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 BEACH TOWNHOUSE
Fort Weaver Road and Kilaha Street
Ewa Beach, Ewa, Hawaii

REGISTRATION NO. 414

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: September 28, 1972
Expires: October 28, 1973

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 1, 1971, AND INFORMATION SUBSEQUENTLY FILED AS OF SEPTEMBER 27, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 414 dated November 15, 1971, the Developer has prepared, assembled and forwarded additional information to that filed in the October 1, 1971, submittal. This Final Public Report is made a part of the registration on the EWA BEACH TOWNHOUSE condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers together with the Preliminary Public Report (yellow paper stock).

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 registration of a condominium project and issuance of this Final Public Report prior to the completion of construction.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, FHA Regulatory Agreement, and a copy of the approved Floor Plans) have been filed in the office of the recording officer on September 21, 1972, as Document No. 599204. The recording officer has designated Condominium Map No. 146 to the project on September 21, 1972.

4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, (particularly ACT 244, L. 1967, effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regime.

6. This Final Public Report automatically expires thirteen (13) months after date of issuance, September 28, 1972, unless a Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report of November 15, 1971, with the exception of ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT has not been disturbed.

ENCUMBRANCES AGAINST TITLE: The Developer has filed with the Commission an updated Lien Letter Report dated August 31, 1972, prepared by Title Guaranty of Hawaii, Inc. which certifies that title to the land is subject only to those matters set forth below:

1. Real Property Taxes for the Fiscal Year - July 1, 1972 through June 30, 1973, rate pending.

2. Designation of Easement 52, as shown on Map 180, as set forth by Land Court Order No. 29434, filed January 8, 1969.

3. Easement 81, as shown on Map 199, as set forth by Land Court Order No. 34343, filed December 14, 1971.

4. Covenants, conditions and restrictions set forth in Deed dated September 3, 1971, filed as Land Court Document No. 551481.

5. Covenants, conditions and restrictions set forth in Declaration of Covenants dated January 5, 1972, filed as Land Court Document No. 565124.

6. Mortgage in favor of American Security Bank dated January 28, 1972, filed as Land Court Document No. 567800.

STATUS OF PROJECT: The Developer advises the Commission that a Construction Contract was executed by E. N. Nagao, Ltd., the Contractor, on December 27, 1971. The Developer further advises that construction commenced on March 28, 1972, and it is estimated that construction will be completed on or about November 30, 1972.

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 October 1, 1971 and information subsequently filed as of September 27, 1972. The information disclosed in the Commission's Preliminary Public Report of November 15, 1971, should be carefully reviewed by purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 414 filed with the Commission on October 1, 1971.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be white in color.

(for) DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING COMMISSION, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 414

September 28, 1972