

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

PARKWAY PHASE C-2
Kamehameha Highway and Mokulele Drive
Kaneohe, Oahu, Hawaii

REGISTRATION NO. 1082

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: December 10, 1979
Expires: January 10, 1981

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser 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 JANUARY 25, 1979, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF DECEMBER 5, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration 1082 dated February 27, 1979, the Developer has forwarded additional information reflecting changes that have been made in the documents for the 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 the issuance of this Final Public Report.
3. 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 Bureau of Conveyances of the State of Hawaii. The Declaration of Horizontal Property Regime dated October 3, 1979, with By Laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 14088 at Page 132. The approved Floor Plans showing the layout, location, apartment numbers, etc., have been designated Condominium File Plan No. 659.
4. Advertising and promotional matter has not been submitted.
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 Regimes.
6. This Final Public Report amends the Commission's Preliminary Public Report and is made a part of the registration on PARKWAY PHASE C-2 condominium project, Registration 1082. The Developer is responsible for placing this Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt therefor.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, December 10, 1979, unless a Supplementary Public Report is issued or the Commission, upon the review of the Registration, issues an order extending the effective period of this report.

The information in the topical headings DESCRIPTION, OWNERSHIP TO TITLE, ENCUMBRANCES AGAINST TITLE, FINANCING OF PROJECT, MANAGEMENT AND OPERATION, and STATUS OF PROJECT has been altered as follows. All other topical headings have not been disturbed.

DESCRIPTION: Exhibit "A" has been amended to read in the form attached hereto as Exhibit "A" and made a part hereof.

OWNERSHIP TO TITLE: The Certificate of Title dated October 30, 1979, issued by Long & Melone, Ltd., and submitted to the Commission, states that present fee simple ownership of the land committed to the project is vested as follows:

IOLANI SCHOOL (a Hawaii non-profit corporation); and
HENRY HO WONG (Husband of Colene Smith Wong).

ENCUMBRANCES AGAINST TITLE: The updated Certificate of Title dated October 30, 1979, issued by Long & Melone, Ltd., and submitted to the Commission reveals the encumbrances against the land committed to the project as follows:

1. Title to all mineral and metallic mines reserved to the State of Hawaii.
2. Restrictions of vehicle access into and from Kamehameha Highway, as shown on File Plan 1438.
3. Easement 2, area 7,473 square feet; Easement 3, area 7,019 square feet; Easement 4, 10,140 square feet; and Easement 5, area 11,428 square feet, all for road and utility purposes, as shown on said File Plan 1438.
4. Cable Line Easement in favor of the United States of America, dated August 1, 1961, recorded in said Bureau in Liber 4107 at Page 119, across, along, through and under Parcel B, more fully described in Exhibit "1" hereto attached and made a part hereof.
5. Grant of Easement in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, dated November 29, 1978, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 913893, and also recorded in said Bureau in Liber 13355 at Page 725, for utility purposes located within said Lot 3.
6. Exception and Reservation unto the Article Fifth Trustees and the Article Eighth Trustees, their successor in trust and assigns, all of the respective right, title and interest of the Article Fifth Trustees and the Article Eighth Trustees in and to all surface and ground waters, streams, springs, water sources and all riparian and other rights appertaining thereto, as set forth in Exchange Deed dated October 9, 1979, filed as Land Court Document No. 973568 and also recorded in Liber 14097 at Page 294.
7. Terms and provisions of that certain Master Lease by and between JAMES CHRISTIAN CASTLE, et al., as Lessor, and SHIGERU HORITA, et al., as Lessee, dated June 1, 1972, filed as Land Court Document No. 702600, and recorded in Liber 10246 at Page 170, as amended by instrument dated December 21, 1978, filed as Land Court Document No. 915868, and recorded in Liber 13379 at Page 436.
8. Master Declaration of Covenants, Conditions and Restrictions for the Parkway Community dated June 20, 1975, filed as Land Court Document No. 727416, and recorded in Liber 10786 at Page 442, as amended and supplemented by instruments dated November 8, 1978, filed as Land Court Document No. 914663 and recorded in Liber 13364 at Page 430, and dated October 3, 1979, filed as Land Court Document No. 973376 and recorded in Liber 14064 at Page 666.
9. Terms and provisions of that certain Mortgage and Financing Statement dated December 23, 1974, filed as Land Court Document No. 707646, and recorded in Liber 10362 at Page 275, in favor of FIRST HAWAIIAN BANK.
10. That certain Estoppel Certificate dated January 6, 1975 filed as Land Court Document No. 707942 and recorded in Liber 10369 at Page 177.

