907	A	.002034	D-128*
908	A	.002034	D-129*
909	C	.004421	D-175
910	C	.004421	D-176
911	C	.004421	D-177
912	C	.004421	D-178
913	A	.002034	D-130*
914	A	.002034	D-131*
915	B1	.003091	D-179
916	B1	.003091	D-180
917	B	.003091	D-181
918	B	.003091	D-182
919	B2	.003051	D-183
920	B3	.002786	D-184
1001	B4	.002872	D-185
1002	A1	.002063	D-132*
1003	B1	.003091	D-186
1004	B1	.003091	D-187
1005	B	.003091	D-188
1006	B	.003091	D-189
1007	A	.002034	D-133*
1008	A	.002034	D-134*
1009	C	.004421	D-190
1010	C	.004421	D-191
1011	C	.004421	D-192
1012	C	.004421	D-193
1013	A	.002034	D-135*
1014	A	.002034	D-136*
1015	B1	.003091	D-194
1016	B1	.003091	D-195
1017	B	.003091	D-196
1018	B	.003091	D-197
1019	B2	.003051	D-198
1020	B3	.002786	D-199

<u>APT. NO.</u>	<u>APT. TYPE</u>	<u>PERCENTAGE INTEREST</u>	<u>PARKING STALL NO.</u>
1101	B4	.002872	D-200
1102	A1	.002063	D-137*
1103	B1	.003091	D-201
1104	B1	.003091	D-202
1105	B	.003091	D-203
1106	B	.003091	D-204
1107	A	.002034	D-138*
1108	A	.002034	D-139*
1109	C	.004421	D-205
1110	C	.004421	D-206
1111	C	.004421	D-207
1112	C	.004421	D-208
1113	A	.002034	D-140*
1114	A	.002034	D-141*
1115	B1	.003091	D-209
1116	B1	.003091	D-210
1117	B	.003091	D-211
1118	B	.003091	D-212
1119	B2	.003051	D-213
1120	B3	.002786	D-214
1201	B4	.002872	D-215
1202	A1	.002063	D-142*
1203	B1	.003091	D-216
1204	B1	.003091	D-217
1205	B	.003091	D-218
1206	B	.003091	D-219
1207	A	.002034	D-143*
1208	A	.002034	D-144*
1209	C	.004421	D-220
1210	C	.004421	D-221
1211	C	.004421	D-222
1212	C	.004421	E-223
1213	A	.002034	D-145*
1214	A	.002034	D-146*
1215	B1	.003091	E-224
1216	B1	.003091	E-225
1217	B	.003091	E-226
1218	B	.003091	E-227
1219	B2	.003051	E-228
1220	B3	.002786	E-229

<u>APT. NO.</u>	<u>APT. TYPE</u>	<u>PERCENTAGE INTEREST</u>	<u>PARKING STALL NO.</u>
1301	B4	.002872	E-230
1302	A1	.002063	D-147*
1303	B1	.003091	E-231
1304	B1	.003091	E-232
1305	B	.003091	E-233
1306	B	.003091	E-234
1307	A	.002034	D-148*
1308	A	.002034	E-307
1309	C	.004421	E-235
1310	C	.004421	E-236
1311	C	.004421	E-237
1312	C	.004421	E-238
1313	A	.002034	E-308*
1314	A	.002034	E-309*
1315	B1	.003091	E-239
1316	B1	.003091	E-240
1317	B	.003091	E-241
1318	B	.003091	E-242
1319	B2	.003051	E-243
1320	B3	.002786	E-244
1401	B4	.002872	E-245
1402	A1	.002063	E-310*
1403	B1	.003091	E-246
1404	B1	.003091	E-247
1405	B	.003091	E-248
1406	B	.003091	E-249
1407	A	.002034	E-311*
1408	A	.002034	E-312*
1409	C	.004421	E-250
1410	C	.004421	E-251
1411	C	.004421	E-252
1412	C	.004421	E-253
1413	A	.002034	E-313*
1414	A	.002034	E-314*
1415	B1	.003091	E-254
1416	B1	.003091	E-255
1417	B	.003091	E-256
1418	B	.003091	E-257
1419	B2	.003051	E-258
1420	B3	.002786	E-259

<u>APT. NO.</u>	<u>APT. TYPE</u>	<u>PERCENTAGE INTEREST</u>	<u>PARKING STALL NC</u>
1501	B4	.002872	E-260
1502	A1	.002063	E-315*
1503	B1	.003091	E-261
1504	B1	.003091	E-262
1505	B	.003091	E-263
1506	B	.003091	E-264
1507	A	.002034	E-316*
1508	A	.002034	E-317*
1509	C	.004421	E-265
1510	C	.004421	E-266
1511	C	.004421	E-267
1512	C	.004421	E-268
1513	A	.002034	E-318*
1514	A	.002034	E-319*
1515	B1	.003091	E-269
1516	B1	.003091	E-270
1517	B	.003091	E-271
1518	B	.003091	E-272
1519	B2	.003051	E-273
1520	B3	.002786	E-274
1601	B4	.002872	E-275
1602	A1	.002063	E-320*
1603	B1	.003091	E-276
1604	B1	.003091	E-277
1605	B	.003091	E-278
1606	B	.003091	E-279
1607	A	.002034	E-321*
1608	A	.002034	E-322*
1609	C	.004421	E-280
1610	C	.004421	E-281
1611	C	.004421	E-282
1612	C	.004421	E-283
1613	A	.002034	E-323*
1614	A	.002034	E-324*
1615	B1	.003091	E-284
1616	B1	.003091	E-285
1617	B	.003091	E-286
1618	B	.003091	E-287
1619	B2	.003051	E-288
1620	B3	.002786	E-289

<u>APT. NO.</u>	<u>APT. TYPE</u>	<u>PERCENTAGE INTEREST</u>	<u>PARKING STALL NO.</u>
1701	B6	.003629	E-322
1702	A1	.002063	E-325*
1703	B5	.003814	E-290
1704	B5	.003814	E-291
1705	B	.003091	E-292
1706	B	.003091	E-293
1707	A2	.002151	E-326*
1708	A2	.002151	E-327*
1709	C1	.005483	D-85**
1710	C1	.005483	D-84**
1711	C1	.005483	D-83**
1712	C1	.005483	D-82**
1713	A2	.002151	E-328*
1714	A2	.002151	E-329*
1715	B1	.003091	E-294
1716	B1	.003091	E-295
1717	B5	.003814	E-296
1718	B5	.003814	E-297
1719	B7	.003766	E-298
1720	B8	.003526	E-299
1801	B6	.003629	E-300
1802	A1	.002063	E-330*
1803	B5	.003814	D-74**
1804	B5	.003814	E-301
1805	B	.003091	E-302
1806	B	.003091	E-303
1807	A2	.002151	E-331*
1808	A2	.002151	E-304
1809	C1	.005483	D-81**
1810	C1	.005483	D-80**
1811	C1	.005483	D-79**
1812	C1	.005483	D-78**
1813	A2	.002151	E-305
1814	A2	.002151	E-306
1815	B1	.003091	D-149
1816	B1	.003091	D-116*
1817	B5	.003814	D-77**
1818	B5	.003814	D-76**
1819	B7	.003766	D-75**
1820	B8	.003526	E-332*

*Compact
**Tandem