

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
OHUALANI
320 Ohua Street
Honolulu, Hawaii

REGISTRATION NO. 258

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: June 30, 1969

Expires: July 30, 1970

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 FEBRUARY 19, 1969 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS JUNE 24, 1969. THE DEVELOPER, BY 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 Public Report on Registration No. 258 dated April 22, 1969, the Developer has prepared, assembled and forwarded additional information to that filed in the February 19, 1969 submittal. This Final Public Report is made a part of the registration on the Ohualani 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 Property 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 issuance of this Final Public Report.
3. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. Construction of the building was completed in August of 1968, and since late 1968 the apartment units have been occupied by rental tenants.
5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed December 18, 1968, together with the By-Laws of Association of Apartment Owners, was filed in the Land Court, State of Hawaii, on May 7, 1969, as Document No. 472450. The Registrar has designated Condominium Map No. 74 to the project on May 7, 1969, by Land Court Order No. 29990.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 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 the date of issuance, June 30, 1969, 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 disclosed in the Commission's Preliminary Public Report of April 22, 1969 in the topical heading of Encumbrances Against Title has been amended. Information disclosed in the remaining topical headings have not been disturbed.

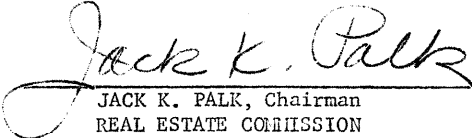
ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of a continuation of search of title dated June 23, 1969, prepared by Title Guaranty of Hawaii, Inc. Said report certifies that the abstractor has examined the records from and including February 10, 1969 (the date of the Lien Letter Report submitted February 18, 1969) and find no other or further liens or encumbrances against title, save and except the following:

Declaration dated December 18, 1968, filed as Land Court Document No. 472450 made by George Kiyoshi Yamashiro submitting the land to the horizontal property regime. Condominium Map No. 74 showing lay-out, location, etc. set forth by Land Court Order No. 29990, filed May 7, 1969. Real Property Taxes for the second half of the year 1969 was due June 10, 1969. (As the credits of the Office of the Tax Assessor have not been posted to date, it is possible that the 2nd installment has been paid.)

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted February 19, 1969, and information subsequently filed as late as June 24, 1969. The information disclosed in the Commission's Preliminary Public Report of April 22, 1969 should be carefully reviewed by purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 258 accepted by the Commission on February 17, 1969.

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.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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June 30, 1969
Registration No. 258