

# 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  
ALA KIMO CONDOMINIUM  
55 Ala Kimo Place  
Honolulu, Hawaii

REGISTRATION NO. 179

### **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.

September 16, 1968

#### 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 9, 1967 AND INFORMATION SUBSEQUENTLY FILED APRIL 1, 1968. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. The Developer advises that Apartment A-6-B is already constructed and in existence. In the Commission's Preliminary Public Report of October 20, 1967, this residential unit is described as Area 12-A-6-B. Further, Apartment A-6-A construction is underwritten by a financing program of the Head Office, Bank of Hawaii. A building contract and performance bond for the construction of Apartment A-6-C have been executed identifying Harry N. Miura as the Contractor.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 179 dated October 20, 1967, the Developer has prepared, assembled and forwarded additional information to that filed in the May 9, 1967 submittal. This Final Public Report is made a part of the registration on the ALA KIMO CONDOMINIUM project.

The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of those parties receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this final Public Report.
4. The owners and grantees under apartment deeds are advised to become acquainted with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

NAME OF PROJECT: ALA KIMO CONDOMINIUM

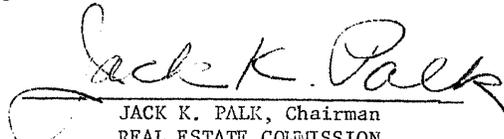
PURCHASE MONEY HANDLING: Funds for the construction of Apartment A-6-A are in an escrow arrangement satisfactory to the Commission. Lewers & Cooke, Inc., is the depository for all moneys required to complete the construction of Apartment A-6-C. As there has been no offering to the public, as such, the Commission accepts the arrangement above for the handling of funds and proceeds identified in the financing program.

STATUS OF PROJECT: The Developer advises at the date of this Final Public Report construction on the two dwellings, Apt. A-6-A and Apt. A-6-C, is nearing completion and occupancy is expected on or before November 1, 1968.

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This published report represents information initially disclosed by the Developer in the required Notice of Intention submitted May 9, 1967 and information subsequently filed as of April 1, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 179 accepted by the Commission on May 9, 1967.

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.

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

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Distribution:  
DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

September 16, 1968  
Registration No. 179