

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
ANAPUNI MANOR
1714 Anapuni Street
Honolulu, Hawaii

REGISTRATION NO. 1288

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: April 24, 1980
Expires: May 24, 1981

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 purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 14, 1980 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 17, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES.

1. ANAPUNI MANOR is a fee simple condominium project consisting of one (1) multi-family structure of four (4) stories comprised of sixteen (16) units. The Developer intends to sell all sixteen (16) of the apartments together with an undivided interest in the common elements of the project.

There will be a total of sixteen (16) regular size assigned parking stalls. Each apartment will have appurtenant to it one (1) parking stall.

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.

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 office of the recording officer.

The Declaration of Horizontal Property Regime, dated April 7, 1980, with By-Laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 00000, Page 001.

Condominium Map No. 716, showing the layout, location and apartment numbers, was recorded in said Bureau of Conveyances.

3. No advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

4. 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.

5. This Final Public Report automatically expires thirteen (13) months after the date of issuance, April 24, 1980, unless a Supplementary Public Report issues, or the Commission, upon the review of the registration, issues an order extending the effective period of this report.

6. This Final Public Report is made a part of the registration on ANAPUNI MANOR condominium project. The Developer is responsible for placing this Final Public Report (white paper stock), together with Disclosure Abstract, in the hands of all purchasers and prospective purchasers and for securing a signed copy therefor from each purchaser and prospective purchaser.

NAME OF PROJECT: ANAPUNI MANOR

LOCATION: The approximately 7,687 square feet committed to the regime is located at 1714 Anapuni Street, Honolulu, Hawaii.

TAX MAP KEY: 2-4-23-58

ZONING: A-4 (Apartment District)

DEVELOPER: Kazuo Totoki, Limited, a Hawaii corporation, whose principal place of business is Suite 400, 715 South King Street, Honolulu, Hawaii, and whose telephone number is 531-0221.

The principals of the corporation are:

Allan S. Totoki, President
Gerald T. Funasaki, Financial Vice-President and Secretary
Mitsumi Totoki, Vice-President
Akiyo Totoki, Vice-President
Emily Sakamoto, Treasurer

ATTORNEY REPRESENTING DEVELOPER: Kashiwa, Iwai, Motooka and Goto, a law corporation, Suite 302, Town Tower at Harbor Square, 225 Queen Street, Honolulu, Hawaii. (Attention: Peter T. Kashiwa) Phone: 521-4943.

DESCRIPTION: The project consists of a 7,687 square foot parcel of land situated at Makiki, Honolulu, Oahu, Hawaii, with existing improvements constructed thereon consisting of one (1) multi-family structure, together with parking facilities. Said existing structure is constructed principally of reinforced concrete columns, beams, floor slabs, walls and roof, with non-load bearing partition walls of steel stud, gypsum board and aluminum frames, anodized aluminum glass jalousies and anodized aluminum sliding glass/screen and flush hollow-core doors.

APARTMENT TYPES: There are five (5) types of apartment units which have been designated, for classification purposes only, as Types "A", "AR", "B", "B-1" and "C". The descriptions of said types of apartment units are as follows:

(a) Nine (9) Type "A" and "AR" apartments contain a gross floor area of 602 square feet, more or less, including a lanai area, and all consist of:

One bedroom, a living room-dining room area, a kitchen, a hallway, a bathroom and a lanai.

The type "AR" units are the reverse of the type "A" units.

(b) Three (3) Type "B" apartments contain a gross floor area of 585 square feet, more or less, including the lanai area, and all consist of:

One bedroom, a living room-dining room area, a kitchen, a hallway, a bathroom and a lanai.

(c) One (1) Type "B-1" apartment contains a gross floor area of 529 square feet, more or less, and consists of:

One bedroom, a living room-dining room area, a kitchen, a hallway and a bathroom.

(d) Three (3) Type "C" apartments contain a gross floor area of 608 square feet, more or less, including a lanai area, and all consist of:

One bedroom, a living room-dining room area, a kitchen, a hallway, a bathroom and a lanai.

Apartment Types "A", "AR", "B", "B-1" and "C" are furnished with wall to wall carpeting in the living room-dining room area, bedroom and hallway. The kitchen and bathroom floors will be tiled with vinyl. The living room-dining room and bedrooms will be furnished with drapes. Every other aspect of the furnishings of all of the apartments are similar.

