

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
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FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
PACIFIC VILLAGE
Kalauao, Ewa, Oahu
State of Hawaii

REGISTRATION NO. 294

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: October 16, 1969
Expires: November 16, 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 AUGUST 1, 1969 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS OCTOBER 15, 1969. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS 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. 294 dated October 10, 1969, the Developer has prepared, assembled and forwarded additional information to that filed in the August 1, 1969 submittal. This Final Public Report is made a part of the registration on the PACIFIC VILLAGE 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. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. 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 recorded in the Bureau of Conveyances.

The Declaration of Horizontal Property Regime, executed October 1, 1969, together with the By-Laws of Association of Apartment Owners, was recorded in the Bureau of Conveyances in Liber 6710, Pages 437 to 475. The Bureau has designated Condominium File Plan No. 150 to the project on October 6, 1969.
5. 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.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, October 16, 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 Developer has advised the Commission that the Reservation Agreement, Deposit Receipt & Contract and Apartment Lease have been revised.

Paragraph (e) (1) on Page 3 has been added to the new Reservation Agreement, Deposit Receipt & Contract to provide for the payment of the balance of the purchase price at closing.


The revised Apartment Lease contains the following encumbrance on Page 3 which affects the common elements:

"SUBJECT also to Easement 15, area 1239 square feet, and Easement 29, area 17,074 square feet, for temporary construction purposes pursuant to Civil No. 26800 re: Interstate Highway, Federal Aid Project No. I-H1-1(16), filed in the First Circuit Court of Hawaii".

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 August 1, 1969, and information subsequently filed as late as October 15, 1969. The information disclosed in the Commission's Preliminary Public Report of October 10, 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. 294 filed with the Commission August 1, 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.


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

REB:km

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Registration No. 294
October 16, 1969