

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

FOUR FORTY FOUR NAHUA
444 NAHUA STREET
Honolulu, Hawaii
REGISTRATION NO. 707

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 9, 1974

Expires: January 9, 1976

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 31, 1974, AND INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 18, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of August 28, 1974, on FOUR FORTY FOUR NAHUA, Registration No. 707, the Developer reports that certain changes have been made in the project.

This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), and is

made a part of the registration of the FOUR FORTY FOUR NAHUA condominium project. The Developer has the responsibility of placing a true copy of the Final Public Report in the hands of all purchasers and prospective purchasers, and of securing from each purchaser and prospective purchaser a signed receipt signifying that he has had an opportunity to read both reports.

2. The Developer of said project has filed all documents and material deemed essential by the Commission for the registration of this proposed condominium project and the issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime and By-Laws of the Association of Apartment Owners of FOUR FORTY FOUR NAHUA) were executed on October 29, 1974, and were filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 700518 and noted on Transfer Certificate of Title No. 169,915. A copy of the floor plans has been filed as Condominium Map No. 232 in said Registry Office.
4. Advertising and 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 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, December 9, 1974, unless a Supplementary Public Report issues, or the Commissioner, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report has not been changed, with the exception of the following headings: DEVELOPER, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE, and STATUS OF PROJECT.

NAME OF PROJECT: FOUR FORTY FOUR NAHUA

DEVELOPER: HASEGAWA KOMUTEN (USA), INC., a Hawaii corporation, has changed its principal place of business and post office address to Suite 207, Design Center, 505 Ward Avenue, Honolulu, Hawaii 96814. The officers of the corporation remain the same.

OWNERSHIP OF TITLE: HASEGAWA KOMUTEN (USA), INC., a Hawaii corporation is the fee owner of the subject property. A copy of a Lien Letter Report dated July 18, 1974, and Preliminary Report dated November 4, 1974, issued by Title Guaranty of Hawaii Incorporated certify that the fee simple title to the land, LOT 1, area 23,426, (being a consolidation of Lots 26-A-1, 26-A-3, 26-A-4 and 3-A-1-A) is vested in said Hasegawa Komuten (USA), Inc., by Land Court Transfer Certificate of Title No. 169,915.

ENCUMBRANCES AGAINST TITLE: Title Guaranty of Hawaii Incorporated's Preliminary Report dated November 4, 1974, notes the following encumbrances against the property.

1. Real property taxes for the fiscal year July 1, 1974 - June 30, 1975, are due and owing, and now a lien. Taxes have been fully paid up to and including June 30, 1974.

2. A Grant in favor of Hawaiian Electric Company, Inc., dated July 7, 1936, granting an easement for utility purposes, and filed as Land Court Document No. 36504.

3. Delineation of easement for sanitary sewer purposes situate on the Northerly portion of Lot 1 as shown on Map 24 of Land Court Application No. 571 (amended) and Map 1 of Land Court Consolidation No. 131, as set forth by Land Court Order No. 26549, filed December 14, 1966; said Easement was granted to the City and County of Honolulu by Grant dated November 16, 1966, and filed as Land Court Document No. 406471.

4. Delineation of Easement for sanitary sewer purposes situate along the Northerly portion of Lot 1 as shown on Map 27 of said Land Court Application No. 571 (amended) and Map 1 of said Land Court Consolidation No. 313, as set forth by Land Court Order No. 27245, filed July 7, 1967; said Easement was granted to the City and County of Honolulu by Grant dated May 24, 1967, and filed as Land Court Document No. 420404.

5. The restrictive covenant as set forth in Deed dated June 28, 1927, and filed as Land Court Document No. 13255, made by Guardian Trust Company, Limited, a Hawaiian corporation, "Grantor", to International Trust Company, Limited, "Grantee", to-wit:

"And the Grantee, in consideration of the premises hereby for itself, its successors and assigns, covenants and agrees with the Grantor, its successors and assigns, that at no time hereafter will it or its successors or assigns, erect or place or allow any other person to erect or place any building or structure or any part thereof, except a boundary fence or wall not more than three (3) feet high on any portion of said Lot Twenty-Six-A (26-A) of Land Court Application No. 571 (amended), within ten (10) feet of the boulevard seventy-five (75) feet in width, which forms the North-easterly boundary of said Lot Twenty-Six-A (26-A)."

6. The restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions and other provisions set forth in Declaration of Horizontal Property Regime dated October 29, 1974, and filed as Land Court Document No. 700518, and the By-Laws attached thereto as the same are or may hereafter be amended in accordance with law, said Declaration or said By-Laws. (Project covered by Condominium Map No. 232).


STATUS OF PROJECT: The Developer advises the Real Estate Commission that the construction of the project will commence not later than December 15, 1974 (estimated) and will be completed on or about July 15, 1976.

The purchaser or prospective purchaser shall be cognizant of the fact that this public report represents information disclosed by

the Developer in the required Notice of Intention submitted July 13, 1974, and information subsequently filed as of November 18, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 707 filed with the Commission on July 13, 1974.

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



(FOR) DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCE
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 707

December 9, 1974