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

EWALANI VILLAGE
Road A & North Road
Ewa, Oahu, Hawaii
REGISTRATION NO. 514

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: April 16, 1973
Expires: May 16, 1974

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 JANUARY 9, 1973 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 16, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTIONS TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. The Ewalani Village is a condominium project consisting of thirteen (13) multi-family structures consisting of eighty-one (81) units. The Developer intends to sell the apartment units together with an undivided interest in the common elements of the project, including the land, in fee.

2. The Developer has complied with the requirements for issuance of a Final Public Report as set forth in Chapter 514, Hawaii Revised Statutes.

3. The Developer has arranged for insurance by the Federal Housing Administration pursuant to Section 234 and 235 of Title II of the National Housing Act, of individual mortgages by qualified purchasers of apartments in the project. As a condition to its providing such insurance, the Federal Housing Administration requires that the Association of Apartment Owners enter into with that agency and record a Regulatory Agreement whereby the Association may be regulated and restricted by that agency. The Regulatory Agreement was executed and incorporated as part of the Declaration. Purchasers of units in the project should, therefore, familiarize themselves with the provisions of the Regulatory Agreement.

4. This Final Public Report is made a part of the registration on EWALANI VILLAGE condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser.

5. 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.

   The Declaration of Horizontal Property Regime, with By-Laws attached, was filed with the Assistant Registrar of the Land Court as Document No. 614958.

   Land Court Map No. 154 showing the layout, location, and apartment numbers was filed with the Assistant Registrar of the Land Court.

6. Advertising and promotional matter has not as yet been submitted pursuant to the rules and regulations promulgated by the Commission.

7. 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 which relate to Horizontal Property Regimes.

8. This Final Public Report expires thirteen months from date of issuance, April 16, 1973, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: EWALANI VILLAGE

LOCATION: The approximately 222,919 square feet of land committed to the regime is situate at Puuloa, Ewa, being Lot 1554 of a tract of land known as Ewa Acres, as shown on Map 191 filed in the Office of the Assistant Registrar of the Land Court of

the State of Hawaii with Land Court Application No. 242, as amended, and described on Land Court Transfer Certificate of Title No. 132,459.

TAX KEY: 9-01-39-1

ZONING: A-1 Apartment

DEVELOPER: HMP Ventures, a Hawaii joint venture, whose principal place of business is 2024 North King Street, Honolulu, Hawaii, and whose telephone number is 847-4241. The members of the joint venture are:

SGP VENTURE Phone No. 847-4241
2024 North King Street
Honolulu, Hawaii

General Partners: Shigeru Horita, Iwao Kishimoto, Herbert K. Horita, George H. Sakoda, Masakazu Horita, Kazuaki Tanaka, Kinji Kanazawa

MIDPAC DEVELOPMENT, LTD. Phone No. 847-8328
P. O. Box 1719
Honolulu, Hawaii

Officers: Wallace J. D. Lai - President
Philip F. Cousar - Vice President
Karen W. H. Wong - Executive Vice President
Richard T. G. Choy - Vice President/Treasurer
Tadayoshi Kimura - Secretary/Assistant Treasurer
Hatsue S. Kinoshita - Assistant Secretary

ATTORNEY REPRESENTING DEVELOPER: Kashiwa and Kanazawa (Attention: Mr. Wilfred K. Iwai), 225 Queen Street, Honolulu, Hawaii, Telephone 521-4943.

DESCRIPTION: The proposed project consists of a 222,919 square feet parcel of land situated at Puuloa, Ewa, Oahu, Hawaii, with improvements to be constructed thereon consisting of thirteen (13) multi-family structures, designated Buildings A to M, inclusive, together with parking facilities. Said structures are constructed of concrete slabs, concrete hollow tile and wood.

There will be three (3) types of apartment spaces which have been designated, for classification purposes only, as Model "A", Model "B" and Model "C". The area and the number of rooms contained in each of said types of apartment spaces are as follows:

Model "A" - a two story apartment with an area of 774 square feet, more or less (exclusive of lanai containing approximately 112 square feet and storage area) containing two bedrooms, 1 bath, kitchen, dining and living rooms.

Model "B" - a two story apartment with an area of 996 square feet, more or less (exclusive of lanai containing approximately 84 square feet and storage area) containing three bedrooms, 1 bath, kitchen-dining room and living room.

Model "C" - a two story apartment with an area of 1276 square feet, more or less (exclusive of lanai containing approximately 72 square feet and storage area) containing four bedrooms, 1 1/2 bath, kitchen-dining room and living room.

The apartment number of each apartment space, its location and model are as shown on Exhibit "A" attached hereto and made a part hereof.

