

**REAL ESTATE COMMISSION**

**PROFESSIONAL & VOCATIONAL LICENSING DIVISION**  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

**PRELIMINARY  
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 but may only take reservations therefore after

- (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: August 28, 1973  
Expires: September 28, 1974

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 8, 1973, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS AUGUST 28, 1973. 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. HARBOUR RIDGE is a proposed fee simple condominium project consisting of an eighteen (18) story building, the first two (2) floors of which are devoted

to parking and the remaining sixteen (16) floors to apartments. There will be parking for three hundred thirty six (336) cars. There will be seventy-two (72) studio apartments, one hundred ninety-two (192) one-bedroom apartments and fifty-six (56) two-bedroom apartments, all of which apartments will be air conditioned.

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 Preliminary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been filed as of this date.
4. No advertising or promotional matter has 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 Regime.
6. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, unless a Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report.

NAME OF PROJECT: HARBOUR RIDGE

LOCATION: The 140,295 square feet of fee simple property to be committed to the regime, is situated at 3045 Ala Napuaa Place, Moanalua, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 1-1-61-12

ZONING: A-3

DEVELOPER: The owner and developer is SUN DEVELOPMENT CORPORATION, a Hawaii corporation, whose mailing address is c/o 1234 Kaumualii Street, Honolulu, Hawaii 96817.

The officers and directors are as follows:

WARREN ACKERMAN	President-Secretary
GEORGE A. HENRICKSON	Vice President-Treasurer
J. THOMAS VAN WINKLE	Director

After September 1, 1973, the following will be the officers and directors:

RICHARD Y.H. MEW  
EDWIN K.Y. FUJINAGA

President-Treasurer and Director  
Vice President-Secretary and  
Director  
Director

STELLA N. MEW

ATTORNEY REPRESENTING DEVELOPER: Lo, Youth & Ikazaki, 1412 Amfac  
Building, 700 Bishop Street,  
Honolulu, Hawaii 96813. Telephone: 521-1456. (Attention:  
Richard C. Lo)

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 the 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 park-  
ing for three hundred thirty-six (336) cars distributed in the  
first two (2) stories of the building and the remaining land.  
Each apartment will be assigned one (1) parking space and the de-  
veloper reserves the right to assign the spaces to the particu-  
lar apartments and 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. Studio units A2 type contains 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, 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 number and square footage of each type of apartment are as  
follows:

	<u>Type</u>	<u>No. of Apts.</u>	<u>Square Footage</u>
Studios	A	48	391
	A1	16	396
	A2	8	414 Incl. Lanai
1-bedroom	B	60	594
	B1	64	594
	B2	14	587
	B3	14	536

	B4	14	553
	B5	6	733 Incl. Lanai
	B6	2	693
	B7	2	725 Incl. Lanai
	B8	2	678
	B9	8	628
	B10	4	596
2-bedrooms	C	48	850
	C1	8	1054 Incl. Lanai

COMMON ELEMENTS: The Declaration reflects that the common elements will include the limited common elements as described and which include:

1. Said land in fee simple.
2. All foundations, floor slabs, columns, girders, beams, supports, load-bearing walls, interior walls separating adjacent apartments in the same building, entry and exit areas of the building and fences and roofs of the building.
3. All building walkways, building sidewalks, pathways, parking areas, planted areas, grounds, driveways, mailboxes, refuse facilities, landscaping, swimming pool, children's wading pool, recreation pavilion with toilet and kitchen facilities, and recreational facilities and areas, bike storage, lobby entrance, intercom and entry control system.
4. All ducts, electrical equipment, wiring and other central and appurtenant installations, including power, light, water, sewer, gas and telephone; all pipes, wires, conduits or other utility or service lines, including television cables, which run through an apartment but which are utilized by or serve more than one apartment; all the air-conditioning system and units; and elevators.
5. The lobby and manager's office.
6. All other portions of the land and improvements not specifically heretofore designated as apartments or hereinafter designated as limited common elements, but which are intended for common use and all other devices and installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the Horizontal Property Regime.

LIMITED COMMON ELEMENTS: The specimen 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 to it one (1) parking space. Owner reserves the right to assign individual spaces to particular apartments. Owner reserves the right to alter the number, assignment or position of the spaces, and any unassigned spaces may be sold, rented or assigned by owner to any apartment owner in the project.
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 BUYER: The specimen Declaration reflects that the undivided interest in all the common elements appertaining to each apartment are as follows:

<u>Type of Apartments</u>		<u>Percentage Interest</u>
Studios	A	.2034%
	A1	.2063
	A2	.2151
1-bedroom	B	.3091
	B1	.3091
	B2	.3051
	B3	.2786
	B4	.2872
	B5	.3814
	B6	.3601
	B7	.3766
	B8	.3526
	B9	.3264
B10	.3101	
2-bedrooms	C	.4421
	C1	.5483

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The specimen Declaration reflects that the apartments shall be occupied and used for dwelling purposes only. The owners have the right to rent or lease the apartments subject to all the provisions of the Declaration and By-Laws.

