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
1145 DAVENPORT
1145 Davenport Street
Honolulu, Hawaii

REGISTRATION NO. 1249 (CONVERSION)

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: May 2, 1980
Expires: June 2, 1981

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 NOTICE OF INTENTION TO ESTABLISH A HORIZONTAL PROPERTY REGIME SUBMITTED ON FEBRUARY 19, 1980 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 28, 1980. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commissioner's Preliminary Public Report as Registration No. 1249, dated March 17, 1980, the Developer has forwarded to the Commission additional information reflecting changes that have been made in the documents or otherwise for the Project.

2. This Final Public Report amends the Commission's Preliminary Public Report, becoming a part of the registration on 1145 DAVENPORT condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report together with Disclosure Abstract (yellow paper stock). Securing a signed copy of the Receipt for same is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission all documents and materials deemed necessary by the Commission for the registration of this proposed condominium and the issuance of this Final Public Report.

4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the Real Estate Commission. The Declaration of Horizontal Property Regime, dated April 14, 1980, together with the By-Laws of the Association of Apartment Owners, have been recorded at the Bureau of Conveyances in Honolulu in Liber 14665, Page 744. The Registrar of Conveyances has designated the map for the project as Condominium Map No. 719.

5. No advertising material has been submitted pursuant to the rules and regulations promulgated by the Commission. The Developer advises the Commission that if the use of advertising and promotional material is contemplated, such material will be submitted to the Commission prior to public exposure thereof.

6. 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.

7. This Final Public Report automatically expires thirteen (13) months after date of issuance, May 2, 1980, 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 topical heading OWNERSHIP OF TITLE and ENCUMBRANCES AGAINST TITLE have been altered as follows. All other headings have not been disturbed.

OWNERSHIP. The Preliminary Title Report dated April 21, 1980, issued by LONG & MELONE, LTD. indicate that legal title to the land submitted to the Horizontal Property Regime is vested in FAMILEE VENTURES, a Hawaii limited partnership.

ENCUMBRANCES AGAINST TITLE. The Preliminary Title Report prepared by LONG & MELONE, LTD., dated April 21, 1980, shows that the property is subject to the following:

1. Mortgage in favor of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, a Hawaii corporation, dated July 16, 1973 and recorded at the Bureau of Conveyances in Liber 9315, Page 286.

2. Mortgage in favor of CHANG INCORPORATED dated April 11, 1980 and recorded at said Bureau in Liber 14664, Page 662.

3. The aforesaid Declaration of Horizontal Property Regime and the By-Laws attached thereto.

4. The aforesaid Condominium Map.

5. 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.

6. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

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 February 19, 1980, and additional information subsequently filed as of March 13, 1980.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1249 filed with the Commission on February 19, 1980.

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.

AH KAU YOUNG, 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. 1249
May 2, 1980