

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**SUPPLEMENTARY  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

ON

OHANA KEWALO  
1508 Kewalo Street  
Honolulu, Hawaii

(Registration for Apartment Nos. 101A, 102A, 102B,  
103A, 103B, 104A, 104B, 201B, 202A, 202B, 203A,  
203B, 204A, 205A, 301A, and 302A only)

REGISTRATION NO. 1430

**This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated July 28, 1981 and February 17, 1982 issued by the Real Estate Commission on the above 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 11, 1985  
Expires: September 17, 1985

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 ADDITIONAL INFORMATION SUBSEQUENTLY FILED BY THE DEVELOPER AS OF FEBRUARY 7, 1985. THE DEVELOPER, BY SUBMITTING INFORMATION DATA REGARDING MATERIAL CHANGES IN 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 and Final Public Report of December 17, 1982, on OHANA KEWALO, Registration No. 1430, the Developer reports that certain changes have been made in

the information which was presented in the previous Public Reports.

The originally Developer, Honofed Development Corp., a Hawaii corporation, has conveyed 16 apartments of the 18 apartments in the project to HFSL Corp., a Hawaii corporation. THIS SUPPLEMENTARY PUBLIC REPORT IS ISSUED ONLY WITH RESPECT TO THOSE APARTMENTS LISTED ON PAGE 1 OF THIS PUBLIC REPORT AND WILL BE DISTRIBUTED TO PURCHASERS FOR INFORMATION PURPOSES ONLY.

2. This Supplementary Public Report amends the Preliminary and Final Public Reports issued by the Commission, and is made a part of the OHANA KEWALO registration. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock), in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary Public Report (yellow paper stock), Final Public Report (white paper stock) and updated Disclosure Abstract of December 6, 1984 and for securing a signed copy of the receipt therefor.

3. The Developer has submitted to the Commission for examination all documents necessary for the issuance of this Supplementary Public Report.

4. No advertising or promotional materials have been submitted to the Commission 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 Supplementary Public Report for the Project will expire on September 17, 1985, unless the Commission, upon review of the registration, issues an order extending the effective period for such report.

The information in the Preliminary Public Report under the topical headings DEVELOPER, LIMITED COMMON ELEMENTS and OWNERSHIP OF TITLE and the Final Public Report under ENCUMBRANCES AGAINST TITLE and MANAGEMENT AND OPERATION have been amended as follows:

DEVELOPER: Honofed Development Corp, the original developer of the Project, has conveyed to HFSL Corp. a Hawaii corporation, all of its right, title and interest in and to all of the remaining unsold apartments in the Project (Apartment Nos. 102A, 103A, 204A, 102B, 103B, 104B, 203B, 302A, 101A, 104A, 202A, 203A, 205A, 301A, 201B and 202B). HFSL Corp. is a sister corporation of Honofed Development Corp. The address of HFSL Corp. is 188 Merchant Street, Honolulu, Hawaii 96813 (telephone no. (808) 546-8587). The officers and directors of HFSL Corp. are:

William Mendel Borthwick, Jr.	Kenneth S. Fujinaka
President/Director	Treasurer

Michael A. Arashiro  
Vice President

William M. Swope  
Director

Gary H. Okimoto  
Secretary

Harvey Wilson  
Director

All references to "developer" or "seller" in the Preliminary and Final Public Reports shall therefore mean and refer to HFSL Corp.

LIMITED COMMON ELEMENTS: As a result of the Second and Third Amendments to the Declaration of Horizontal Property Regime, Apartment 103A has been assigned parking stall no. 6 and Apartment 101B has been assigned parking stall no. 5. All other parking assignments remain unchanged.

OWNERSHIP OF TITLE: A Policy Title issued by Lawyers Title Insurance Corporation dated December 27, 1984 confirms that title to the land and improvements is held by HFSL Corp., a Hawaii corporation, the present Developer.

ENCUMBRANCES AGAINST TITLE: Said Policy Title dated December 27, 1984 reports the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the Department of Finance, City and County of Honolulu.
2. Title to all mineral and metallic mines reserved to the State of Hawaii.
3. 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."
4. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations on title, and all other provisions contained in or incorporated by reference in the Declaration of Horizontal Property Regime and Bylaws attached thereto dated November 19, 1981, recorded in the Bureau of Conveyances in Book 15996, Page 66, as amended, Condominium File Plan No. 830; and any instrument creating the estate or interest herein set forth; and in any other allied instrument referred to in any of the instruments aforesaid.
5. Covenant contained in Apartment Deed dated December 14, 1984, recorded in the Bureau of Conveyances in Book 18326, Page 570.

6. AS TO APARTMENT NO. 102B:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a Hawaii  
corporation  
Vendee(s): Wendell E. Hoshino, D.D.S., a  
Professional Corporation  
Dated: March 19, 1982

Recorded in the Bureau of Conveyances in Book  
16225, Page 557.

