

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
1010 RICHMOND STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
ALA WAI EAST  
2547 Ala Wai Boulevard  
Honolulu, Hawaii

REGISTRATION NO. 246

### 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: August 7, 1969  
Expires: September 7, 1970

#### 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 DECEMBER 20, 1968, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS JULY 30, 1969. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514 OF THE HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 247, dated February 26, 1969, the Developer has prepared, assembled and forwarded additional information to that filed in the December 20, 1968 submittal. This Final Public Report is made a part of the registration on the Ala Wai East 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). The Preliminary Public Report is incorporated by reference and made a part of this Final Public Report insofar as the Preliminary Public Report does not conflict with the amendments reflected herein.

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of 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, executed October 14, 1968, together with the By-Laws of Association of Apartment Owners, was filed in the Land Court of the State of Hawaii, on May 7, 1969, as Land Court Document No. 472451. The Registrar has designated Condominium Map No. 75 to the project by Land Court Order No. 29991, filed May 7, 1969.

4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. Construction of the building was completed sometime in January 1969, and Certificate of Occupancy was issued on May 13, 1969.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, August 7, 1969, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The Commission's Preliminary Public Report of February 26, 1969 should be carefully reviewed by purchaser and prospective purchaser. The information disclosed in the topical headings of Encumbrances Against Title, Purchase Money Handling and Status of Project have been amended. Information disclosed in the remaining topical headings have not been disturbed.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of a continuation of search of title dated June 20, 1969, prepared by Title Guaranty of Hawaii, Inc. Said report certifies that as of June 20, 1969, the abstractor has examined the records from and including February 10, 1969 (the date of the latest title search report used in preparing the Preliminary Public Report) and find no other or further liens or encumbrances against title, save and except the following:

Declaration dated October 14, 1968, filed as Document No. 472451, by Juichi Mizuta and wife, Matsuyo Mizuta, submitting the premises to the horizontal property regime. Condominium Map No. 75 showing lay-out, location, etc. set forth by Land Court Order No. 29991, filed May 7, 1969. Real Property Taxes for the second half of the year 1969 was due June 10, 1969. (As the credits of the Office of the Tax Assessor have not been posted to date, it is possible that the 2nd installment has been paid.)

PURCHASE MONEY HANDLING: The Developer has complied with the provisions of Section 514-15 of the Hawaii Revised Statutes by filing with the Commission the following:

1. A notarized statement showing all costs involved in completing the project. A revised estimated cost of project was subsequently filed.
2. Evidence that the total project was completed sometime in January 1969, and certified for occupancy on May 13, 1969.

3. Developer's statement that the major part of the total project cost was covered by interim construction loan and owner's personal funds, and the balance of \$111,194.92 to be paid with purchasers' funds at close of Escrow.
4. A copy of the construction contract dated September 27, 1967, by and between Juichi Mizuta, as Owner, and Harold Y. Ishii, as Contractor, for the construction of the apartment building committed to the regime.
5. A copy of the Owner's Bond, together with a copy of Rider #1, both dated September 27, 1968, in the amount of 100% of the construction contract price.
6. An executed copy of the Escrow Agreement, dated December 20, 1968, with Alii Escrows, Inc., which contains provisions in compliance with Section 514-15(f).

STATUS OF PROJECT: The Developer has filed with the Commission a copy of the Occupancy Certificate from the City & County of Honolulu dated May 13, 1969, and a copy of Owner's Notice of Completion published in the Hawaii Hoichi on January 18 and 25, 1969.

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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 December 20, 1968, and additional information subsequently filed as late as July 30, 1969. The information disclosed in the Commission's Preliminary Public Report of February 26, 1969 should be carefully reviewed by the purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 246 accepted by the Commission on December 20, 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 white in color.

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

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Distribution:

DEPARTMENT OF TAXATION  
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 FEDERAL HOUSING ADMINISTRATION  
 ESCROW AGENT

August 7, 1969  
 Registration No. 246