The appliances included within each apartment are a refrigerator/freezer, a garbage disposal, an electric range and an electric water heater.

The numbers of the apartment units, their location and type are shown on Exhibit "A" attached hereto and by reference made a part hereof. The parking stall assignments are shown on Exhibit "B" attached hereto and by reference made a part hereof.

COMMON ELEMENTS: One (1) freehold estate is hereby designated in all of the remaining portions and appurtenances of the project, being described and referred to in the Declaration as the "Common Elements" including specifically, but not limited to:

(a) Said land in fee simple.

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load bearing walls and roofs.

(c) All yards, grounds, landscaping, fences, mail and refuse facilities, laundry area facilities and like facilities.

(d) All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities or installations, which serve more than one (1) apartment for services such as power, light, water, gas, refuse and telephone.

(e) The stairwells and vestibules for common use.

(f) All driveways, ramps, parking areas, loading areas and walkways.

(g) Any and all other apparatus and installations of common use and all other parts of the project necessary or convenient to its existence, maintenance or safety, and normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the Common Elements, hereinafter called and designated "Limited Common Elements", are hereby set aside and reserved for the exclusive use of certain apartments and such apartments shall

have appurtenant thereto exclusive easements for the use of such Limited Common Elements. The Limited Common Elements so set aside and reserved are as follows:

(a) One (1) automobile parking stall has been assigned to each apartment as shown in Exhibit "B". Said Condominium Map provides the location of each stall within the project. Such stalls shall be appurtenant to and for the exclusive use of each apartment. Each apartment shall always have at least one (1) parking stall appurtenant to it but otherwise any automobile parking stall easement may be transferred from apartment to apartment in the project.

COMMON INTEREST: Each apartment shall have appurtenant thereto an undivided percentage interest, hereinafter called the "Common Interest", in all Common Elements of the project for all purposes, including voting, as follows:

Type "A" and "AR" apartments:	6.3176%
Type "B" apartments:	6.1392%
Type "B-1" apartment:	5.5515%
Type "C" apartments:	6.3910%

USE: The apartments shall be occupied and used only as private residential dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which are defined as (a) the rental of any apartment to any individual(s) for any non-renewable period of time or term equal to or less than thirty (30) days, or (b) any rental in which the occupants of the apartments are provided customary hotel services, such as room service for food and beverages, maid services, laundry and linen or bellboy service. The apartments shall not be used, leased, rented or any undivided interest therein sold for time-sharing purposes or under any time-sharing plan or arrangement. Further, the apartments shall not be used, leased, rented, or any undivided interest therein sold for any commercial purpose. Except for such transient, hotel, time-sharing or commercial purposes, the owners of the respective apartments shall have the absolute right to lease such apartments, subject to all provisions contained in the Declaration of Horizontal Property Regime, the By-Laws of the Association of Apartment Owners attached thereto and all other instruments required by and under the Horizontal Property Act, Chapter 514A of Hawaii Revised Statutes. Among other provisions, the House and Ground Rules provides that water beds are not allowed, and occupancy is limited to two (2) adults and one (1) child per one-bedroom in any one (1) apartment.

OWNERSHIP: According to a Preliminary Report issued February 29, 1980, by Title Guaranty of Hawaii, Incorporated, title to the land committed to the project is vested in Kazuo Totoki, Limited, a Hawaii corporation.

ENCUMBRANCES AGAINST TITLE:

Said Preliminary Report also reflects that the following items encumber the Limited Common Elements, the apartments and Common Elements:

1. Mortgage, dated August 18, 1972, for \$270,000, in favor of Amfac Financial Corporation, a Hawaii corporation, recorded in said Bureau of Conveyances in Liber 8520, Page 188 (hereinafter called "Blanket Mortgage"); which said Mortgage was assigned to Walla Walla Federal Savings and Loan Association, a Federal corporation, now known as Frontier Federal Savings and Loan Association, a Federal corporation, by Assignment of Mortgage dated August 18, 1972, recorded in said Bureau of Conveyances in Liber 8520, Page 196.