Consideration: \$61,100.00

(2) SUB-AGREEMENT OF SALE

Sub-Vendor(s): Wendell E. Hoshino, D.D.S., a  
Professional Corporation  
Sub-Vendee(s): Masaru Hamakawa and Miriam Hamakawa,  
husband and wife, as Tenants by  
the Entirety  
Dated: April 13, 1963

Recordation in the Bureau of Conveyances in Book  
16976, Page 542.

Consideration: \$70,000.00

7. AS TO APARTMENT NO. 104B:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a Hawaii  
corporation  
Vendee(s): Jeffrey T. Muraoka, unmarried  
Dated: March 19, 1982

Recorded in the Bureau of Conveyances in Book  
16225, Page 574.

Consideration: \$63,700.00

8. AS TO APARTMENT NO. 103A:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a Hawaii  
corporation  
Vendee(s): Francis Y. Kuroiwa, husband of  
Marie E. Kuroiwa  
Dated: March 22, 1982

Recorded in the Bureau of Conveyances in Book  
16228, Page 122.

Consideration: \$51,380.00

9. AS TO APARTMENT NO. 103B:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a Hawaii  
corporation  
Vendee(s): Robert A. Peters, unmarried  
Dated: March 22, 1982

Recorded in the Bureau of Conveyances in Book  
16228, Page 178.

Consideration: \$61,100.00

(2) SUB-AGREEMENT OF SALE

Sub-Vendor(s): Robert A. Peters, unmarried  
Sub-Vendee(s): Dennis Arthur Finnegan, Jr.,  
unmarried  
Dated: September 30, 1983

Recorded in the Bureau of Conveyances in Book  
17362, Page 123.

Consideration: \$70,000.00

10. AS TO APARTMENT NO. 203B:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a  
Hawaii corporation  
Vendee(s): Leo Erwin Berreth and Eleanore  
Lyle Berreth, husband and wife,  
as Tenants by the Entirety  
Dated: March 24, 1982

Recorded in the Bureau of Conveyances in Book  
16235, Page 42.

Consideration: \$53,800.00

11. AS TO APARTMENT NO. 302A:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a Hawaii  
corporation  
Vendee(s): Tomiko Ikuta, unmarried, and Karen  
K. Shimizu, wife of Richard Shimizu,  
as Joint Tenants  
Dated: March 31, 1982

Recorded in the Bureau of Conveyances in Book  
16248, Page 772.

Consideration: \$81,500.00

12. AS TO APARTMENT NO. 301A:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a Hawaii  
corporation  
Vendee(s): Marvin M. Yamashiro  
Dated: July 14, 1983

Recorded in the Bureau of Conveyances in Book  
17179, Page 713.

Consideration: \$86,000.00

(2) LIS PENDENS

Filed June 27, 1984 in the First Circuit Court,  
State of Hawaii with Civil No. 83284, Honofed  
Development Corp. vs. Marvin M. Yamashiro, et al.  
Dated: June 20, 1984

Recorded in the Bureau of Conveyances in Book  
17991, Page 397. Suit to cancel and/or foreclosure  
foregoing Agreement of Sale.

13. AS TO APARTMENT NO. 102A:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a Hawaii  
corporation  
Vendee(s): Helen Kaalakea  
Dated: October 7, 1983

Recorded in the Bureau of Conveyances in Book  
17369, Page 480.

Consideration: \$49,100.00

14. AS TO APARTMENT NO. 204A:

(1) AGREEMENT OF SALE

Vendor(s): Honofed Development Corp., a Hawaii  
corporation  
Vendee(s): Glen Kenichi Gokan  
Dated: March 16, 1984

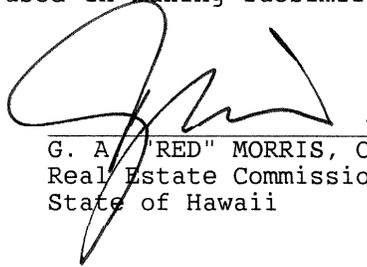
Recorded in the Bureau of Conveyances in Book  
17726, Page 725.

Consideration: \$51,000.00

MANAGEMENT AND OPERATION. The current Managing Agent for  
the Project is D. M. Carter & Associates, Inc. D.M. Carter  
& Associates, Inc. is the successor in interest of Tropic  
Shores Realty, Ltd., the original managing agent for the  
Project. D.M. Carter & Associates, Inc. acquired all of  
Tropic Shores Realty, Ltd.'s property management accounts.

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The purchaser and prospective purchaser should be cognizant of the fact that this public report represents additional information filed with the Commission as of February 7, 1985.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1430 filed with the Commission on June 1, 1981. This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimilies must be pink in color.



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

Distribution:

Department of Finance  
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Planning Commission,  
City and County of Honolulu  
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Registration No. 1430

February 11, 1985