

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

HONO HALE TOWERS
2637, 2651, and 2648 Kuilei Street
Honolulu, Hawaii

REGISTRATION NO. 874

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 but may only take reservations therefore after

- (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 10, 1976
Expires: October 10, 1977

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 12, 1976 AND ADDITIONAL INFORMATION SUBMITTED AS OF SEPTEMBER 7, 1976. THE DEVELOPER BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. HONO HALE TOWERS is a proposed leasehold condominium project consisting of three 12-story buildings containing a total of 200 apartment units plus a manager's apartment. There are two hundred five (205) parking stalls. It is a proposed conversion of a residential apartment rental project completed in November, 1969, to a condominium project.
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 Preliminary Public Report.

3. The Developer has submitted to the Commission for examination the proposed Declaration of Horizontal Property Regime, proposed By-Laws of the Association of Apartment Owners, and floor plans.
4. No advertising or promotional matter has been submitted pursuant to the rules and regulations 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 Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, September 10, 1976, unless a Supplementary or Final Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Preliminary Public Report is made a part of HONO HALE TOWERS Condominium Project. The Developer has the responsibility of placing a true copy of this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and securing a signed copy of receipt for the Preliminary Public Report from such purchasers.

NAME OF PROJECT: HONO HALE TOWERS

LOCATION: The two parcels of land improved with total of three 12-story structures are located on the makai and mauka side of Kuilei Street at its intersection with Kahuna Lane, Moiliili, Honolulu, Hawaii. The makai parcel contains approximately 51,323 square feet. The mauka parcel contains approximately 17,760 square feet. A total of 69,083 square feet.

TAX KEY: First Division 2-7-17:20 and 39

ZONING: A-4

DEVELOPER: Hirano Brothers, Limited, Suite 1200, 1150 South King Street, Honolulu, Hawaii. The officers of the corporation are as follows:

Richard T. Hirano	President
Clifford I. Arinaga	Executive Vice President
Fred M. Hirano	Vice President
Masami Matsuura	Vice President
Herbert H. Hirano	Secretary/Treasurer
S. Michael Matsumura	Assistant Treasurer
James K. Oshiro	Assistant Secretary

ATTORNEY REPRESENTING DEVELOPER: James K. Oshiro, 1150 South King Street, Honolulu, Hawaii. Telephone 536-2744.

DESCRIPTION: The proposed Declaration reflects that the project is to consist of the two parcels of land located at the intersection of Kuilei Street and Kahuna Lane and the improvements existing thereon designed by Ernest H. Hara and Associates, Inc. and completed on or about November, 1969. The project consists of three (3) buildings, designated as Buildings A, B, and C. Buildings A and B are situated on TMK No. 2-7-17:20 containing approximately 51,323 square feet. Building C is situated on TMK No. 2-7-17:39 containing approximately 17,760 square feet. The exterior walls and floors are constructed of reinforced concrete and hollow tile. Buildings A and B are almost identical buildings. The exterior of the Buildings A and B, disregarding indentations, measure approximately 60' x 93'. Each building is 110 feet from the ground level to the top of the 12th floor, plus 25 feet to the top of the elevator machine room. Building C is a 12-story apartment building located on the "mauka" lot, tax key 2-7-17:39 containing land area of 17,760 square feet. The exterior dimensions of this building are approximately 26' x 138'. Between Buildings A and B on the ground floor level is a swimming pool approximately 18' x 44', a poolside patio, men's and women's toilet and shower facilities and two separate bar-b-que area adjacent to the poolside patio.

1. Description of Building A. The basement areas of this building are largely devoted to parking and service rooms such as storage, rubbish collection, sump pump, booster pump, and elevator pit. The basements of Building A and Building B are built into one contiguous basement which provide 78 automobile parking stalls. The first floor includes a one-bedroom unit (Apartment Type "G") which is the resident manager's apartment, a 15' x 18' office, two rooms for transformer switch and metering, storage areas, rubbish chute, and janitor's closet with a mop sink which is enclosed and hidden. A concrete marquee extends from the second story floor line to cover the north entry on the first floor, oriented to Kuilei Street. There are 76 parking spaces on the first floor of Building A and Building B above the one contiguous basement area. The building is equipped with two hoist passenger elevators with thirteen landings. Floors numbered 2 through 12 each contain six apartments, with corridor, two elevators, stairways, trash room and chute. The penthouse is devoted to laundry facilities for the apartment residents. It provides an enclosed room for six washers and three gas dryers, all coin operated, utility tables, and gas heater enclosure. On the upper roof is the elevator machine room.