SPECIAL NOTICE: FRONTIER FEDERAL SAVINGS AND LOAN ASSOCIATION HAS AGREED TO FRACTIONALIZE SAID BLANKET MORTGAGE INTO SIXTEEN (16) SEPARATE AND INDIVIDUAL APARTMENT MORTGAGES. EACH APARTMENT SHALL THEREFORE HAVE THE EQUIVALENT OF ONE-SIXTEENTH (1/16TH) MORTGAGE BALANCE AND SUCH MORTGAGE SHALL REMAIN AS A SUPERIOR LIEN IF APARTMENT SHALL BE SOLD BY WAY OF AN AGREEMENT OF SALE.

2. The real property taxes for the second half of the fiscal year 1979 - 1980 are now a lien. However, the real property taxes have been fully paid up to and including June 30, 1980.

3. Reservation of all mineral and metallic mines to the State of Hawaii.

EASEMENTS: In addition to the above, the apartments and Common Elements shall also have and be subject to the following easements:

1. Each apartment shall have appurtenant thereto non-exclusive easements in the Common Elements designed for such purposes for ingress to, egress from, utility services for and support of such apartment; in the other Common Elements for use according to their respective purposes, subject always to the exclusive use of the Limited Common Elements as provided herein; and in all other apartments of the building for support.

2. If any part of the Common Elements now or hereafter encroaches upon any apartment or Limited Common Element, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. In the event the building shall be partially or totally destroyed and then rebuilt, minor encroachments of any parts of the Common Elements due to construction shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist.

3. Each apartment shall be subject to an easement in favor of the owners of all other apartments for access to any Common Elements located in such apartment.

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PURCHASE MONEY HANDLING: An Escrow Agreement, dated April 7, 1980, has been executed and a copy of same has been filed with the Commission. The Escrow Agent is Title Guaranty Escrow Services, Inc., a Hawaii corporation. Upon examination, the Specimen Sales Contract, the Specimen Agreement of Sale and the executed Escrow Agreement are found to be consonant with Chapter 514A, Hawaii Revised Statutes, and particularly Sections 514A-39, 514A-40(6) and 514A-63 through 514A-66, inclusive.

Among other provisions, the DEPOSIT RECEIPT AND SALES CONTRACT provides that Seller may continue to construct on the site even upon possession of apartment by Buyers, which construction may result in noise, dust, limit access or other annoyance to Buyers.

It is incumbent upon the prospective purchaser that he reads with care the Sales Contract or Agreement of Sale and the executed Escrow Agreement. The latter Agreement establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Owners vest the Board of Directors with the powers and duties necessary for the administration of the affairs of the project. The initial managing agent selected by the Developer has been identified as Go Properties, Inc., a Hawaii corporation, whose principal place of business and post office address is Suite 1001, 745 Fort Street, Honolulu, Hawaii 96813.

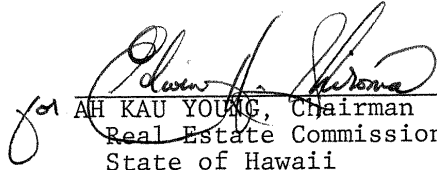
CONVERSION OF PROPERTY: The existing structure was completed and ready for occupancy on or about October 9, 1968 as a rental. Said existing structure was in compliance with all ordinances, codes, rules, regulations and other requirements in force and effect at the time of its construction. The existing structure has not been granted any variance from any ordinance, code, rule, regulation or other requirement in force and effect at the time of its construction or from any current ordinance, code, rule, regulation or other requirement.

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The purchaser or prospective purchaser shall be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted April 14, 1980 and information subsequently filed as of April 17, 1980.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1288 filed with the Commission on April 14, 1980.

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


for AH KAU YOUNG, Chairman
Real Estate Commission
State of Hawaii

DISTRIBUTION:
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PLANNING DEPARTMENT, CITY
AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO.1288

DATED: April 24, 1980

EXHIBIT "A"

APARTMENT UNIT NUMBER,
LOCATION AND TYPE

<u>Floor No.</u>	<u>Apartment No.</u>	<u>Apartment Type</u>
1	101	B-1
2	201	B
	202	A
	203	AR
	204	A
	205	C
3	301	B
	302	A
	303	AR
	304	A
	305	C
4	401	B
	402	A
	403	AR
	404	A
	405	C

EXHIBIT "B"

PARKING STALL ASSIGNMENT
BY APARTMENT NUMBER

<u>APT. NO.</u>	<u>STALL NO.</u>
101	1
201	2
202	3
203	4
204	5
205	6
301	7
302	8
303	9
304	10
305	11
401	12
402	13
403	14
404	15
405	16