COMMON ELEMENTS: A freehold estate consisting of all remaining portions of the project being described and referred to in the Declaration as "Common Elements" which definition includes, but is not limited to: (a) The land hereinabove described in fee simple; (b) All foundations, columns, girders, beams, supports, perimeter walls, load-bearing walls, roofs, walkways, boardwalks, ducts, pumps, pipes, wires, conduits, and generally all equipment, apparatus, installations and personal property existing for common use in the building or located on the land hereinabove described: (c) All driveways, roads, and other common ways, landscaping, yards, playground areas and equipment, garden, fenced garden areas, fences, retaining walls, refuse collection areas, mail box areas, sewage treatment plant, loading zone and parking areas situate on the land hereinabove described; (d) Community facilities and all utility installations; (e) All portions of the building not deemed to be included as an apartment space; (f) Apartment A-1 in Building A shall be included as common element for the purpose of the Declaration, and in general, all apparatus and installations existing for common use.

LIMITED COMMON ELEMENTS: Portions of the Common elements, to-wit, the assigned parking spaces and the fenced garden area adjoining each apartment, are hereby set aside and designated as limited common elements. Each apartment space will have as an appurtenance thereto a fenced garden area and one parking space, which will bear the same designation as the apartment space for the exclusive use of such apartment space.

The parking spaces are shown on the plot plan of the project filed with the Assistant Registrar of the Land Court as Condominium Map No. 154.

Parking Spaces Nos. A total of 35 spaces, which have not been assigned to any apartment space shall remain as common elements to be used for guest parking.

Except for the parking spaces and garden areas hereinabove set forth as an appurtenance to the restrictive apartment spaces, there are no other restricted or limited common elements.

INTEREST TO BE CONVEYED PURCHASER: Each unit according to its model and location shall have appurtenant thereto an undivided percentage interest called the "Common Interest", in the Common Elements for all purposes, including voting, as listed under the attached EXHIBIT "A".

PURPOSE AND USE OF THE APARTMENT SPACES: The purpose for which the apartment spaces are intended and restricted as to use is residential; provided, that this shall not be construed to prohibit the renting or leasing of said apartment spaces for profit, individually or otherwise, so long as the ultimate tenant thereof uses the apartment space as a place in which to reside as distinguished from a place in which to carry on a trade or business; provided, further, that no apartment space shall be rented by the owner or owners thereof for transient or hotel purposes.

OWNERSHIP OF TITLE: The Notice of Intention reflects that title to the land committed to the project is vested in Shigeru Horita and Iwao Kishimoto as joint tenants with full rights of survivorship as to one-half undivided interest and Midpac Development, Ltd., as to the other one-half undivided interest.

Land Court Letter prepared by Long & Melone, Ltd., updated to March 14, 1973 confirms such ownership.

ENCUMBRANCES AGAINST TITLE: The Land Court Letter prepared by Long & Melone, Ltd., updated to March 14, 1973, certifies that the records reveal no liens or encumbrances against said title, save and except the following:

1. Title to all mineral and metallic mines reserved to the State of Hawaii.

2. Mortgage dated October 27, 1972 in favor of Hawaii Housing Authority, filed as Land Court Document No. 609691.

Assignment of Mortgage dated February 23, 1973 in favor of the Bank of Hawaii and filed as Land Court Document No. 620116.

3. Financing Statement recorded December 7, 1972 in Book 8789, Page 178.

Assignment of Financing Statement dated February 27, 1973 recorded in Book 8962, Page 320.

4. Declaration of Protective Provisions for Ewalani Village dated December 8, 1972, filed as Land Court Document No. 609903.

5. Declaration of Horizontal Property Regime dated January 5, 1973, filed as Land Court Document No. 614958 (Condominium Map No. 154).

6. Taxes that may be due and owing on the land reference is hereby made to the Office of the Tax Assessor of the First Taxation Division.

7. Easement 84 for Electrical purposes as shown on Map No. 203, filed as Land Court Application No. 242.

8. Easement 85 for Waterline purposes as shown on Map No. 203, filed as Land Court Application No. 242.

9. Easement 86 for Drainage purposes as shown on Map No. 203, filed as Land Court Application No. 242.

10. Declaration of Protective Provisions dated November 18, 1970, filed as Land Court Order No. 32490. As amended by instrument dated Janaury 29, 1971, filed as Land Court Document No. 526318.

NOTE: Document No. 526318 which amends the Declaration of Protective Provisions, as mentioned above, excludes Lot 1554 from said Declaration of Protective Provisions.

PURCHASE MONEY HANDLING: An Escrow Agreement dated November 15, 1972, has been executed and a copy of same has been filed with the Commission. The Escrow Agent is Bank of Hawaii, a Hawaii corporation. Upon examination the Specimen Sales Contract and the executed Escrow Agreement are found to be in consonance with Chapter 514, Hawaii Revised Statutes, and particularly Sections 514-15(6) and 514-36 through 514-40.

