

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

CITRON VILLA
1717 Citron Street
Honolulu, Hawaii

REGISTRATION NO. 829

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: February 28, 1977
Expires: March 28, 1978

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 DECEMBER 11, 1975 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 23, 1977. 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, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 829 dated January 13, 1976, the Developer has forwarded additional information reflecting material changes which have been made in the documents and plans for the project. This Final Report reflects these changes and shall be made a part of CITRON VILLA Condominium Project.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
3. 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 on March 15, 1976. The Declaration of Horizontal Property Regime, together with By-Laws of Association of Apartment Owners was filed with the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 757036, and noted on Transfer Certificate of Title No. 180,490, and also recorded in the Bureau of Conveyances of the State of Hawaii in Liber 11293 at Page 289. The Registrar of Conveyances has designated the map for the project as Condominium Map No. 275 and Condominium File Plan No. 452. Said Declaration and By-Laws were amended by instrument dated November 15, 1976, filed as Document No. 803038, and noted on said Transfer Certificate of Title No. 180,490, and also recorded in Liber 11984 at Page 177.
4. Advertising and promotional matters 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 Horizontal Property Regime.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, February 28, 1977 unless a Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers along with a true copy of the Preliminary Public Report (yellow paper stock). Securing a signed copy of the receipt for both reports is also the responsibility of the Developer.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report identifies the following encumbrances on the land committed to the project:

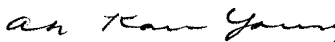
1. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 5704.
2. Designation of Easement A across Lot 74, as shown on Map 7, as set forth by Land Court Order No. 45482, filed September 23, 1976.
3. For any taxes that are due and owing and a lien on the land, reference is hereby made to the Office of the Tax Assessor, First Division.
4. Condominium Map No. 275, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, filed on March 15, 1976; Condominium Map No. 452, filed in the Bureau of Conveyances of the State of Hawaii, filed on March 15, 1976.
5. The covenants, agreements, obligations, conditions and other provisions set forth in Declaration Submitting Property to the Horizontal Property Regime dated December 2, 1975, filed as Document No. 757036, and also recorded in Liber 11293 at Page 289, and the By-Laws attached thereto.
6. Financing Statement dated November 18, 1976 recorded on December 9, 1976 in Liber 11863 at Page 501.
7. Real Property Mortgage and Financing Statement dated November 18, 1976, filed as Land Court Document No. 793174 and also recorded on December 9, 1976 in Liber 11863 at Page 510, made by George K. Yamashiro, Hideo Johiro, and Isaac I. Nonaka, as Mortgagors, to Honolulu Federal Savings & Loan Association, as Mortgagee.

STATUS OF PROJECT: The Developer advises the Real Estate Commission that the building is estimated to be completed August, 1977.

The purchaser or prospective purchaser should be cognizant of the fact that this Final Public Report represents information disclosed by the Developer in the required Notice of Intention submitted December 11, 1975, and additional information submitted as of February 9, 1977.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 829 filed with the Commission on December 11, 1975.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white.



AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII