

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1110 RICHARDS STREET
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HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
THE LAKESHORE TOWER
2920 Ala Ilima Street
Honolulu, Hawaii

REGISTRATION NO. 207

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 16, 1970
Expires: March 16, 1971

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectation 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 8, 1968 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS FEBRUARY 12, 1970. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 207 dated October 7, 1968, the Developer has prepared, assembled and forwarded additional information to that filed in the May 8, 1968 submittal. This Final Public Report is made a part of the registration on THE LAKESHORE TOWER condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.
2. The Developer of the project has submitted to the Commission for

examination all documents deemed necessary, and required pursuant to Sec. 514-15, HRS, for the issuance of this Final Public Report.

3. Advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. 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 recorded in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed May 6, 1968, together with the By-Laws of Association of Apartment Owners was filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii as Document No. 487075. Land Court Condominium Map No. 88 showing layout, location, apartment numbers, etc., filed with Land Court Order No. 30777, filed October 24, 1969.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, February 16, 1970, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: THE LAKESHORE TOWER

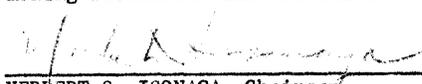
Information disclosed in all topical headings in the Preliminary Public Report of October 7, 1968, has not been disturbed.

STATUS OF PROJECT: The Developer advises that a construction contract was executed February 10, 1970 with Dynamic Industries Corporation, a Hawaii corporation, as "Contractor". Construction on the project is to commence on or about April 10, 1970 and the Developer states that the building is to be completed for occupancy in February, 1971.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted May 8, 1968, and information subsequently filed as late as February 12, 1970. The information disclosed in the Commission's Preliminary Public Report of October 7, 1968 should be carefully reviewed by purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 207 filed with the Commission May 8, 1968.

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


HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:bym

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Registration No. 207
February 16, 1970