JOHN A. BURNS
Governor

SIDNEY I. HASHIMOTO
Director

ORIGINAL

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
BEAUMONT WOODS TERRACE CONDOMINIUM
Beaumont Woods Place
Honolulu, Hawaii

REGISTRATION NO. 135

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.

April 19, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

1. BEAUMONT WOODS TERRACE CONDOMINIUM is a proposed fee simple condominium project consisting of eleven (11) separate residences arranged in a cluster pattern.

2. The Developer of said project has filed all documents, specimen documents and other material deemed essential by the Commission for the registration of this proposed condominium project.

3. No advertising or promotional matter required to be filed under rules and regulations promulgated by the Commission has been submitted as part of this registration.

4. On February 18, 1966 in the Developer's letter transmitting the registration, the Commission was advised that the three basic documents have been filed in the office of the recording officer. The Declaration of Horizontal Property Regime dated January 26, 1966, with By-Laws of Association of Dwelling Owners attached,

was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 381330 and recorded as filed January 31, 1966.

Condominium Map No. 22 has been assigned the project by said Land Court officer.

5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: BEAUMONT WOODS TERRACE CONDOMINIUM

LOCATION: The land area committed to the project, being approximately 367,435 square feet in two lots, is on Beaumont Woods Place near the thoroughfare intersection of the 3300 block of Paty Drive and Beaumont Woods Place, at Manoa Valley, Honolulu, Oahu, Hawaii.

TAX MAP KEY: FIRST DIVISION, (Lot 234) 2-9-72-1, (Lot 115) 2-9-72-40

ZONING: A A Residential

DEVELOPER: BEAUMONT WOODS DEVELOPMENT CORPORATION, a Hawaii corporation registered with the Department of Regulatory Agencies, State of Hawaii, January 31, 1966, principal office at 1651 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 962-151. The officers are:

Max W. Moody	President	2927 Mokumoa St. Honolulu, Hawaii
A. E. Minvielle, Jr.	Vice President	1651 Kapiolani Blvd. Honolulu, Hawaii
Ross W. Moody	Secretary	2927 Mokumoa St. Honolulu, Hawaii
Carl E. Reinhardt	Treasurer	1651 Kapiolani Blvd. Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: H. William Burgess, 293 Alexander Young Building, Honolulu, Hawaii. Telephone 562-315.

DESCRIPTION: The Declaration states that the property shall contain eleven (11) separately designated and described freehold estates consisting of the spaces enclosed by and within the outside surfaces of the exterior walls and roofs and the bottom surfaces of the slabs, footings, foundations and supporting structures of each of eleven (11) separate residences, numbered 1-11, which spaces, defined and referred to herein as "dwellings," are designated and described on said condominium file plan. Said dwellings shall be separate structures principally of wood construction and each shall contain five (5) rooms, including one living room, one kitchen and three (3) bedrooms and also two (2) baths and an open lanai and each dwelling shall have immediate access to the roadway of the project. Dwellings Nos. 3, 7 and 8 shall have a total living area of 1,749 square feet, more or less. Dwelling No. 11 shall have a total living area of 1,730 square feet, more or less. Dwellings Nos. 1, 2, 4, 9 and 10 shall have a total living area of 1,550 square feet, more or less. Dwellings Nos. 5 and 6 shall have a total living area of 1,219 square feet, more or less. Each dwelling shall also have a covered garage containing 484 square feet, more or less. All of the dwellings are as more particularly located and described on the floor plans attached to the said condominium file plan.

COMMON ELEMENTS: The Declaration represents these as a freehold estate consisting of all remaining portions of the project, specifically including, but not being limited to all items shown as common elements on said condominium file plan and more particularly described as follows: (a) The land described herein; (b) The roadways, access areas, the area above the 600-foot contour line which is reserved for conservation purposes and the dwelling sites; (c) All central and appurtenant installations, including all pipes, wires, cables, conduits, meters and other utility lines running within said land for services, such as power, light, gas and water distribution; (d) Any and all other apparatus and installations existing for common use; and (e) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated as "limited common elements," are hereby set aside and reserved for the exclusive use of certain dwellings, and such dwellings shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements so set aside and reserved include, but are not limited to, all items set forth in said condominium file plan as limited common elements and are as follows:

