

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

MOANALUA VIEW ESTATES

2168 Maha Place
Honolulu, Hawaii

REGISTRATION NO. 1243

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated March 24, 1980 issued by the Real Estate Commission on the above 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: April 19, 1983
Expires: April 24, 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 INFORMATION SUBSEQUENTLY FILED AS OF MARCH 31, 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 of March 24, 1980 on MOANALUA VIEW ESTATES, Registration No. 1243, the Developer reports that material changes have been made in the plan or setup of the Project.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.
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 recording officer.

The Declaration of Horizontal Property Regime of Moanalua View Estates, dated July 22, 1980 and the By-Laws attached thereto have been filed in the Office of the Assistant Registrar as Document No. 1027009.

By instrument dated July 13, 1981, the foregoing was amended as Document No. 1076821.

Condominium Map No. 430, as amended, has been designated to the Project.

4. 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.
5. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of the MOANALUA VIEW ESTATES registration. The Developer is responsible for placing a true copy of this Supplementary Public Report and attached updated Disclosure Abstract in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. Securing a receipt therefor that all purchasers and prospective purchasers have had an opportunity to read the two reports is also the responsibility of the Developer.
6. This Supplementary Public Report expires on April 24, 1984, unless a further Supplementary Public Report issues, or the commission, upon review of this registration, issues an order extending the effective date of this report.

The information in the topical heading LOCATION, DEVELOPER, ATTORNEY REPRESENTING DEVELOPER, DESCRIPTION, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE, RESERVATIONS IN FAVOR OF DEVELOPER, in the Preliminary Public Report has been amended. Information disclosed in the remaining topical headings has not been disturbed.

LOCATION: By amendment to the Declaration of Horizontal Property Regime, the Developer has reduced the land area designated to the project from 8.359 to 2.568 acres.

DEVELOPER: BTI DEVELOPMENT CORP., a Hawaii corporation, whose principal place of business is 567 South King Street, Suite 600, Honolulu, Hawaii 96813, Telephone 524-8567. The officers are:

Robert K. Tanaka, President, Secretary and Treasurer and Fred Y. Kuriyama, Vice President; all of 567 South King Street, Suite 600, Honolulu, Hawaii.

ATTORNEY REPRESENTING DEVELOPER: Vernon T. Tashima, Attorney at Law, 700 Bishop Street, Suite 400, Honolulu, Hawaii 96813, Telephone 521-2951.

DESCRIPTION: The Second Amendment to Declaration of Horizontal Property Regime of Moanalua View Estates and revised Condominium Map reflect the following:

a) Unit 2168A. One freehold estate consisting of a one-story dwelling unit, without basement, approximately 2,009 square feet, to be constructed on an area of land, approximately 7,709 square feet indicated as Site 2168A on said Condominium Map. The unit will be constructed principally of hollow tile, concrete, wood, with exterior "stucco" finish, and a flat roof. The unit will have six (6) rooms, consisting of three (3) bedrooms, two (2) baths and a living room. There will be a two-car garage with a storage area.

b) Unit 2168B. One freehold estate consisting of a one-story dwelling unit, without basement, approximately 1,792 square feet, to be constructed on an area of land approximately 8,685 square feet, indicated as Site 2168B on said Condominium Map. The unit will be constructed of similar materials as 2168A, and will have six (6) rooms, consisting of three (3) bedrooms, two (2) baths, a living room, laundry room, with a two-car garage and storage.

c) Unit 2168C. One freehold estate consisting of a one-story dwelling unit, without basement, approximately 1,894 square feet, to be constructed on an area of land approximately 7,887 square feet, indicated as Site 2168C on said Condominium Map. The unit will be constructed of similar materials as the foregoing units, and will have six (6) rooms, consisting of three (3) bedrooms, two (2) baths, living room and laundry room, with a two-car garage and storage.

d) Unit 2168D. One freehold estate consisting of a one-story dwelling unit, without basement, approximately 1,830 square feet, to be constructed on an area of land approximately 6,223 square feet, indicated as Site 2168D on said Condominium Map. The unit will be constructed of similar materials as the foregoing units, and will have six (6) rooms, consisting of three (3) bedrooms, two (2) baths, a living area, with a patio, garage and storage.

e) Unit 2168E. One freehold estate consisting of a one-story dwelling unit, without basement, approximately 1,677 square feet, to be constructed on an area of land approximately 5,608 square feet, indicated as Site 2168E on said Condominium Map. The unit will be constructed of similar materials as the

foregoing units, and will have six (6) rooms, consisting of three (3) bedrooms, two (2) baths, a living room, with a two-car garage and storage.

f) Unit 2168F. One freehold estate consisting of a dwelling unit, similar in all respects to unit 2168E, to be constructed on an area of land approximately 6,356 square feet, indicated as Site 2168F on said Condominium Map.

