

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
1111 KILIMANJARO STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
250 OHUA  
250 Ohua Avenue  
Honolulu, Hawaii

REGISTRATION NO. 244

### 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 12, 1969

Expires: January 12, 1971

#### 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED TO THE COMMISSION ON DECEMBER 17, 1968 AND ADDITIONAL INFORMATION SUBSEQUENTLY SUBMITTED AS OF DECEMBER 8, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Report on Registration No. 244 dated February 3, 1969, the Developer has prepared, assembled and forwarded additional information. The Final Public Report is made a part of the registration on 250 Ohua 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 (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Public Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Report.
3. The Developer, under date December 8, 1969, reports that the basic documents have been filed in the office of the recording officer. The Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, was filed October 20, 1969 in the Office of the Assistant Registrar of the Land Court as Land Court Document No. 486580. Condominium Map No. 86 showing the layout, location, apartment numbers, etc., was also filed in the Office of the Assistant Registrar on October 20, 1969.
4. Advertising and promotional matter 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 514, Hawaii Revised Statutes, and the Rules and Regulations promulgated thereunder which relate to the Horizontal Property Act.
6. This Final Public Report expires thirteen (13) months from date of issuance on December 12, 1969 unless a supplementary report is published or the Commission upon review of the Regulation issues an order extending the effective period of this report.

The information in the Commission's Preliminary Public Report under the topical headings of ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT has been amended. Information disclosed in the remaining topical headings has not been disturbed.


ENCUMBRANCES AGAINST TITLE: Developer has submitted title report dated December 1, 1969 by Title Guaranty of Hawaii which discloses that as of November 24, 1969 there is no additional encumbrance or lien since the issuance of the Commission's Preliminary Public Report except the following: Declaration of Horizontal Property Regime of 250 Ohua dated September 5, 1969 and filed as Land Court Document No. 486580. Map covering same is filed as Condominium Map No. 86. Mortgage dated August 12, 1969 executed by Tudor Engineering Company as Mortgagor in favor of The Mortgage Investment Group as Mortgagee in the sum of \$3,600,000.00 filed as Land Court Document No. 482083 affecting that certain lease dated November 26, 1968 filed as Document No. 460696 as supplemented by Document No. 464542 and amended by Document No. 482081. All of said documents are noted on Transfer Certificate of Title No. 4817 issued to Valentine Spitzer Lewis.

STATUS OF PROJECT: building contract was executed on August 8, 1969 by and between Tudor Engineering Company as "Owner" and Charles Pankov Associates, as "Contractor." Evidence of a performance bond of 100 percent of the cost of construction has been filed with the Commission. The Developer has advised the Commission construction began on September 3, 1969, and it is anticipated that the building will be completed and ready for occupancy by September 10, 1970.

-----  
 The purchaser or prospective purchaser should be cognizant of the fact that the published report represents information disclosed by the Developer in the required Notice of Intention submitted December 17, 1968 and additional information filed with the Commission as late as December 8, 1969.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 244 filed with the Commission on December 17, 1969

The report, when reproduced, shall be a true copy of the Commission's public report.  
The paper stock used in supplying facsimilies shall be white.

  
HERBERT S. ISONAGA, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

REB:km

Distribution:  
DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

December 12, 1969  
Registration No. 244

