

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 1469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
ALEWA-LANI ESTATES
1263 Alewa Drive
Honolulu, Hawaii

REGISTRATION NO. 166

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.

September 4, 1968

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 24, 1967 AND INFORMATION SUBSEQUENTLY FILED AUGUST 5, 1968.

1. The Developer, in seeking the issuance of this Final Public Report prior to completion of the project, has complied with the requirements of the Commission's Declaratory Ruling No. 1 of December 14, 1965. The April 24, 1967 registration was received when said ruling on the sale of condominium units under preliminary public reports and additional filing requirements were effective.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 166 dated June 20, 1967, the Developer has prepared and forwarded additional information to that filed in the April 24, 1967 submittal. This Final Public Report is made a part of the registration on the ALEWA-LANI ESTATES condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser is also the responsibility of the Developer.

3. 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.
4. The Developer, under date August 5, 1968, reports that Amendment of Declaration of Horizontal Property Regime, executed July 16, 1968, was filed as Document No. 449992 in the Office of the Assistant Registrar of the Land Court on July 31, 1968.
5. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended), and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

NAME OF PROJECT: ALEWA-LANI ESTATES

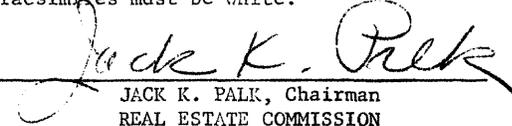
ENCUMBRANCES AGAINST TITLE: In addition to the information disclosed under this topical heading of the June 20, 1967 Preliminary Public Report, the Abstractor, in oral report from the plant of Security Title Corporation, advises of the following: Easement, filed in the Office of the Assistant Registrar of the Land Court as Document No. 414774 in favor of Hawaiian Electric Co. and Hawaiian Telephone Company over Easements Q, R, S, and U for the purpose of installing, repairing and maintaining communications and electrical power utilities. Consents to the easements filed in the office of said Registrar of the Land Court as Document No. 414775 and Document No. 414776.

STATUS OF PROJECT: Copies of executed construction contracts to build the eight (8) residences are on file. As of the date of this report, buildings 4, 5, 7 and 8 have been completed for occupancy. Construction has started on the remaining units and buildings 1, 2, 3 and 6 are expected to be completed for occupancy on or about December 1, 1968. The building contractor is identified to the Commission as Keiji Nakano.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted April 24, 1967 and information subsequently filed August 5, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NC. 166 accepted by the Commission on April 24, 1967.

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.


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

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September 4, 1968
Registration No. 166