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
PLUMERIA HALE
2630 Kapiolani Boulevard
Honolulu, Hawaii

REGISTRATION NO. 712

## 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: December 9, 1974
Expires: January 9, 1976

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 23, 1974, AND INFORMATION SUBSEQUENTLY FILED AS OF November 29, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 712, dated August 29, 1974, the Developer has prepared, assembled and forwarded additional information to that filed in the August 23, 1974, submittal. This Final Public Report is made a part of the registration on the Plumeria Hale condominium

project. The Developer is responsible for placing this Final Public Report (white paper stock) as well as the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for both Horizontal Property Regime Public Reports 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 for the registration of a condominium project and issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, Bylaws of the Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

4. No advertising or promotional matter has been filed pursuant to the rules promulgated by the Commission.

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 Regime.

6. This Final Public Report automatically expires thirteen (13) months after date of issuance, December 9, 1974, 1974, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of the report.

The information disclosed in the Commission's Preliminary Public Report of August 29, 1974, in the topical headings hereinafter set forth has been amended. Information disclosed in the remaining topical headings has not been disturbed.

ENCUMBRANCES AGAINST TITLE: An updated preliminary title report dated November 8, 1974, issued by Security Title Corporation certifies that the fee simple title is vested in the Developer and that the records reveal no liens or encumbrances save and except the following: (a) Mortgage in favor of Hawaii National Bank dated September 24, 1974, filed as Document No. 697192; (b) Declaration of Horizontal Property Regime and Bylaws attached thereto dated August 20, 1974, filed as Document No. 701176, the floor plans thereof filed as Condominium Map No. 234; and (c) Financing Statement recorded in the Bureau of Conveyances in Liber 10157, Page 358;

FINANCING OF THE PROJECT: The Developer has obtained financing for the construction of the project and the temporary mortgage mentioned in the Preliminary Public Report has been released. The construction loan mortgage has been recorded as noted hereinabove under the heading of Encumbrances Against Title. The Developer has also obtained a commitment for permanent loans

to qualified purchasers of apartment units. A copy of such permanent loan commitment issued by the Hawaii National Bank is on file with the Commission.

STATUS OF THE PROJECT: Construction of the project as of November 15, 1974, is estimated to be 25% complete.

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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 on August 23, 1974, and information subsequently submitted as of November 29, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 712 filed with the Commission.

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.

(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

Date: December 9, 1974

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