

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
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**FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on

KUILIMA ESTATES
Koolauloa, Oahu, Hawaii

REGISTRATION NO. 467

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: September 11, 1972
Expires: October 11, 1973

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 30, 1972, AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 8, 1972. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION AND DATA OF MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Preliminary Report on the KUILIMA ESTATES project, Registration No. 467, dated July 26, 1972, the Developer has submitted additional information and requested a Final Report on the project. This Final Report is made a part of the registration, a copy of which the Developer is required to provide all purchasers or prospective purchasers of apartments.
2. The Developer has complied with Chapter 514, Hawaii Revised Statutes, and has fulfilled the requirements of the Commission for the issuance of this Final Public Report prior to the completion of construction.

3. Advertising and 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 the Association of Apartment Owners), and a copy of the approved Floor Plans have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, dated July 21, 1972 was filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, on August 4, 1972, as Document No. 592402.

The Assistant Registrar of the Land Court has designated Condominium Map No. 143 to the project.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, 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 date of issuance, September 11, 1972, 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: KUILIMA ESTATES

The information in the Preliminary Public Report of July 26, 1972, with the exception of the following has not been disturbed.

1. DECLARATION, BY-LAWS AND CONDOMINIUM MAP: Developer advises that it filed with the Office of the Assistant Registrar of the Land Court, on August 4, 1972, the Declaration of Horizontal Property Regime with By-Laws attached and the floor plans as Document No. 592,402 and Condominium Map No. 143, respectively.
2. MASTER LEASE: Developer advises that the Master Lease dated November 21, 1969, filed as Document No. 492,500 and recorded in Liber 6847, Page 322, which covered the lot on which the project will be located (Lot 469) together with other property, no longer covers Lot 469. The new Lease covering only Lot 469 was executed on July 21, 1972, and filed on August 4, 1972 as Document No. 592,400.
3. STATUS OF PROJECT: The Developer reports that work on the project commenced July 25, 1972 and the estimated date of completion is December, 1973.
4. FLOOR PLANS: Some minor changes were made to the floor plans including added fire extinguishers, added fire separation walls, deletion of 1 hr. walls around ducts, changing dimensions of sliding doors and jalousies, deletion of tongue and groove panelling and replacement with plywood.

With the original filing the Developer submitted a statement of the estimated costs involved in completing the project and a loan commitment letter from The Prudential Insurance Company of America to provide both construction financing and long-term mortgage loans to individually qualified purchasers of the units.

The prospective purchaser or purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted June 30, 1972, and additional information subsequently filed as of August 8, 1972.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 467 filed with the Commission on June 30, 1972.

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


(For) DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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ESCROW AGENT

REGISTRATION NO. 467

September 11, 1972