(a) The site of each dwelling, consisting of the land beneath and immediately adjacent to such dwelling designated on said condominium file plan, shall be appurtenant to and for the exclusive use of such dwelling. The sites of each dwelling shall have the following areas:

Dwelling No. 1	10,530 square feet, more or less;
Dwelling No. 2	9,605 square feet, more or less;
Dwelling No. 3	9,795 square feet, more or less;
Dwelling No. 4	10,800 square feet, more or less;
Dwelling No. 5	5,050 square feet, more or less;
Dwelling No. 6	4,952 square feet, more or less;
Dwelling No. 7	6,000 square feet, more or less;
Dwelling No. 8	7,750 square feet, more or less;
Dwelling No. 9	9,588 square feet, more or less;
Dwelling No. 10	8,650 square feet, more or less; and
Dwelling No. 11	6,200 square feet, more or less.

(b) The garage designated on said plan and located on the site of each dwelling shall be appurtenant to and for the exclusive use of such dwelling.

(c) All other elements of the project which are rationally of limited common use for less than all of said dwellings.

INTEREST TO BE CONVEYED PURCHASER: Each dwelling shall have appurtenant thereto an undivided 9.0909% percentage interest (1/11th fractional interest) in the common elements, such interest being defined and referred to herein as the "common interest." The common interest, the proportionate shares in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Dwelling Owners of the project, shall be in said percentage or fraction for each dwelling.

USE: The dwellings shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The dwellings shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the dwelling are provided customary hotel services, such as room service for food and beverage, maid service, laundry and linen, or bellboy service. Except for such transient or hotel purposes, the owners of the respective dwellings shall have the absolute right to lease the same subject to the limitations, restrictions, covenants and conditions of this Declaration.

OWNERSHIP TO TITLE: The Owner's Transfer Certificate of Title shows that Chester Aaron Wismer and V. G. Clark Wismer, husband and wife, are vested with the title to Lot No. 115. Owner's Transfer Certificate of Title No. 97,599, refers to Lot No. 234 and shows that title to this property is vested in Walker-Moody Construction Company, Ltd. The Lien Letter Report, prepared February 3, 1966, by Security Title Corporation, a Hawaii corporation, supports the above statements regarding ownership to title.

ENCUMBRANCES AGAINST TITLE: The Lien Letter Report states that taxes for the year 1966 are a lien on each of the two parcels; additionally, this report of examination of title shows that there are various reservations, covenants, restrictive covenants, easements and grants of rights of way affecting the property. A 5-foot setback line is noted as against Lot No. 115. The Lien Letter Report shows a mortgage dated January 19, 1963 and filed in the Office of the Assistant Registrar of the Land Court as Document No. 302629 made by Chester Aaron Wismer and V. G. Clark Wismer, husband and wife, as mortgagors, and HSPA FEDERAL CREDIT UNION, a Federal corporation, as Mortgagee. (Affects only Lot No. 115.)

The covenants, agreements, obligations, conditions and other provisions set forth in the Declaration of Horizontal Property Regime dated January 26, 1966 are also noted in the Security Title Corporation report.

PURCHASE MONEY HANDLING: The Developer has filed a copy of the Escrow Agreement executed February 17, 1966 between Security Title Corporation, as "Escrow" and Beaumont Woods Development Corporation as "Developer."

Upon examination, the Escrow Agreement is found to be in consonance with the Commission's Declaratory Ruling No. 1, dated December 14, 1965. The conditions referring to the issuance of a Final Public Report have been complied with:

> Note: It is incumbent upon the purchaser that he reads a copy of the executed Escrow Agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of dwelling units are established.

MANAGEMENT AND OPERATIONS: The proposed By-Laws of the Association of Dwelling Owners vests the Board of Directors with the responsibility of managing and operating the project. No manager or managing agent has been identified in the February 18, 1966 registration.

STATUS OF PROJECT: The Notice of Intention states that construction of site improvements will begin within sixty (60) days after the issuance of the Final Public Report. Further, the Developer advises that construction on each dwelling will commence upon the close of sale and mortgage of each dwelling.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 135 dated April 19, 1966.

JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION