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

HOKULOA
Kahaluu, Oahu, Hawaii

REGISTRATION NO. 482

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: June 26, 1973
Expires: July 26, 1974

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 31, 1972 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF JUNE 26, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. On November 14, 1972, the Commission issued its Preliminary Public Report on HOKULOA, Increment A. Since the issuance of said Preliminary Public Report, the Developer reports certain changes in the plan or setup as represented in the Preliminary Public Report.

The changes which have been made are determined to be material revisions to the information earlier disclosed.

2. This Final Public Report is made a part of the registration on Increment A of the HOKULOA condominium project.

   The Developer is held responsible for placing this Final Public Report (white paper stock) and Preliminary Public Report (yellow paper stock) issued on November 14, 1972, in the hands of all purchasers and prospective purchasers.

   Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer has complied with Sec. 514-15, Hawaii Revised Statutes, and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.

4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.

5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of 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 Owners dated March 8, 1973, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 626684. A First Amendment to Declaration of Horizontal Property Regime of Hokuloa dated June 8, 1973 was filed in said Office as Document No. 633472.

   The Assistant Registrar has designated Condominium Map No. 163 to the project.

6. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

7. 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 Regime.

8. This Final Public Report automatically expires thirteen (13) months after date of issuance, June 26, 1973, unless a Supplementary Public Report issues or the Commission, upon review of the registration issues an order extending the effective period of this report.

The information under the topical headings, DEVELOPER, DESCRIPTION, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, ENCUMBRANCES AGAINST TITLE, and STATUS OF PROJECT, have been changed as hereafter noted. All other headings as recited in the Preliminary Public Report of November 14, 1973 remain undisturbed.

NAME OF PROJECT: HOKULOA (INCREMENT A)

DEVELOPER: The name of the Developer was changed to Lone Star Hawaii Inc. as set forth in Certificate Re Amendment of Articles of Association filed in the Department of Regulatory Agencies, State of Hawaii, on November 20, 1972. The Developer's principal place of business and post office address remains at 1020-E Keolu Drive, Kailua, Hawaii (Telephone: 261-0876). The only change in officers is that R. G. Trevorrow, c/o One Greenwich Plaza, Greenwich, Connecticut, is the new Chairman of the Board and Chief Executive Officer. The directors remain the same except that F. E. Purcell, c/o One Greenwich Plaza, Greenwich, Connecticut, is a new director and Malcolm Love and C. F. Ames are no longer directors.

DESCRIPTION: Changes were made in several of the apartment plans, thus affecting the floor areas. The following schedule shows the revised data relating to the nine apartment plans:

Plan	No. of Rooms	Floor Area Exclusive of Garage	Floor Area of Garage	Gross Floor Area	House Site Area	Number of Apartments
2A	7	1239	392	1631	1782	6
2B	8	972	388	1360	1249	21
3A	10	1457	392	1849	1894	17
3B	9	1526	388	1914	1525	19
3C	10	1568	390	1958	1662	6
3D	9	1384	393	1776	1780	16
4A	11	1600	403	2003	1729	17
4B	11	1718	399	2117	1700	6
4C	11	1706	392	2098	1980	12

LIMITED COMMON ELEMENTS: Changes were made in the description of the limited common elements. In the Declaration, as filed, portions of the common elements are set aside and allocated as "limited common elements" for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

1. The land over which each building stands and which is

situated within the outer perimeter of each building shall be appurtenant to and for the exclusive use of the apartments located in said building.

2. All common elements which are necessary or convenient for the use of an apartment and situated within that certain area referred to herein as the "house site", the perimeter of which is delineated on said Condominium Map and within which each apartment is contained, including any areas shown on said Condominium Map as an entry or court and the outdoor area between the wall of the living and dining rooms or living-dining room of an apartment and the perimeter of the house site, are hereby designated as limited common elements, appurtenant to and for the exclusive use of the apartment contained within the respective house site; subject, however, as to such common element, to any easement for the use of the same in favor of any other apartment as set forth in the Declaration.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment in Increment A shall have appurtenant thereto the undivided percentage interest in all common elements of the project, hereinafter called the "common interest", as set forth below, and the same proportionate interest in all common profits and expenses and for all other purposes, including voting:

