

# 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

OHANA KEWALO  
1508 Kewalo Street  
Honolulu, Hawaii

REGISTRATION NO. 1430 (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.

#### SPECIAL ATTENTION

Issued: February 17, 1982  
Expires: March 17, 1983

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 JUNE 1, 1981, AND INFORMATION SUBSEQUENTLY SUBMITTED AS OF FEBRUARY 4, 1982. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON THE PROJECT, 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 of July 28, 1981, the Developer reports that changes have been made to the Project. This Final Public Report amends the Preliminary Public Report becoming a part of the OHANA KEWALO registration.
2. The Developer of the Project has filed all documents deemed necessary by the Commission for the registration of the condominium project and the issuance of this Final Public Report.

3. The Developer reports that the Declaration of Horizontal Property Regime dated November 19, 1981, with the Bylaws of the Association of Apartment Owners annexed thereto, has been recorded in the Bureau of Conveyances of the State of Hawaii in Book 15996 at Page 66. The approved floor plans have also been filed in said Bureau and designated as Condominium File Plan No. 830. The First Amendment of Declaration of Horizontal Property Regime was filed in the Bureau of Conveyances of the State of Hawaii in Book 16035 at Page 106.
4. No advertising or promotional matter 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, as amended, and the Rules and Regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Final Public Report expires thirteen (13) months after the date of issuance, February 17, 1982, unless a Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective date of this report.
7. This Final Public Report is made a part of the registration of the OHANA KEWALO condominium project. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) together with the Preliminary Public Report (yellow paper stock) and updated Disclosure Abstract in the hands of all purchasers and securing a signed copy of the receipt therefor.

The information in the topical headings DESCRIPTION OF PROJECT, COMMON ELEMENTS, ENCUMBRANCES AGAINST TITLE, PURCHASE MONEY HANDLING, MANAGEMENT AND OPERATION and STATUS OF PROJECT have been altered as follows. Information disclosed in the remaining topical headings have not been disturbed.

DESCRIPTION OF PROJECT: The Apartments in the Project will not be furnished with disposals and curtains as indicated in the Preliminary Public Report, and all references to such disposals and curtains are therefore hereby deleted. The balance of the information contained in this topical heading has not been changed.

COMMON ELEMENTS: Subparagraph (b) is hereby amended to include gas heaters as part of the common elements. The balance of the information contained in this topical heading has not been changed.

ENCUMBRANCES AGAINST TITLE: A Preliminary Report dated January 26, 1982, issued by Title Guaranty of Hawaii, Inc., states that

title to the property is subject to the following encumbrances:

1. For any taxes that may be due and owing and a lien on the land, reference is made to the Office of the Tax Assessor, First Division, City and County of Honolulu, Hawaii.

2. Restrictive covenant contained in Deed dated December 13, 1911, recorded in Liber 350 at Page 491, to wit:

"That no malt, vinous, spirituous or intoxicating liquors of any kind shall ever be sold or exposed for sale or manufactured on the granted premises or any part hereof."

3. The restrictions, conditions, reservations, easements and other provisions set forth in Declaration of Horizontal Property Regime dated November 19, 1981, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15996 at Page 66, and the Bylaws attached thereto. (Project covered by Condominium File Plan No. 830.)

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

PURCHASE MONEY HANDLING: The Developer will offer prospective purchasers the option of purchasing the Apartments by way of Agreement of Sale. Those purchasers who wish to have this option may be required to execute an Addendum to the Deposit Receipt and Sales Contract. A specimen form of Addendum and Agreement of Sale are on file in the Office of the Real Estate Commission, and a prospective purchaser should carefully examine the form of Sales Contract, the Escrow Agreement, the Addendum and the Agreement of Sale to determine the time for and the amount of the installment payments on the purchase price and his obligations to pay the closing costs.

MANAGEMENT AND OPERATION: An initial managing agent has been selected by the Developer for the management of the Project. A Management Agreement, dated September 22, 1981, has been entered into with Tropic Shores Realty, Ltd., and a copy of the Agreement is on file in the Office of the Real Estate Commission.

STATUS OF PROJECT: All construction and renovation work to the Project has been completed. By letters dated November 2, 1981 and November 27, 1981, the Building Department of the City and County of Honolulu has certified that the Project meets all housing code requirements and that no variances or special permits have been granted to allow deviations from any applicable codes.

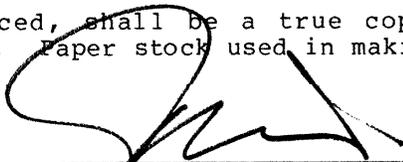
By signing the receipt for this Final Public Report, the purchaser will be deemed to have agreed to all of the changes described in this Report.

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The purchaser and prospective purchasers should be cognizant

of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted June 1, 1981, and additional information subsequently submitted February 4, 1982.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1430 filed with the Commission on June 1, 1981.

The report, when reproduced, shall be a true copy of the Commission's Public Report. Paper stock used in making facsimiles must be white.



G. W. "RED" MORRIS, Chairman  
Real Estate Commission  
State of Hawaii

Distribution:

Department of Finance  
Bureau of Conveyances  
Planning Department,  
City and County of Honolulu  
Escrow Agent  
Federal Housing Administration

Registration No. 1430

February 17, 1982.