

**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

LEHUA NANI  
950 Lehua Street  
Pearl City, Hawaii

REGISTRATION NO. 715

**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 30, 1975  
Expires: July 30, 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 and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 30, 1974 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JUNE 25, 1975. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAWS, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 715, dated September 23, 1974, the Developer has prepared, assembled and forwarded additional information to the Commission.

respective apartment with which the same are conveyed upon the initial conveyance. The Developer and Lessee reserve the right, without the consent or joinder of anyone else having any interest in the Project to amend this Declaration or the condominium file plan one or more times in order to designate which parking stalls are appurtenant to the apartments as provided in the preceding sentence.

OWNERSHIP OF TITLE: Developer advises that the fee title to the property described in the Declaration for the Project is presently held by Hawaiian Trust Company, Limited, a Hawaii corporation, as Trustee under the Will and of the Estate of Edmund John Michael Austen, deceased, and as Trustee under that certain unrecorded Revocable Living Trust Agreement dated August 14, 1973, executed by Henriette E. Austen, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 9412, Page 199.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission an updated Preliminary Title Report dated May 1, 1975, issued by Security Title Corporation which discloses in addition to the encumbrances against title to the property described in the Preliminary Public Report dated September 23, 1974, the following:

1. Mortgage and Assignment dated September 17, 1974, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 696667, and also recorded in the Bureau of Conveyances of the State of Hawaii in Liber 10145, Page 385, in favor of FINANCE FACTORS, LIMITED, a Hawaii corporation, (also affects other property).

2. Mortgage and Security Agreement dated September 16, 1974, recorded in said Bureau of Conveyances in Liber 10145, Page 500, in favor of CITY BANK, a Hawaii corporation.

3. Undated Financing Statement recorded in said Bureau of Conveyances in Liber 10145, Page 536.

STATUS OF PROJECT: The Developer advises that the Project has been substantially completed.

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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 August 30, 1974, and additional material subsequently filed as of June 25, 1975.

THIS FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 715 filed with the Commission on August 30, 1974. This report, when reproduced,

This Final Public Report is made a part of the registration on the Lehua Nani condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers along 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 the condominium project and the issuance of this Final Public Report.

The Developer reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime, executed with By-Laws attached thereto, was recorded in said Bureau of Conveyances in Liber 10700, Page 290.

The approved Floor Plans showing the layout, location, apartment numbers, etc. have been designated Condominium File Plan No. 416 in said Bureau of Conveyances.

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

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 Regime.

5. This Final Public Report expires thirteen (13) months from the date of issuance, June 30, 1975, unless a Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report dated September 23, 1974, with the exception of LIMITED COMMON ELEMENTS, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE, and STATUS OF PROJECT has not been disturbed.,

LIMITED COMMON ELEMENTS: The Declaration states that certain parts of the common elements, therein called "limited common elements", are thereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

(a) One (1) or more parking stalls designated on said condominium file plan by a number shall be appurtenant to the

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  
ESCROW AGENT  
FEDERAL HOUSING ADMINISTRATION

REGISTRATION NO. 715  
June 30, 1975