OWNERSHIP TO TITLE: The developer reports that title to said property is vested in SUN DEVELOPMENT CORPORATION. Developer has submitted a copy of the Transfer Certificate of Title and a Preliminary Report issued by Long &

Melone, Ltd., dated May 22, 1973, certifying the fee simple title is vested as aforesaid. Said Preliminary Report was updated on August 7, 1973, and reflected no changes.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report certifies that title to the land as of August 7, 1973, 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 and dated November 30, 1967, filed as Land Court Document No. 432899.
3. Easement 689, 5 feet wide, along portion of south-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, filed as Land Court Document No. 505549.
5. Easement 846, 5 feet wide, along portion of northeasterly 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. Mortgage made by Sun Development Corporation in favor of Hawaii-Western Mortgage Corporation dated July 14, 1972, filed as Land Court Document No. 589593, to which reference is hereby made.
8. Option Agreement dated July 14, 1972, by and between Sun Development Corporation and Hawaii-Western Mortgage Corporation, filed as Land Court Document No. 589594, to which reference is hereby made.
9. Additional Charge Mortgage made by Sun Development Corporation in favor of Hawaii-Western Mortgage Corporation dated November 9, 1972, filed as Land Court Document No. 608271, to which reference is hereby made.

10. Excepting and reserving therefrom of all artesian and other underground water and rights thereunto, 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.
11. Excepting and reserving further therefrom unto Clarence Thing Chock Ching, et al, their respective heirs, executors, administrators and assigns, 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 Map 371, filed with Land Court Application No. 1074, and said Map 399, such grant to the State of Hawaii may be without notice to Sun Development Corporation, and by the acceptance of this instrument, Sun Development Corporation hereby covenants and agrees for itself and its successors and assigns, that it will, if, as, and when requested by said Clarence Thing Chock Ching, et al, 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.
12. Taxes for the fiscal year 1973-1974 and subsequent years. (Taxes for the second half of fiscal year 1972-1973 have been paid in full).

PURCHASE MONEY HANDLING: A copy of the specimen Sales Contract and an executed Escrow Agreement, dated June 8, 1973, show that Crown Escrow, Inc. is the "Escrow." Upon examination, the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly Sections 514-35 through 514-40. Among other provisions, the specimen Escrow Agreement reflects that a buyer shall be entitled to a refund of his funds if any one of the following shall have occurred: (1) Escrow receives a written request from Seller to return to buyer the funds of such buyer then held hereunder by Escrow; (2) If buyer's funds were obtained prior to the issuance of a Final Public Report and if there is any change in the condominium building plans, subsequent to the execution of buyer's Sales Contract, requiring the approval of a county officer having jurisdiction over the issuance of permits for construction of buildings, unless the buyer has given written approval or acceptance of the specific change; (3) If the buyer's funds were obtained prior to the issuance of a Final Public Report and the request is prior to the time the Final Public Report is issued; (4) If the Final Public Report differs in any material respect from the Preliminary Public Report, unless the buyer has

given written approval or acceptance of the difference; (5) If the Final Public Report is not issued within one (1) year from the date of issuance of the Preliminary Public Report.

The developer has advised the Commission that the specimen Sales Contract shows that if less than one hundred ninety-two (192) apartments are sold by December 31, 1973, the developer may at its option cancel the contract in which event the developer will cause escrow agent to refund to buyer all monies paid without interest and developer shall be relieved and released of all further liabilities thereunder.

It is incumbent upon the buyer and prospective buyer that he reads with care the Sales Contract and the Escrow Agreement.

The Escrow Agreement establishes how the proceeds from the apartments and all sums received from any sources are placed in trust, as well as the retention and disbursement of said trust funds.


MANAGEMENT AND OPERATIONS: The Sales Contract states that the Board of Directors may employ for the Association of Apartment Owners, a managing agent to perform such duties as the Board shall authorize, including the collection of all assessments from the owners. The developer advises that Urban Management Corporation, whose address is 1711 Dole Street, Room 101, Honolulu, Hawaii 96822, will be the initial managing agent.

STATUS OF PROJECT: The developer advises the Real Estate Commission that the construction of the building will commence on or before January 1, 1974. The developer estimates that construction will be completed eighteen (18) months after commencement.

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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 additional information subsequently filed as late as August 28, 1973.

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

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

  
(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  
August 28, 1973