2. Description of Building B. The first floor of Building B has two 1-bedroom units (Apartment Type H and J) and no office space. The concrete marquee faces west, toward the swimming pool. Otherwise the arrangements are similar to those of Building A.

3. Description of Building C. Building C is similar in height to Buildings A and B, but it is rectangular, measuring about 26' x 137' and differs in floor layout and exterior architecture. The basement area is devoted to parking and service rooms such as storage, rubbish collection, sump pump, booster pump, and elevator pit. There are twenty (20) car

stalls in the basement. The first floor is devoted to car parking with twenty-one (21) stalls. The second to the 12th floors are identical. Each floor has approximately 4,047 square feet containing six apartments with single-loaded corridor, lobby and two elevators, stairways and trash room and chute. The penthouse is devoted to laundry facilities for apartment residents. It provides an enclosed room for six washers and three gas dryers, all coin operated, utility table, and gas heater enclosure. Adjacent to the building on the Ewa end are situated ten (10) ground level parking stalls, of which four (4) are designated as guest parking stalls for the project.

4. Division of Project. The proposed Declaration states that the project is divided into the following separate freehold estates.

A. Apartments. Two hundred freehold estates are separately designated as residential apartments consisting of spaces within the perimeter walls, floors and ceilings of each of the 200 apartments in the project (the manager's apartment number A-11 not being included), and contained in the three twelve (12) story buildings, which spaces are designated on Condominium Map to be filed.

B. Types of Apartments, Number of Rooms, Area and Access:

(1) Studio Apartments. Each studio apartment, designated apartment types "H" and "L" includes one living-dining-bedroom area, a bathroom and a kitchen area, containing approximately 362 square feet. Type "H" is similar to type "L" but reversed. All studio apartments are situated in Building C.

(2) One Bedroom Apartments. Each one bedroom apartment includes one living-dining room, a bathroom, and a kitchen area. Apartment Types "C", "D" in Buildings A and B and types "G", "J", "K" and "M" in Building C, each include a lanai. Types "C" and "D" apartments contain an area of approximately 465 square feet exclusive of lanai and approximately 515 square feet including lanai; types "G" and "M" contain an area of approximately 491 square feet exclusive of lanai and approximately 541 square feet including lanai; type "J" apartments in Building C contain an area of approximately 496 square feet exclusive of lanai and approximately 546 square feet including lanai; type "K" apartments in Building C contain an area of approximately 595 square feet exclusive of lanai and approximately 645 square feet including lanai; type "H" apartment in Building B contains an area of approximately 444 square feet; and type "J" apartment in Building B contains an area of approximately 448 square feet. Types "H" and "J" in Building B are one of a kind. Type "C" is similar to Type "D" but reversed. Type "G" is similar to Type "M" but reversed.

(3) Two Bedroom Apartments. Each two bedroom apartment includes two bedrooms, a living-dining area, one bath, a kitchen area and a lanai. Types "A" and "E" contain approximately 675 square feet exclusive of lanai and approximately 737 square feet including lanai; types "B" and "F" contain an area of approximately 717 square feet exclusive of lanai and approximately 755 square feet including lanai. These

apartment types are found in Buildings A and B. Type "A" is similar to type "E" but reversed. Type "B" is similar to type "F" but reversed.

Each of the apartments, except Apartment No. B-11, has immediate access to a corridor, as shown on the Condominium Map which is part of the common elements in serving all of the apartments. Apartment B-11 has immediate access to the walkway leading to the foyer of Building B which is part of the common elements.

5. Numbering and Location of Apartments. In the numbering of the apartments, each apartment has been given a prefix letter designation of "A", "B" or "C" to indicate the building in which it is situated and each unit has been given a 2 or 3 digit number designation following the letter designation, to indicate the floor on which the unit is located, i.e. 1 to 12 followed by an additional digit (from 1 to 6 on a typical floor) to indicate the location of the unit on each floor.

a. Building A. On a typical floor of Building A the numbering starts on the southwest corner of building from the main entrance, going clockwise and ends on the northeast corner. The resident manager's unit is the only residential unit on the first floor and is situated below apartment units with last digit designation "5". By the foregoing numbering system, all apartments bearing apartment numbers with the same last digit are in a vertical alignment from the second floor to the twelfth floor. The manager's unit, being the only apartment on the first floor does not follow the pattern and is numbered apartment A-11. All apartments bearing last digit number "1" (except resident manager's unit) are apartment type "B". All apartments bearing last digit number of "2" are type "A"; "3" are type "C"; "4" are type "D"; "5" are type "E"; and "6" are type "F". Resident manager's unit is type "G". Apartment types "C" and "D" are one bedroom "inside" units. Types "B", "A", "E", and "F" are two bedroom "corner" units.