Apartment Type	Undivided Percentage Interest
2A	.254
2B	.213
3A	.287
3B	.299
3C	.305
3D	.277
4A	.311
4B	.330
4C	.327

It is further provided however, that until such time as the project is fully developed, the apartment owners in Increment A shall be severally liable for the common expenses attributable to Increment A in proportion to their respective interest in Increment A and all expenses as are attributable to any undeveloped increment of the project or any increment in the process of being developed, to the extent that any apartments in such increment have not been conveyed to a purchaser thereof, will be borne by the Developer until such time as the apartments become a part of the project as provided in the Declaration and the purchasers thereof have assumed responsibility with respect thereto.

NOTE: As represented in the Preliminary Public Report, Increment A of HOKULOA will consist of one hundred

twenty (120) apartments. As presently set forth in the Declaration, Increment B will comprise ninety-two (92) apartments and Increment C will comprise one hundred fifty (150) apartments. This Final Public Report does not cover any of the apartments proposed for Increment B or Increment C of HOKULOA.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The apartments and common elements shall be occupied and used only for residential purposes; provided, however, that the Owner may use any apartment and appurtenant home site for sales or display purposes until the total condominium project is developed and all apartments in the last increment thereof have been sold.

ENCUMBRANCES AGAINST TITLE: The updated Preliminary Report dated May 22, 1973 furnished by Security Title Corporation shows the following additional encumbrances:

1. Easement 102, as shown on Map 52, over Lot 173, and Easements 103 and 104, as shown on Map 52, over Lot 177.

2. Easements 105, 106, 107, 108 and 109, as shown on Map 53, as set forth by Land Court Order No. 37206, filed in the Office of the Assistant Registrar of the Land Court on April 4, 1973, affecting Lot 173.

3. Easement 82 affecting Lot 181.

4. Grant dated November 17, 1972 in favor of Hawaiian Electric Company, Inc., filed as Document No. 609009, granting an easement for utilities purposes within Easement 82, over said Lot 181, and an easement for transformer vault within said Easements 84 and 85, over said Lot 181.

5. The following reservations:

   a. Reserving unto the Owner, its successors and assigns, easements for electrical, gas, communications and other utility purposes and for sewer, drainage and water facilities over, under, along, across, and through said parcels of land, together with the right to grant to the State of Hawaii, City and County of Honolulu, Board of Water Supply of the City and County of Honolulu or any other appropriate governmental agency or to any public utility or other corporation easements for such purposes over, under, across, along and through said parcels of land under the usual terms and conditions required by the grantee for such easement rights; provided, however, that such easement rights must be exercised in such manner as not to interfere unreasonably with the use of said parcels of land by the owners

of apartments in said project, their heirs, executors, administrators, successors and assigns, and in connection with the installation, maintenance or repair of any facilities pursuant to any of said easements said parcels of land shall be promptly restored by and at the expense of the person owning and exercising such easement rights to their condition immediately prior to the exercise thereof.

b. Reserving, also, unto the Owner, its successors and assigns, a perpetual easement for ingress and egress over said Easements 102, 103 and 104, as shown on Map 181, to and from Lot 165, as shown on Map 40.

NOTE: The Developer has agreed to sell Apartment No. 8-1 to the Association of Apartment Owners of Hokuloa for the use of the resident manager. The form of Agreement of Sale under which the Association would purchase the apartment has been filed with the Commission. Under the terms of the Agreement, the Association may elect within ninety (90) days after the completion of the last apartment in Increment A to rescind the Agreement of Sale.

6. Declaration of Horizontal Property Regime dated March 8, 1973, filed as Document No. 626684, with By-Laws attached. A first Amendment was filed as Document No. 633472.

The Assistant Registrar has designated Condominium Map No. 163 to the project.

STATUS OF THE PROJECT: All apartments in Increment A are scheduled to be completed and ready for occupancy on or before September 30, 1973. Developer estimates that the first apartments will be completed on or before June 15, 1973.

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 August 31, 1972, and additional information subsequently filed as of June 26, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 482, filed with the Commission August 31, 1972.

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 in color.

(for) DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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

Registration No. 482
June 26, 1973