Among other provisions the Escrow Agreement provides that in the event less than 80% of the apartment units are sold on or before June 30, 1973, or such other time mutually agreed upon by the parties hereto in writing, and if any one of the following has occurred, Escrow Agent shall return to purchaser all money paid by them under their respective sales contracts in full, without interest, if purchaser requests in writing refund of his funds.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Sales Contract and the executed Escrow Agreement. The latter Agreement established how the proceeds from the sale of condominium units are placed in trust, as well as the retention and disbursement of said funds.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Owners vest the Board of Directors with the powers and duties necessary for the administration of the affairs of the project. An initial managing agent has been identified in the Specimen Sales Contract and a Specimen Management Agreement has been submitted as part of the registration.

FINANCING OF PROJECT: Developer has filed an estimated total project cost of $2,377,965.00. Developer has advised the Commission that the project is being financed through a Building Loan with Hawaii Housing Authority.

STATUS OF PROJECT: A Building Contract has been executed on February 8, 1972 between Developer, as Owner, and J. Tamashiro, Inc., as Contractor. The Developer advises the Commission that the estimated date of completion is April, 1973.

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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 January 9, 1973 and information subsequently filed as of April 16, 1973.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 514 filed with the Commission on January 9, 1973.

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. SODETANI
Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

Registration No. 514
April 16, 1973

EXHIBIT "A"

BLDG. NO.	APT. NO.	MODEL NO.	COMMON INTEREST
A	A-1	A	Common Element
A	A-2	A(R)	0.97%
A	A-3	A	0.97%
A	A-4	A(R)	0.97%
A	A-5	A(R)	0.97%
B	B-1	B	1.25%
B	B-2	B(R)	1.25%
B	B-3	B	1.25%
B	B-4	B(R)	1.25%
B	B-5	B	1.25%
B	B-6	B(R)	1.25%
B	B-7	B	1.25%
B	B-8	B(R)	1.25%
C	C-1	C	1.6175%
C	C-2	C(R)	1.6175%
C	C-3	C	1.6175%
C	C-4	C(R)	1.6175%
D	D-1	B	1.25%
D	D-2	B(R)	1.25%
D	D-3	B	1.25%
D	D-4	B(R)	1.25%
D	D-5	B	1.25%
D	D-6	B(R)	1.25%
E	E-1	A(R)	0.97%
E	E-2	A	0.97%
E	E-3	A(R)	0.97%
E	E-4	A	0.97%
E	E-5	A(R)	0.97%
E	E-6	A	0.97%
E	E-7	A(R)	0.97%
E	E-8	A	0.97%
E	E-9	A(R)	0.97%
E	E-10	A	0.97%
F	F-1	C	1.6175%
F	F-2	C(R)	1.6175%
F	F-3	C	1.6175%
F	F-4	C(R)	1.6175%
G	G-1	B	1.25%
G	G-2	B	1.25%
G	G-3	B(R)	1.25%
G	G-4	B	1.25%
G	G-5	B(R)	1.25%
G	G-6	B	1.25%
G	G-7	B(R)	1.25%
G	G-8	B(R)	1.25%
H	H-1	C	1.6175%
H	H-2	C(R)	1.6175%
H	H-3	C	1.6175%
H	H-4	C(R)	1.6175%

I	I-1	B	1.25%
I	I-2	B	1.25%
I	I-3	B(R)	1.25%
I	I-4	B	1.25%
I	I-5	B(R)	1.25%
I	I-6	B	1.25%
I	I-7	B(R)	1.25%
I	I-8	B(R)	1.25%
J	J-1	A(R)	0.97%
J	J-2	A(R)	0.97%
J	J-3	A	0.97%
J	J-4	A(R)	0.97%
J	J-5	A	0.97%
J	J-6	A(R)	0.97%
J	J-7	A	0.97%
K	K-1	B	1.25%
K	K-2	B(R)	1.25%
K	K-3	B	1.25%
K	K-4	B(R)	1.25%
K	K-5	B(R)	1.25%
L	L-1	C	1.6175%
L	L-2	C(R)	1.6175%
L	L-3	C	1.6175%
L	L-4	C(R)	1.6175%
M	M-1	B	1.25%
M	M-2	B	1.25%
M	M-3	B(R)	1.25%
M	M-4	B	1.25%
M	M-5	B(R)	1.25%
M	M-6	B	1.25%
M	M-7	B(R)	1.25%
M	M-8	B(R)	1.25%

Apartment spaces designated with "(R)" after the model number on the plans are reverse type of such model.