

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
EWA APARTMENTS
(formerly Ewa Apartments No. 1)
Puuloa, Ewa, Oahu
State of Hawaii

REGISTRATION NO. 341

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: June 29, 1971

Expires: July 29, 1972

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 10, 1970 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS LATE AS JUNE 28, 1971. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. This Final Public Report is made a part of the registration on EWA APARTMENTS condominium project. The Developer is held responsible for placing this Final Public Report (white paper stock) and the Supplementary Public Report (pink paper stock) issued on March 10, 1971 which completely replaced the Preliminary Report issued on September 21, 1970 in the hands of all purchasers.

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

2. The Developer has not reported any material changes to the project, and this Final Public Report should be read in conjunction with the Supplementary Public Report.
3. The Developer has complied with Sec. 514-15, H.R.S., and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.
4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Developer has advised the Commission that the Declaration of Horizontal Property Regime, with By-Laws of Association of Owners attached and the Regulatory Agreement were filed on June 15, 1971 in the Office of the Assistant Registrar of the Land Court as Document No. 541,390 and 541,391, respectively.

The Assistant Registrar of the Land Court has designated Land Court Condominium Map No. 115 to the project.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, June 29, 1971, unless a Supplementary Public Report issues or the Commission, upon review of the registration issues an order extending the effective period of this report.

NAME OF PROJECT: EWA APARTMENTS

LOCATION: No change from the Supplementary Public Report.

TAX KEY: No change from the Supplementary Public Report.

DEVELOPER: No change from the Supplementary Public Report.

ATTORNEY REPRESENTING DEVELOPER: No change from the Supplementary Public Report.

DESCRIPTION OF PROJECT: No change from the Supplementary Public Report.

COMMON ELEMENTS: No change from the Supplementary Public Report.

LIMITED COMMON ELEMENTS: No change from the Supplementary Public Report.

PERCENTAGE OF UNDIVIDED OWNERSHIP TO BE CONVEYED: No change from the Supplementary Public Report except that the Declaration shows the Common Interest for each of the fourteen (14) Model "B" Units of Ewa Apartments were changed to .3536%, showing an addition of .0003% Common Interest.

PURPOSE OF BUILDINGS AND RESTRICTION AS TO USE: No change from the Supplementary Public Report.

OWNERSHIP OF PROPERTY: The project is being built on Lots 1403 through 1407 inclusive, as shown on Map 179 on Land Court Application 242. Developer now has title to all four parcels of land and lien letters issued by Long & Melone, Ltd. confirms this ownership.

ENCUMBRANCES AGAINST PROPERTY: No change from the Supplementary Public Report except that the property shall be subject to the following additional encumbrances:

1. The following additional covenants for a period of ten (10) years from and after September 22, 1970:

- a) That no building shall be constructed which shall exceed the height of two stories, or 25 feet from the ground level to the top of the structure, exclusive of any television antenna, whichever is less, and
 - b) That the number of units for any development for residential purposes shall be limited to a maximum of 17 units per acre, except for the improvements shown on said Condominium Map No. 115.
2. Mortgage and Financing Statement from Qualpac, Inc. to Bank of Hawaii, dated March 25, 1971, filed as Land Court Document No. 531,744, affecting Lot 1404 only.
 3. Financing Statement from Qualpac, Inc. to Bank of Hawaii, filed on March 29, 1971, recorded in Liber 7436, Page 387, affecting Lot 1404 only.
 4. Financing Statement from Qualpac, Inc. to Bank of Hawaii, filed on February 11, 1971, recorded in Liber 7401, Page 35, affecting Lots 1405, 1406, and 1407.
 5. The Declaration of Horizontal Property Regimes has been amended to show the reservation of power in favor of Qualpac, Inc. at any time hereafter to consolidate the aforesaid five parcels of property and to delete Easement 50 and to thereafter re-subdivide same into two separate parcels of land; one parcel to be 10.348 acres, more or less, and the other parcel to be 1,213 square feet, more or less; said smaller parcel being subject to withdrawal from the Horizontal Property Regime and the ownership of such smaller parcel to revert to Qualpac, Inc., its successors and assigns.

NOTE: The Developer has advised the Commission that a Declaration of Covenants has been recorded as Land Court Document No. 541392, setting forth the restrictive conditions contained in said Resolution No. 50 by the Council of the City and County of Honolulu, adopted on February 23, 1971, approving the issuance of a Conditional Use Permit to construct a sewage treatment plant.

NOTE: The Developer has advised the Commission that a covenant will be placed on record to eliminate vehicular ingress and egress to and from Fort Weaver Road.

PURCHASE MONEY HANDLING: No change from the Supplementary Public Report, except that the Developer has submitted to the Commission an amendment to the Escrow Agreement executed May 28, 1971 with the Bank of Hawaii, as "Escrow". The Amendment fulfills the requirement of Section 514-15 (6), concerning the disbursement of purchasers' funds.

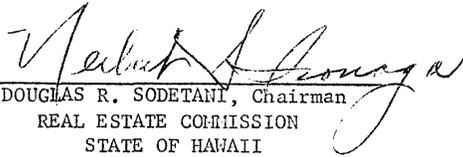
MANAGEMENT AND OPERATIONS: No change from the Supplementary Public Report, except the Developer has, in fact, appointed Aaron M. Chaney, Inc., a Hawaii corporation for the Managing Agent of the condominium.

STATUS OF PROJECT: No change from the Supplementary Public Report, except the Developer states that about fifty percent (50%) of the construction has been completed and the Developer has submitted copies of the executed Construction Contracts between Developer and Quality Pacific, Limited as the General Contractor, together with copies of Performance Bonds for each contract.

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 July 10, 1970 and additional information subsequently filed as late as June 28, 1971.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 341 filed with the Commission on July 10, 1970.

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.


for DOUGLAS R. SODEVANI, 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. 341
June 29, 1971