

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
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HONOLULU, HAWAII 96801

**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

250 OHUA
250 Ohua Avenue
Honolulu, Hawaii

REGISTRATION NO. 244

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

It was prepared as a supplement to an earlier Report dated _____ 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: October 13, 1970
Expires: November 13, 1971

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 DECEMBER 17, 1968 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS OCTOBER 7, 1970. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HRS.

1. Since the issuance of the Commission's Preliminary Public Report of February 3, 1969 and the Final Public Report of December 12, 1969 on 250 Ohua, Registration No. 244, the Developer reports that changes have been made in the plan or setup as presented in the December 17, 1968 notice of intention to sell.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock), becoming a part of the 250 Ohua registration. The Developer is responsible for placing a true copy of this

Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report and the Final Public Report. The buyer shall sign the required receipt (RECO Form 25) signifying that he has had an opportunity to read all three reports.

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 Commission, in its Final Public Report of December 12, 1969, noted 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.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated, thereunder which relate to Horizontal Property Regimes.

The information in the topical headings Description, Common Elements, Purchase Money Handling, Management and Operation and Status of Project in the Preliminary Public Report and Final Public Report has been amended. Information disclosed in the remaining topical headings has not been disturbed.

DESCRIPTION: The first sentence of Par. (a) should read as follows:

"Seven (7) apartments are located on the 1st through the 12th floor except the first floor where apartment 1F is reserved for use of the Manager of the project as a common element."

The rest of Par. (a) remains the same.

The first sentence of the second paragraph of Par. (b) should read as follows:

"The second type of apartment contains approximately 1147 square feet of enclosed area plus 170 square feet of lanai area making an approximate total of 1317 sq. ft."

The rest of Par. (b) remains the same.

COMMON ELEMENTS: The sentence designated as (h) under this heading should read as follows:

"the apartment 1F on the first floor of the building designated the Manager's apartment, together with the parking space assigned to said apartment reserved for use by the resident manager of the project."

The rest of this paragraph remains the same.

PURCHASE MONEY HANDLING: Under this heading the opening sentence should read as follows:

"A copy of the Amended Escrow Agreement, executed September 24, 1970, between First Hawaiian Bank of Hawaii, a state banking association, as "Escrow", and Tudor Engineering Company as "Developer" has been submitted to the Commission as part of this registration."

The rest of the material under this heading remains the same.

MANAGEMENT AND OPERATION: The last sentence under this heading should read as follows:

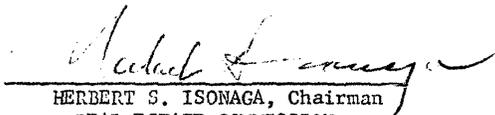
"The specimen Agreement of Sale represents that the Developer will employ First Hawaiian Bank of Hawaii as the first Managing Agent."

STATUS OF PROJECT: The only change under this heading is that it is now anticipated that the building will be completed and ready for occupancy by October 31, 1970.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted December 17, 1968 and information subsequently filed as late as October 7, 1970.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 244 filed with the Commission December 17, 1968.

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.


HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 244
October 13, 1970

