

**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 IV  
Mililani Town, Oahu, Hawaii

REGISTRATION NO. 645

**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 19, 1975  
Expires: July 19, 1976

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 DECEMBER 28, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 6, 1975. 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 on January 29, 1974, on NOB HILL IV, Registration No. 645, and Supplementary Public Report issued January 2, 1975 and later duly extended by the Real Estate Commission, the Developer reports

that no material changes have been made in the project.

2. This Final Public Report (white paper stock) amends both the Preliminary Public Report (yellow paper stock) and Supplementary Public Report (pink paper stock) and becomes a part of the NOB HILL IV 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 both the Preliminary and Supplementary Public Reports. The Developer is responsible for securing from each purchaser or prospective purchaser a signed receipt, signifying that he has had an opportunity to read all three reports.
3. 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.
4. 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. 696843 and amended by First Amendment to Declaration filed as Land Court Document No. 720746. The Condominium Map has been filed with the Assistant Registrar as Map No. 227 and amended together with the aforesaid First Amendment.
5. Advertising and promotional materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
6. 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.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, June 19, 1975, unless another Supplementary Public Report issues or the Commission upon review of the registration issues an order extending the effective period of this report.

NOTE: In a letter dated June 6, 1975, the Developer requested an extension of the Preliminary and Supplementary Public Reports which expired on May 28, 1975. The Real Estate Commission approves a second extension of both reports from May 29, 1975 to the issuance of this Final Public Report, June 19, 1975.

The information in the Preliminary Report of January 29, 1974, as revised by the Supplementary Public Report of January 2, 1975, under the topical headings ENCUMBRANCES and STATUS OF PROJECT has been changed. The Developer reports that no other

information in the Preliminary Report as revised by the Supplementary Report has changed.

ENCUMBRANCES: The Preliminary Report prepared by Title Guaranty of Hawaii, Inc. certifies that as of the date thereof, March 31, 1975, title to the land is subject to the following:

1. Mortgage, dated June 16, 1972, filed as Document No. 585049, made by Mililani Town, Inc. to Aetna Life Insurance Company. Amended May 29, 1973, by Document No. 633441 and recorded in Liber 9216, Page 452.
2. Subordination of Interest by Castle & Cooke to Aetna Life Insurance Company, dated June 16, 1972, and filed as Land Court Document No. 585050.
3. Mortgage, dated June 16, 1972, filed as Land Court Document No. 585051, made by Mililani Town, Inc. to Castle & Cooke, Inc.
4. Subordination of Interest by Castle & Cooke to Aetna Life Insurance Company as additional security mortgage (Document No. 585049) and filed as Document No. 63442 and recorded in Liber 9216, Page 455.
5. Declaration as to Merger of Increments in a Condominium Project, dated September 17, 1973, and filed as Land Court Document No. 652191.
6. Declaration as to Zoning Restrictions, dated December 26, 1973, and filed as Land Court Document No. 662145 relating to the preservation district referred to under the heading "Zoning" in the Preliminary Public Report.
7. Designation of Easements 1481 and 1490 for sewer purposes, 1482 for pedestrian walkway purposes, 1483, 1484 and 1488 for water purposes, 1485 for access purposes, 1486 for roadway and utility purposes and 1489 for drainage purposes all as shown on Map 405 as set forth by Land Court Order No. 40089 filed June 27, 1974.
8. Grant of easement to Hawaiian Electric Company, Inc., dated July 1, 1974, and filed as Land Court Document No. 688366 for underground power lines.
9. Grant of easement to Oceanic Cablevision, Inc., dated July 2, 1974, and filed as Land Court Document No. 692712 for a cable television distribution system.
10. Said easements 1483, 1484, 1486 and 1488 were granted to the City and County of Honolulu, Board of Water Supply, by instrument dated July 2, 1974, filed as Land Court Document No. 693146.

11. Said easements 1481 and 1490 were granted to the City and County of Honolulu, Board of Water Supply, by instrument dated July 2, 1974, filed as Land Court Document No. 695560.
12. Designation of easements 1520 for drainage purposes and 1521 for access purposes as shown on Map 413 as set forth by Land Court Order No. 40689, filed October 1, 1974.
13. Real property taxes for the fiscal year July 1, 1974 - June 30, 1975.
14. Declaration of Horizontal Property Regime and By-laws dated May 31, 1974, filed as Land Court Document No. 696843. (Project covered by Condominium Map No. 227).

STATUS OF PROJECT: The Developer has advised the Commission that construction has commenced and is expected to be completed about June, 1975.

NOTE: Developer has advised the Commission that Honolulu Federal Savings and Loan Association, which has issued a commitment for permanent financing, requires that Developer obtain from purchasers a signed statement as follows:

"The undersigned purchaser(s) of the apartment(s) referred to below acknowledge(s) that the sale thereof has been made without any reference or representation as to rentals of the apartment(s), income from the apartment(s) or any other economic benefit to be derived from the rental of the apartment(s), including, but not limited to, any reference or representation to the effect that the Seller or the Managing Agent of the project will provide, directly or indirectly, any services relating to the rental or sale of the apartment(s) or as to possible advantages from the rental of an apartment under federal or state tax laws. It is understood and agreed that the rental or other disposition of the apartment(s) shall be the sole responsibility of the undersigned."

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The 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 December 28, 1973, and information subsequently filed as of June 6, 1975.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 645 filed with the Commission on December 28, 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.

*Douglas R. Sodehani*  
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(For) DOUGLAS R. SODEHANI, 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

June 19, 1975  
REGISTRATION NO. 645