11. Financing Statement recorded January 7, 1975 in Liber 10362, Page 303, as amended by instrument recorded December 12, 1978 in Liber 13379, Page 611, and further amended by instrument recorded October 24, 1979 in Liber 14094, Page 656.

12. Terms and provisions of that certain Additional Charge Mortgage and Financing Statement dated October 23, 1978, filed as Land Court Document No. 915874, and recorded in Liber 13379, Page 525, in favor of FIRST HAWAIIAN BANK.

13. Estoppel Certificate dated December 21, 1978, filed as Land Court Document No. 915877, and recorded in Liber 13379, Page 555.

14. Terms and provisions of that certain Second Additional Charge Mortgage and Financing Statement dated September 21, 1979, filed as Land Court Document No. 973378 and recorded in Liber 14094 at Page 677.

15. Estoppel Certificate dated December 28, 1979, filed as Land Court Document No. 973379 and recorded in Liber 14094 at Page 692.

Declaration of Horizontal Property Regime dated October 3, 1979, recorded in Liber 14088, Page 132, Condominium Map No. 659. Submits Lot 3, Section A, File Plan 1438, to provide for the Condominium project known as Parkway Phase C-2, consisting of 56 units.

16. REAL PROPERTY TAXES. Reference is made to Tax Assessor, First Division, State of Hawaii.

NOTE: The Developer has represented to the Commission that all mortgages will be released prior to the first conveyance on an apartment.

FINANCING OF PROJECT: Developer has obtained a commitment for the interim financing for this project from the First Hawaiian Bank.

MANAGEMENT AND OPERATION: The Developer has retained Island Management and Leasing Services, Inc., whose principal place of business and post office address is 2119 North King Street, Honolulu, Hawaii, as its initial Managing Agent by agreement dated November 12, 1979.

STATUS OF PROJECT: Construction of the buildings has commenced. The Developer informs the Commission that the estimated completion date is on or before January 15, 1981.

The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted January 25, 1979, and information subsequently filed as of December 5, 1979.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1082 filed with the Commission on January 25, 1979.

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.



AH KAU YOUNG, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Commission, City and
County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1082
December 10, 1979.

EXHIBIT "A"

PARKWAY PHASE C-2

All apartments are located on the respectively numbered lot, 1 through 56 inclusive, as shown on said Condominium Map.

Each apartment is constructed according to a Design Type and contains the approximate square footage set forth next to its apartment number hereinbelow corresponding to floor plans and elevations set forth in said Condominium Map.

Each apartment has seven rooms, a living/dining room, a kitchen, three bedrooms and two baths, except that Design Types D-1 Mod., D-1r Mod., D-2 and D-2r have eight rooms in that they have separate living rooms and dining rooms.

Each apartment consists of one floor without basement except that all Design Types beginning with the letter F are two story with a main floor and basement/garage. All design types beginning with the letter B and D are split level.

No Design Type beginning with the letter A, E, or F has a lanai. Design Types beginning with the letter B have a lanai of 96 square feet, and Design Type beginning with the letter D have a lanai of 72 square feet.

