

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
UNION PLAZA
1737 South Beretania Street
Honolulu, Hawaii

REGISTRATION NO. 1030

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: December 1, 1978
Expires: January 1, 1980

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION TO ESTABLISH A HORIZONTAL PROPERTY REGIME SUBMITTED ON AUGUST 25, 1978, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 20, 1978. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF THE INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on UNION PLAZA on October 4, 1978, Registration No. 1030, the Developer has forwarded additional information to the Commission that is deemed material to purchaser.

2. The Developer has submitted to the Commission all documents deemed necessary for registration of the condominium project and the issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and the approved Floor Plan previously filed in the office of the Real Estate Commission) have been recorded at the Bureau of Conveyances of the State of Hawaii. The Declaration with said By-Laws attached thereto is dated October 31, 1978 and recorded in Liber 13260, Page 706. The approved Floor Plan is designated as Condominium Map No. 576.
4. No advertising and promotional material has 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 514A of the Hawaii Revised Statutes 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, December 1, 1978, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Final Public Report is made a part of the registration on UNION PLAZA condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers, together with the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for both Horizontal Property Regimes Public Reports from each purchaser and prospective purchaser is also on the responsibility of the Developer.

The information in the topical headings ENCUMBRANCE AGAINST TITLE and STATUS OF PROJECT has been updated. The topical headings SALES AGENT has been added. All other topical headings have not been disturbed.

SALES AGENT

A brokerage agent dated November 8, 1978 filed with the Commission shows that Locations Incorporated, has been designated the exclusive sales agent for the project.

ENCUMBRANCES AGAINST TITLE: The Certificate of Title prepared by LONG & MELONE, LTD., dated November 3, 1978, shows that Title to the property is vested in TRANSWESTERN CORPORATION, subject however, to the following encumbrances:

1. Reservation of all mineral and metallic mines in favor of the State of Hawaii.
2. Mortgage and financing statement in favor of State Savings and Loan Association, a Hawaii corporation, dated September 15, 1978, and recorded at the Bureau of Conveyances in Honolulu in Liber 13177, Page 186.

3. Financing statement in favor of said State Savings and Loan Association, recorded at said Bureau in Liber 13177, Page 212.
4. The aforesaid Declaration of Horizontal Property Regime and the By-Laws attached thereto.
5. The aforesaid Condominium Map No. 576.
6. For any taxes that are due and owing, reference is made to the office of the Tax Assessor of the State of Hawaii, First Division.

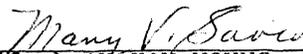
STATUS OF PROJECT:

Developer has advised the Commission that minor renovations to the building improvements of the project have been completed and fully paid for.

The purchaser or prospective purchaser should be cognizant of the fact that this Final Public Report represents information disclosed by the Developer in the required Notice of Intention submitted August 25, 1978, and additional information subsequently filed as of November 20, 1978.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1030 filed with the Commission on August 25, 1978.

This Report when reproduced shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white in color.



(for) AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION, STATE
OF HAWAII

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ESCROW AGENT

REGISTRATION NO. 1030
December 1, 1978