

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

MANOA EAST
East Manoa Road and Kanoawai Place
Honolulu, Hawaii

REGISTRATION NO. 1061

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: August 24, 1979
Expires: September 24, 1980

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 28, 1978 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 21, 1979. THE DEVELOPER, BY 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 on Registration No. 1061 dated January 18, 1979, the Developer has forwarded additional information

reflecting material changes which have been made in the documents and plans for the project. This Final Report reflects these changes and shall be made a part of MANOA EAST condominium project.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and issuance of this Final 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 been filed in the office of the recording officer on April 27, 1979. The Declaration of Horizontal Property Regime, together with By-Laws of Association of Apartment Owners was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13645 at Page 20; as amended by instrument dated July 19, 1979 recorded in Liber 13911 at Page 130. The Registrar of Conveyances has designated the map for the project as Condominium File Plan No. 606.
4. Advertising and promotional matters 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, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, August 24, 1979, unless a Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report.
7. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers along with a true copy of the Preliminary Public Report (yellow paper stock) and Disclosure Abstract. Securing a signed copy of the receipt therefor is also the responsibility of the Developer.

Except for the topical headings DESCRIPTION, ENCUMBRANCES AGAINST TITLE, LIMITED COMMON ELEMENTS and STATUS OF PROJECT, all other information in the Preliminary Public Report issued January 18, 1979 remains unchanged.

DESCRIPTION: The Amendment to the Declaration of Horizontal Project Regime reflects that the land has been subdivided into five (5) lots as shown on File Plan No. 1602.

Revisions to the area of the following apartments have been made as follows:

<u>Apartment Number</u>	<u>Approximate Area In Square Feet</u>	<u>Number of Rooms</u>
1-B	1,240	8
4-A	1,275 Lanai 48	8
4-D	1,279 Lanai 97	8
5-D	1,241 Lanai 170	8

Except as noted above, the description of project and apartments as described in the Preliminary Public Report remains unchanged.

LIMITED COMMON ELEMENTS: Each residential apartment owner will have the exclusive use of one (1) parking stall and storage space bearing the same unit designation as shown on the Exhibit attached hereto.

The following limited common elements are appurtenant to and for the exclusive use of the commercial units: (1) all ducts, waterlines, electrical equipment, pipes, wiring or other utility system serving more than one commercial unit, but excluding any portion of such facilities serving the residential apartments; (2) all other common elements for the project which are rationally related to only the commercial units.

NOTE: The commercial units in Buildings 1, 2, 4 and 5 will have the use of four (4) stalls. PROVIDED, HOWEVER, that all parking for commercial use shall be between 8:00 a.m. and 5:00 p.m. during weekends and Federal holidays only. The commercial office space in Building 3 will not have any parking stall assigned to it. Any stall which is unassigned will be used for guest parking.

ENCUMBRANCES AGAINST TITLE: The Commitment for Title Insurance issued by FIRST AMERICAN TITLE INSURANCE COMPANY dated August 10, 1979 identifies the following encumbrances on the land committed to the project:

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

2. License dated November 5, 1962 recorded on January 14, 1963 in Liber 4443 at Page 198 in favor of the City & County of Honolulu, granting forever, an easement for storm drain purposes affecting Lot 3, as delineated on File Plan No. 602.

3. Easement E-1 for Electrical Purposes affecting Lot 1 as delineated on File Plan No. 1602.

4. Easement E-2 for Electrical Purposes affecting Lots 3 and 4 as delineated on File Plan No. 1602.

5. Mortgage, Security Agreement and Financing Statement dated April 27, 1979, made by Manoa East Limited Partnership, a Hawaii limited partnership, in favor of Washington Mortgage Co., Inc., a Washington corporation, recorded in said Bureau of Conveyances in Liber 13645 at Page 68.

6. Mortgage dated April 27, 1979, made by Manoa East Limited Partnership, a Hawaii limited partnership, in favor of Finance Company, Inc., a Hawaii corporation, recorded in said Bureau of Conveyances in Liber 13644 at Page 791.

7. Third Mortgage dated April 19, 1979, made by Manoa East Limited Partnership, a Hawaii limited partnership, in favor of Paradise Finance, Inc., a Hawaii corporation, recorded in said Bureau of Conveyances in Liber 13645 at Page 97.

8. Additional Charge Mortgage dated July 19, 1979 recorded on August 6, 1979 in Liber 13896 at Page 388 made by Manoa East Limited Partnership, a Hawaii limited partnership to Paradise Finance, Inc., a Hawaii corporation.

9. Grant dated December 29, 1941 recorded on February 26, 1942 in Liber 1689 at Page 412 in favor of Trustees under the Will and of the Estate of Bernice P. Bishop, deceased, granting a perpetual easement five (5) feet in width for the construction, operation and maintenance of a drainage culvert through, over and across the land.

10. The covenants, agreements, obligations, conditions and other provisions set forth in Declaration of Horizontal Property Regime dated November 8, 1978 recorded on April 27, 1979 in Liber 13645 at Page 20 and the By-Laws attached thereto, as amended by:

Amendment to Declaration of Horizontal Property Regime dated July 19, 1979 recorded on August 10, 1979 in Liber 13911 at Page 130.

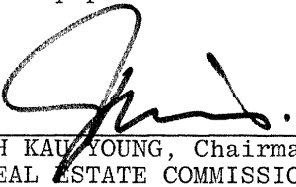
11. Any taxes that are due and owing, reference is made to the Office of the Tax Assessor, First Division.

STATUS OF PROJECT: The Developer advises the Real Estate Commission that construction of the building commenced August 1, 1979 and is estimated to be completed about April 1980.

The purchaser or prospective purchaser should be cognizant of the fact that this Final Public Report represents information disclosed by the Developer in the required Notice of Intention submitted November 28, 1978, and additional information submitted as of August 21, 1979.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1061 filed with the Commission on November 28, 1978.

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.

 (for)

AH KAUYOUNG, 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. 1061

Date: August 24, 1979

Exhibit "B"

MANOA EAST

Parking Stall and Storage Space Assignment

<u>UNIT NO.</u>	<u>PARKING STALL NO.</u>	<u>STORAGE SPACE NO.</u>
1-A	1-A	1-A
1-B	1-B	1-B
1-C	1-C	1-C
1-D	1-D	1-D
C-1 (Commercial)	None	None
2-A	2-A	2-A
2-B	2-B	2-B
2-C	2-C	2-C
2-D	2-D	2-D
C-2 (Commercial)	None	None
3-A	3-A	3-A
3-B	3-B	3-B
3-C	3-C	3-C
3-D	3-D	3-D
C-3 (Commercial)	None	None
4-A	4-A	4-A
4-B	4-B	4-B
4-C	4-C	4-C
4-D	4-D	4-D
C-4 (Commercial)	None	None
5-A	5-A	5-A
5-B	5-B	5-B
5-C	5-C	5-C
5-D	5-D	5-D
C-5 (Commercial)	None	None

UNASSIGNED PARKING STALLS

1-E Compact	4-E Compact
1-F	4-F
1-G Compact	4-G Compact
1-H	4-H

2-E Compact	5-E
2-F	5-F
2-G	5-G Compact
2-H	5-H Compact

3-E
3-F
3-G
3-H

UNASSIGNED STORAGE SPACES

3-E
3-F
3-G
3-H