

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

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FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

MOANALUA VIEW ESTATES
2168 Maha Place
Honolulu, Hawaii

REGISTRATION NO. 1243

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 4, 1983
Expires: September 4, 1984

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 FEBRUARY 12, 1980 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF July 29, 1983. 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 dated March 24, 1980 and Supplementary Public Report dated April 19, 1982 on Registration No. 1243, the Developer has forwarded additional information reflecting material changes which have been made in the documents and

plans for the project. The Final Report reflects these changes and shall be made a part of MOANALUA VIEW ESTATES 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 August 18, 1980. The Declaration of Horizontal Property Regime, and the By-Laws of the Association of Apartment Owners were recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1027009, as amended by instruments dated July 13, 1981 and January 13, 1983 and filed as Documents Nos. 1076821 and 1165694, respectively. The Registrar of Conveyances has designated the map for the project as Condominium File Plan No. 430.

4. No 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, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Final Public Report automatically expires thirteen (13) months after date of issuance, August 4, 1983, 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), Supplementary Public Report (pink paper stock) and Disclosure Abstract. Securing a signed copy of the receipt therefor is also the responsibility of the Developer.

Except for certain information reflected below under the topical headings ENCUMBRANCES AGAINST TITLE, and STATUS OF PROJECT, all other information in the Preliminary Public Report issued March 24, 1980 and in the Supplementary Public Report issued April 19, 1983 remains unchanged.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated May 17, 1983 issued by Security Title Corporation identifies the following additional encumbrances on the land committed to the project: Amendment of Declaration of Horizontal Property Regime of Moanalua View Estates dated January 13, 1983 filed as Document No. 1165694.

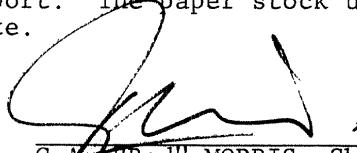
All the other encumbrances listed in the Supplementary Public Report remains unchanged.

STATUS OF PROJECT: The Developer advises the Real Estate Commission that financing has been secured for the project and construction has commenced. Completion of the total project is estimated to be on or about July 31, 1983.

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 February 12, 1980, and additional information submitted as of July 29, 1983.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1243 filed with the Commission on February 12, 1980.

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.



G.A. "Red" MORRIS, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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REGISTRATION No. 1243

Date: August 4, 1983