

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

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

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

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

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

It was prepared as a supplement to an earlier Report dated April 16, 1973, 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: February 19, 1974

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 FEBRUARY 14, 1974. 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, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of April 16, 1973 on Ewalani Village, Registration No. 514, the Developer has come to believe that it would be in the best interests of purchasers and prospective purchasers to clarify matters concerning the operation and maintenance of the private sewage treatment plant which is a part of

the common elements of the project. It is determined that there is no material change in the project or in the information previously disclosed.

2. This Supplementary Public Report is made a part of the registration on EWALANI VILLAGE condominium project. The Developer is responsible for placing this Supplementary Public Report (pink 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.
3. 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 Supplementary 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.

The Amendment to the By-Laws of Ewalani Village Condominium dated January 11, 1974, was filed as Document No. 666192. The Amendment to the Declaration dated February 7, 1974, was filed as Document No. 668437.

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 which relate to Horizontal Property Regimes.
5. This Supplementary Public Report expires on May 16, 1974, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

OPERATION AND MAINTENANCE OF PRIVATE SEWAGE TREATMENT PLANT:

One of the common elements of the project is a private sewage treatment plant. As a common element, the operation, maintenance and repair of said sewage treatment plant, hereinafter "plant", rests with the Owners of Apartment Units and will be handled through their Association of Apartment Owners. It has been estimated by Mr. Frank Honeychurch, engineer, that the monthly cost to operate and maintain said plant will be approximately \$880.00 a month.

The plant was constructed pursuant to a Conditional Use Permit issued by the City and County of Honolulu (Resolution No. 307, dated December 21, 1971), which permit set forth certain terms and conditions relating to the operation and maintenance of the plant. The major conditions set forth in said permit are as follows:

1. The plant will be removed and connection to a public sewage system will be made, when a public sewage treatment system becomes available in the area. The costs involved in said removal and connection are covered by the bond hereinafter mentioned.

2. Upon removal of the plant, the land formerly occupied and used by the plant shall be made suitable for and used as a recreational area. The expense of reconditioning the land is covered by the bond hereinafter mentioned.

3. A three-year bond in the sum of \$114,000.00 has been taken out by the Developer to aid in the accomplishment of the above objectives and to cover costs of operation and maintenance of the plant. Said bond will expire on November 28, 1975 but may be renewed at the option of the Surety, Island Insurance Company, Limited.

In the event the bond expires prior to the accomplishment of the above matters and a new bond is not obtained, all expenses and costs of maintenance, operation, repair, removal, connection and reconditioning shall be borne pro rata by the Owners of Apartment Units in accordance with their respective undivided common interests in the condominium project.

STATUS OF PROJECT: The Amended Declaration was filed in Land Court of the State of Hawaii, reflecting an Architect's or Engineer's "as built" Certificate upon completion of the project.

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 February 14, 1974.

This SUPPLEMENTARY 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 pink.

(for) 
DOUGLAS R. SODEVANI,
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
February 19, 1974