



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
THE KAHALA BEACH
4999 Kahala Avenue
Honolulu, Hawaii

REGISTRATION NO. 123

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.

April 26, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that certain 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. 123 dated February 11, 1966, the Developer has prepared and forwarded additional information to that filed in the submittal of December 15, 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, under date April 25, 1966, reports that the basic condominium documents have been filed in the office of the recording officer.

The Master Lease, Declaration of Horizontal Property Regime with By-Laws of the Association of Apartment Owners attached, and the floor plans and drawings were recorded in the Bureau of Conveyances and filed in the Office of the Assistant Registrar of the Land Court on April 20, 1966.

The recording data on these documents are as follows:

Land Court Document No. 388057
Land Court Map No. 31
Liber 5308, Page 497
Bureau of Conveyances File Plan No. 67

3. The Developer, under a communication dated April 18, 1966, has advised the Commission of minor changes in information detailed in the February 11, 1966 Preliminary Report:

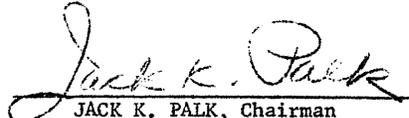
Change 229 parking stalls to 227 parking stalls.

Provisions for disbursement of purchaser's funds are in accord with the requirements of the Horizontal Property Act and the Commission's Declaratory Ruling No. 1 of December 14, 1965.

The architects have completed final plans and specifications and building permits for the project have been issued.

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

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 123 dated February 11, 1966.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
State of Hawaii

Distribution:

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