The various Design Types and the numbers of the apartments constructed according to each Design Type and the approximate square footage of each are as follows:

<u>Design Types</u>	<u>Apartment Numbers</u>	<u>Approximate Sq. Ft.</u>
A-1r-Mod. 1	3	1,404
A-1- Detached	7	1,404
A-1-Mod. 3	13	1,418
A-1-Mod. 4	19 & 49	1,416
A-1-Mod. 5	56	1,410
A-2-Detached	8	1,404
A-2-Mod. 1	50	1,416
A-2-Mod. 2	55	1,416
B-1-Mod. 1	23	1,520
B-1-Mod. 2	33	1,520
B-1-Mod. 3	35	1,520
B-1-Mod. 4	54	1,520
B-2	21	1,520
B-2r	52	1,520
B-2-Mod. 1	9	1,427
B-2-Mod. 2	34	1,520
B-2-Mod. 3	37	1,520
B-2r-Mod. 4	42	1,520
D-1-Mod.	11, 22, 36	1,536
D-1r-Mod.	20	1,536
D-2	10	1,536
D-2r	53	1,536
E-1	26, 30, 38	1,384
E-1r	28	1,384
E-1-Mod. 1	2	1,384
E-1-Detached	6	1,370
E-1-Mod. 2	40	1,384
E-1-Mod. 3	51	1,368
E-2	25, 27, 39	1,384

EXHIBIT "A" (Continued)

<u>Design Types</u>	<u>Apartment Numbers</u>	<u>Approx. Sq. Ft.</u>
E-2-Mod. 1	29	1,384
E-2-Mod. 2	31	1,384
F-1	1, 5, 14, 15, 24, 32	1,616
F-1r	17, 41	1,616
F-1-Mod.	44, 46	1,616
F-1r-Mod.	48	1,616
F-2	4, 12, 16, 43	1,616
F-2r	18	1,616
F-2-Mod.	45, 47	1,616

The number of each apartment and its Design Type is as follows:

<u>Apt. Number</u>	<u>Design Type</u>
1	F-1
2	E-1-Mod. 1
3	A-1r-Mod. 1
4	F-2
5	F-1
6	E-1- Detached
7	A-1-Mod. 2
8	A-2-Detached
9	B-2-Mod. 1
10	D-2
11	D-1
12	F-2
13	A-1-Mod. 3
14	F-1
15	F-1
16	F-2
17	F-1r
18	F-2r
19	A-1-Mod. 4
20	D-1r-Mod.
21	B-2
22	D-1-Mod.
23	B-1-Mod. 1
24	F-1
25	E-2
26	E-1
27	E-2
28	E-1r
29	E-2-Mod. 1
30	E-1
31	E-2-Mod. 2
32	F-1
33	B-1-Mod. 2
34	B-2-Mod. 2
35	B-1-Mod. 3
36	D-1-Mod.
37	B-2-Mod. 3
38	E-1
39	E-2
40	E-1-Mod. 2
41	F-1r
42	B-2r-Mod. 4
43	F-2

EXHIBIT "A" (Continued)

<u>Apt. Number</u>	<u>Design Type</u>
44	F-1-Mod.
45	F-2-Mod.
46	F-1-Mod.
47	F-2-Mod.
48	F-1r-Mod.
49	A-1-Mod. 4
50	A-2-Mod. 1
51	E-1-Mod. 3
52	B-2r
53	D-2r
54	B-1-Mod. 4
55	A-2-Mod. 2
56	A-1-Mod. 5

NOTE: There are no separate floor plans in the Condominium Map for Design Types B-1 Mod. 1, B-1 Mod. 4 or B-2r. The reasons are:

1. The B-1-Mod. 1 floor plan is identical to the B-1 floor plan. The Mod. 1 relates to a variation in the steps.
2. The B-1-Mod. 4 floor plan is identical to the B-1 floor plan. The Mod. 4 relates to hollow tile not visible on the plans.
3. The B-2r floor plan is the B-2 floor plan in reverse.