



REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
PUNAHALA APARTMENTS
1615 Wilder Avenue
Honolulu, Hawaii

REGISTRATION NO. 103

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.

December 29, 1965

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

1. Since the issuance of the Commission's Preliminary Report on Registration No. 103 dated November 5, 1965, the Developer has prepared and submitted additional information to that filed under the Notice of Intention received by the Commission August 2, 1965. This Final Report is made a part of the registration and is the document the Developer must give to all purchasers or prospective purchasers of apartments.
2. The Developer reports that the Declaration of Horizontal Property Regime dated July 1, 1965, with the required By-Laws attached, was recorded in the Bureau of Conveyances, State of Hawaii, in Liber 5201, page 384. Floor plans certified to by the architect for the project have also been filed in the office of the recording officer.
3. The Developer, cognizant of the Commission's requirement that construction of the building shall not commence until satisfactory

evidence is presented to this regulatory body that there are sufficient funds to cover all costs involved in completing the project has, under date December 1, 1965, complied with this condition. The Commission consents to the Developer commencing construction of the project.

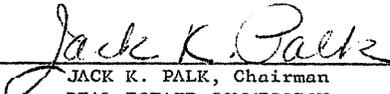
4. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, which relates to Horizontal Property Regimes.

INTEREST TO BE CONVEYED PURCHASER:

The purchaser or prospective purchaser shall take notice of a minor change in the common interest to be conveyed. Under date December 3, 1965, the Developer notes that the common interest, as shown on page 5 of the Declaration originally submitted to the Commission, has been changed as follows:

The 2-bedroom units each has 1.964% (instead of 1.965%) and the 3-bedroom units each has 2.502% (instead of 2.5%).

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 103 dated November 5, 1965.



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

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION