

REAL ESTATE COMMISSION
Department of Commerce and Consumer Affairs
State of Hawaii
335 Merchant Street, Room 333
Honolulu, Hawaii 96813

NOTICE OF INTENTION

Date MAY 19 2004

Reg. No. _____

(For office use only)

Condominium Project: Ewa Oceanside

Project Address: 91-069 Fort Weaver Road

Ewa Beach, Hawaii 96706

Tax Map Key: (1) 9-1-005:011

Fee Simple Leasehold Fee Simple Apartment/Leasehold Underlying Land

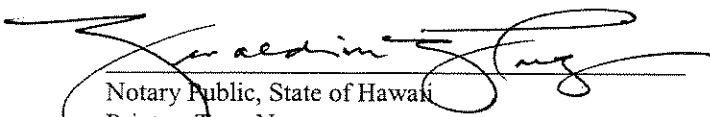
In accordance with the provisions of Section 514A-31, HRS, the undersigned gives notice to the State of Hawaii, Real Estate Commission, of the developer's intention to sell the condominium apartments hereinafter described.

Smith/Foti Development Limited Partnership, being duly sworn, deposes and says:
(Print Name of Developer)

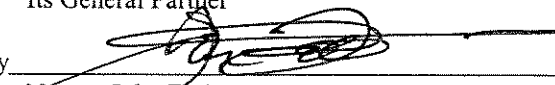
That the statements contained herein and the documents submitted herewith are full, true and complete and that he/she is the developer of the condominium project described herein, or that he/she is the officer or agent authorized by the developer to complete the accompanying questionnaire.

Subscribed and sworn to before me this 19th day
of MAY, 2004.

SMITH/FOTI DEVELOPMENT LIMITED PARTNERHIP,
a Hawaii limited partnership


Notary Public, State of Hawaii
Print or Type Name: GERALDINE TEVES
My commission expires: JULY 20, 2007

By SMITH/FOTI DEVELOPMENT, INC.
Its General Partner

By 
Name: John Foti
Title: Vice President

L.S.

If "no," why is this project not subject to the requirements?

The project does not contain "covered multifamily dwellings", as that term is defined in 24 C.F.R. §100.201

6. Architect/Engineer:

Name	Address	Hawaii Reg. No.
<u>James Matichuk</u>	<u>1025 Loho Street, Kailua, HI 96734</u>	<u>6533</u>

7. Contractor:

Name	Address	Hawaii Reg. No.
<u>Not Applicable.</u>		

8. Bond(s):

Type	Amount	Surety	Obligee(s)	Coverage
<u>Not Applicable.</u>				

9. Sales to Owner-Occupants:

- a. Is the project developed pursuant to section 46-15 or 46-15.1, or chapters 53, 201E, 206, 356 or 359?
[] Yes [X] No
- b. Is the project developed pursuant to an affordable housing condition or provision imposed by a state or county governmental agency? [] Yes [X] No
- c. Does the developer intend to sell or has the developer sold the project to a spouse or family members related by blood, descent or adoption? [] Yes [X] No
- d. Does the developer plan to construct or convert to condominium status two or fewer apartments?
[] Yes [X] No

10. Title (Title insurance, abstract, certificate, others);

- a. Type: Preliminary Title Report
- b. Name of firm who issued certificate: Old Republic Title & Escrow of Hawaii
- c. Date issued (not more than 60 days old at time of filing): April 23, 2004

11. Financing:

Do you have a program of financing the project, including any financing commitment? [] Yes [X] No

If so, with whom? _____

12. Escrow/Depository or Clients' Trust Account:

Name of Escrow/Depository: Old Republic Title & Escrow of Hawaii

Address: 733 Bishop Street, Suites 2600 and 2700, Honolulu, Hawaii 96813

13. Is the developer affiliated with or does the developer have a financial interest with the subject condominium project's real estate broker, escrow company, general contractor, condominium managing agent or attorney?

[] Yes [X] No

If so, please describe the affiliation or financial interest, in detail, on a separate exhibit.