INTEREST TO BE CONVEYED TO PURCHASER: The Amended Declaration reflect that the percentage interest appurtenant to each unit for all purposes including voting and the amount of maintenance required to be paid by each unit shall be as follows:

| <u>UNIT</u> | <u>PERCENTAGE INTEREST</u> |
|-------------|----------------------------|
| 2168A | 16.667% |
| 2168B | 16.667% |
| 2168C | 16.667% |
| 2168D | 16.667% |
| 2168E | 16.666% |
| 2168F | 16.666% |

OWNERSHIP OF TITLE: Title to the land is vested in BTI Development Corporation, the Developer. Said ownership has been confirmed by a preliminary title report dated January 13, 1983, issued by Security Title Corporation.

ENCUMBRANCES AGAINST TITLE: A preliminary title report dated January 13, 1983, issued by Security Title Corporation, reflect the following encumbrances:

1. Real property taxes for the fiscal year 1982-1983 reference is hereby made to Director of Finance, City and County of Honolulu.
2. Designation of Easement 62, as shown on Map Nos. 132, 335, 460 and 622, as set forth by Land Court Order No. 12693, filed March 12, 1954.
3. Grant dated November 17, 1954, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 169401, in favor of The City and County of Honolulu, granting an easement to construct, etc., an open drainage ditch etc., over and across said Easement 62, (also affects other property).
4. Designation of Easements 287 and 289, as shown on Maps 257, and 622, as set forth by Land Court Order No. 21016, filed March 7, 1963.
5. "EXCEPTING AND RESERVING THEREFROM unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, all artesian and other underground water and rights thereto appurtenant to said premises.", as reserved in Deed dated April 30, 1962, filed in said Office of the Assistant Registrar as Document No. 289547.

6. Grant dated May 28, 1963, filed in said Office of the Assistant Registrar as Document No. 310445, in favor of Hawaiian Electric Company, Inc., and Hawaiian Telephone Company, granting an easement over and across a portion of land. (also affects other property).
7. Easement in favor of the City and County of Honolulu pursuant to Amended Final Order Of Condemnation (Civil No. 16424), filed as Document No. 409552.
8. Grant dated July 18, 1967, filed in said Office of the Assistant Registrar as Document No. 422468, in favor of Hawaiian Electric Company, Inc., granting an easement for utility purposes over a portion of the land. (also affects other property).
9. Delineation of easement for storm drain purposes as shown on Map 569, as set forth by Land Court Order No. 48801, filed November 28, 1977.
10. Grant dated August 15, 1977, filed in said Office of the Assistant Registrar as Document No. 847931, in favor of the City and County of Honolulu, granting an easement for a storm drain across a portion of the land.
11. Designation of Easements 981 and 982, as shown on Maps 594 and 622, as set forth by Land Court Order No. 53702, filed July 9, 1979.
12. Perpetual covenants contained in that certain Warranty Deed dated March 13, 1979, filed in said Office of the Assistant Registrar as Document No. 928503.
13. Grant dated April 16, 1980, filed in said Office of the Assistant Registrar as Document No. 1012487, in favor of the Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, both Hawaii corporations, granting a perpetual right and easement to build, etc., pull boxes, handholes, etc., for the transmission of electricity to be used for light and power and/or communications and control circuits, etc., within Easement 982. Consent thereto filed as Document No. 1012488.
14. Condominium Map No. 430, filed in said Office of the Assistant Registrar on August 18, 1980, as amended.
15. The covenants, agreements, obligations, conditions and other provisions set forth in that certain DECLARATION OF HORIZONTAL PROPERTY REGIME OF MOANALUA VIEW ESTATES, dated July 22, 1980, filed in said Office of the Assistant Registrar as Document No. 1027009 and the By-Laws attached thereto.

By instrument dated July 13, 1981, filed in said Office of the Assistant Registrar as Document No. 1076821, the foregoing Declaration was amended.
16. Grant dated February 27, 1980, filed in said Office of the Assistant Registrar as Document No. 1028245, in favor of the City and County of Honolulu, a municipal corporation of the

State of Hawaii and the Board of Water Supply, City and County of Honolulu, granting an easement to construct, etc., an underground pipeline or pipelines, etc., through Easement 981. Consents thereto filed as Document Nos. 1028246 and 1028247.


17. Mortgage dated June 18, 1981, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1073317, made by BTI DEVELOPMENT CORP., a Hawaii corporation, as Mortgagor(s), to BANCORP FINANCE OF HAWAII, INC., a Hawaii corporation, as Mortgagee(s), all according to the terms of that certain promissory note of said mortgagor(s) therein referred to.

RESERVATIONS IN FAVOR OF DEVELOPER: The Developer has exercised his rights of removal of Site 2168-H, 2.683 acres and Site 2168-I, 2.107 acres from the project, leaving Lot 3768 as the sole parcel of land dedicated to the Horizontal Property Regime.

The purchaser or prospective purchaser should be cognizant of the fact that this Supplementary Public Report represents information disclosed by the Developer in the required Notice of Intention submitted February 12, 1980 and information subsequently filed as of March 31, 1983.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1243 filed with the Commission February 12, 1980.

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



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

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ESCROW AGENT

Registration No. 1243

Dated: April 19, 1983