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

EDEN GARDENS II
60 North Kuakini Street
Honolulu, Hawaii

REGISTRATION NO. 1293

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: September 5, 1980
Expires: October 5, 1981

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 APRIL 16, 1980 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED SEPTEMBER 2, 1980. THE DEVELOPER, BY 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 Commission's Preliminary Public Report on Registration No. 1293 dated May 9, 1980, the Developer has forwarded additional information reflecting material changes which have been made in the documents and plans for the project. This Final Report reflects these changes and is made a part of the registration on EDEN GARDENS II Condominium Project.

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FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

EDEN GARDENS II
60 North Kuakini Street
Honolulu, Hawaii

REGISTRATION NO. 1147

IMPORTANT — Read This Report Before Buying

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1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 1293 dated May 9, 1980, the Developer has forwarded additional information reflecting material changes which have been made in the documents and plans for the project. This Final Report reflects these changes and is made a part of the registration on EDEN GARDENS II Condominium Project.

2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) were filed in the office of the recording officer on August 6, 1980. The Declaration of Horizontal Property Regime, together with By-Laws of the Association of Apartment Owners was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1025539 and the map for the project was designated as condominium map no. 429.

4. No advertising and promotional matters 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 514A, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.

6. This Final Report automatically expires thirteen (13) months after date of issuance, September 5, 1980, unless a Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

This Final Report reflects changes under the topical headings OWNERSHIP TO TITLE, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT. The Developer reports that the balance of the information in the Preliminary Report remains unchanged.

OWNERSHIP TO TITLE: A lien letter provided by ALOHA TITLE, CO., INC., dated August 6, 1980, indicates that the title to the land is now vested in TIMBERLAND DEVELOPMENT, INC., the Developer.

ENCUMBRANCES AGAINST TITLE: A lien letter provided by ALOHA TITLE CO., INC., dated August 6, 1980, identifies the following encumbrances on the land committed to the project:

(1) For real property taxes that may be due and owing, reference is made by the Tax Assessor, First Taxation Division.

(2) The covenant relative to the use of Lots 8, 9, 11 and 13, as set forth in that certain Deed dated October 6, 1917, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1375.

(3) The covenant relative to the use of Lot 7-B, as set forth in that certain Deed dated February 24, 1920, filed as Document No. 2113.

(4) Delineation of Easement for sanitary sewer purposes over and across Lot 11, as shown on Map 8, as set forth by Land Court Order No. 35055, filed May 5, 1972.

(5) Grant dated February 29, 1972, in favor of THE CITY AND COUNTY OF HONOLULU, filed as Document No. 580438.

(6) Unilateral Agreement for Conditional Zoning dated December 15, 1975, filed as Document No. 745622.

(7) The covenants, agreements, obligations, conditions, easements and other provisions set forth in that certain Declaration of Horizontal Property Regime of "EDEN GARDENS II", dated April 15, 1980, filed as Document No. 1025539, (Condominium Map No. 429), and the By-Laws attached thereto.

(8) Declaration of Restrictive Covenants (Private Park) dated August 4, 1980, filed as Document No. 1025540.

(9) Mortgage, Security Agreement and Financing Statement dated August 6, 1980, made by TIMBERLAND DEVELOPMENT, INC., a Hawaii corporation, to GECC FINANCIAL CORPORATION, a Hawaii corporation, as Secured Party, filed as Document No. 1022541.

(10) Security Agreement dated August 6, 1980, between TIMBERLAND DEVELOPMENT, INC., a Hawaii corporation, as Debtor, and GECC FINANCIAL CORPORATION, a Hawaii corporation, as Secured Party, filed as Document No. 1022542.

(11) Financing Statement made by TIMBERLAND DEVELOPMENT, INC., to GECC FINANCIAL CORPORATION, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 14904 at Page 33.

STATUS OF PROJECT: The Developer has advised the Real Estate Commission that construction of the building commenced on or about August 4, 1980, and the estimated completion date is in January, 1981.

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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 April 16, 1980, and additional information submitted as of September 2, 1980.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1293 filed with the Commission on April 16, 1980.

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.

G. A. "RED" MORRIS, 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. 1293

Date: September 5, 1980

Inter-Office Memo

State of Hawaii

PROFESSIONAL & VOCATIONAL LICENSING DIVISION

To ALL CONCERNED Date October 15, 1980

From Real Estate Commissio Time

Subject EDEN GARDENS II - Registration No. 1293

An error in the registration number for the above named project has been made on the Final Public Report issued September 5, 1980. The correct number is 1293.

Kindly substitute the enclosed pages 1 and 2 to the copy of the public report disseminated to you earlier.

Thank you.....

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