

**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  
NOB HILL I  
Anania Drive  
Mililani Town, Oahu, Hawaii

REGISTRATION NO. 585

**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: November 29, 1973  
Expires: December 29, 1974

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that the 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 JUNE 29, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 29, 1973. DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Report of September 7, 1973, on NOB HILL I, Registration No. 585, the Developer reports that certain material changes have been made in the project. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of NOB HILL I registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers

and prospective purchasers, along with a copy of the Preliminary Report. The Developer is responsible for securing from each purchaser or prospective purchaser a signed receipt signifying that he has had an opportunity to read both reports.

2. The Developer 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.
3. The Developer advises that the Declaration of Horizontal Property Regime and attached Bylaws are filed in the Office of the Assistant Registrar of the Land Court, as Land Court Document No. 652192 as amended by Land Court Document No. 653162, Land Court Document No. 655494 and Land Court Document No. 258983. The Condominium Map has been filed with the Assistant Registrar as Map No. 182.
4. Advertising and promotional materials have 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, as amended, and the condominium rules and regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, November 29, 1973, 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 information in the Preliminary Report of September 7, 1973, under the topical headings ZONING, PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE, ENCUMBRANCES, MANAGEMENT AND OPERATION, and STATUS OF PROJECT has been changed; the Developer reports that no other information in the Preliminary Report has changed.

ZONING: The portion of the property shown on the Condominium Map as "Preservation Area" is zoned Preservation District; the remainder of the property is zoned A-2.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration of Horizontal Property Regime provides that no apartment shall be leased for less than three (3) months, except that appropriate provisions may be inserted in rental agreements for earlier terminations for hardship or military transfers. The Bylaws provide that a maximum of one dog and one cat may be kept in an apartment, except that the Board may permit additional pets. However, if the occupants of at least three (3) apartments complain about a pet, or if the Board on its own initiative deems it desirable, the Board may decide that a pet is a nuisance and direct the occupant of the apartment to remove the pet from the Project.

ENCUMBRANCES: The Preliminary Report prepared by Title Guaranty of Hawaii, Inc. certifies that as of the date thereof (October 19, 1973) title to the land is subject to:

1. Certain easements for drainage, water and utility purposes;
2. Mortgage dated June 16, 1972, filed as Document No. 585049 in favor of Aetna Life Insurance Company;
3. Mortgage dated June 16, 1972, filed as Document No. 585051 in favor of Castle & Cooke, Inc.;
4. Declaration as to Merger of Increments in a Condominium Project dated September 17, 1973, filed as Document No. 652191;
5. Declaration of Horizontal Property Regime and Bylaws dated September 25, 1973, filed as Land Court Document No. 652192, as amended by Land Court Document No. 653162 dated October 3, 1973, Land Court Document No. 655494 dated October 24, 1973 and Land Court Document No. 658983 dated November 28, 1973 and Condominium Map No. 182;
6. Real property taxes for the fiscal year 7-1-73 - 6-30-74 are now a lien.

The Developer has advised the Commission that the mortgages identified in items 2 and 3 above will be released prior to conveyance of any apartment as to the apartment conveyed.

The documents filed with the Real Estate Commission reveal that the Developer has reserved the right to grant the State of Hawaii, City and County of Honolulu, or any other governmental agencies or any public utility or other corporation easements under such terms and conditions as it shall deem appropriate, and it further states that each purchaser will be obligated upon request to join in the designating and granting of any such easement.

MANAGEMENT AND OPERATION: Two documents, each dated September 25, 1973, entitled Property Management Proposal and Property Management Agreement, respectively, have been filed with the Commission providing that Mililani Town, Inc. will provide fiscal and physical management services to the Association of Apartment Owners for a fee of \$7.00 per apartment per month. These agreements are terminable by either party on thirty (30) days written notice.

STATUS OF PROJECT: Construction has commenced and the estimated date of completion remains December 31, 1973.

The Developer reports that financing for construction has been obtained from Bank of Hawaii, and that permanent financing has been arranged with Honolulu Federal Savings and Loan Association. The Developer further reports that it has waived the right reserved in the Sales Contract to cancel the Sales Contract if contracts for less than seventy percent (70%) of the apartments were executed prior to the time this Final Public Report is issued.

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 A purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted June 29, 1973, and additional information filed as late as November 29, 1973.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 585 filed with the Commission on June 29, 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.

  
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(for) DOUGLAS R. SODEYAN, 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

November 29, 1973  
REGISTRATION NO. 585