<u>Apartment Number</u>	<u>Floor</u>
A-11	1
A-21 through A-26	2
A-31 through A-36	3
A-41 through A-46	4
A-51 through A-56	5
A-61 through A-66	6
A-71 through A-76	7
A-81 through A-86	8
A-91 through A-96	9
A-101 through A-106	10
A-111 through A-116	11
A-121 through A-126	12

b. Building B. On a typical floor of Building B the numbering starts on the northeast corner of the building from the elevators in the lobby, going clockwise and ends on the southwest corner. The two one bedroom units on the first floor are situated below apartments bearing last digit numbers "1" and "2". Otherwise the numbering system, types and relative positions of the apartments are similar to Building A.

<u>Apartment Number</u>	<u>Floor</u>
B-11	1
B-12	1
B-21 through B-26	2
B-31 through B-36	3
B-41 through B-46	4
B-51 through B-56	5
B-61 through B-66	6
B-71 through B-76	7
B-81 through B-86	8
B-91 through B-96	9
B-101 through B-106	10
B-111 through B-116	11
B-121 through B-126	12

c. Building C. On a typical floor of Building C the numbering starts from the ewa end of the building and ends at the Waikiki end of the building. Thus all apartments bearing apartment numbers with the same last digit are in a vertical alignment from the second floor to the twelfth floor. All apartments bearing last digit number "1" are apartment type "G"; all apartments bearing last digit number "2" are apartment type "H"; "3" are apartment type "J"; "4" are "K"; "5" are "L" and "6" are "M". Apartment types "G" and "M" are one bedroom corner units; apartment types "J" and "K" are one bedroom "inside" units; and apartment types "H" and "L" are studio (inside) units.

<u>Apartment Number</u>	<u>Floor</u>
C-21 through C-26	2
C-31 through C-36	3
C-41 through C-46	4
C-51 through C-56	5
C-61 through C-66	6
C-71 through C-76	7
C-81 through C-86	8
C-91 through C-96	9
C-101 through C-106	10
C-111 through C-116	11
C-121 through C-126	12

6. Limits of Apartment. The respective apartments shall not be deemed to include the railings on the lanai (if any), undecorated or unfinished surfaces of the perimeter walls or interior load bearing walls, the floors and railings surrounding each apartment or any existing and future pipes, wires, conduits, ducts, vents and other service and utility lines running through

such apartments which are utilized or serve more than one apartment, the same being deemed common elements as hereinafter provided.

COMMON ELEMENTS: The proposed Declaration states that the common elements will be comprised of all portions of the Project other than the apartments, but not limited to:

- a. The undivided fee simple lands;
- b. All foundations, columns, girders, beams, supports, main walls, roofs, and floors;
- c. All corridors and walkways, stairs, and stairways, traffic and pedestrian ramps, driveways, parking areas and the manager's apartment number A-11 together with one (1) parking space designated as Parking Space No. 12.
- d. The foyer, lobby, manager's office, on the first floor of Building A.
- e. All trash rooms, storage rooms, trash chutes, mechanical and electrical rooms, laundry rooms.
- f. The entrances and exits to Buildings A, B, and C and the planting areas and driveways.
- g. The central and appurtenant installations for services such as power, light, gas, hot and cold water and like utilities.
- h. All elevators, elevator shafts and wells and appurtenant installation apparatus, and the lobbies.
- i. The recreation facilities between Buildings A and B containing a swimming pool with concrete deck, a service building with men's and women's toilet and shower rooms, a small poolside lanai and two barbecue areas.
- j. All fences, retaining walls, refuse collection areas, mail box areas.
- k. Four (4) guest parking stalls.
- l. All other parts of the project existing for the common use or necessary to the existence, maintenance and safety of the project.

LIMITED COMMON ELEMENTS: The proposed Declaration provides that portions of the common elements are set aside and designated as limited common elements. The limited common elements are:

- (a) One (1) parking space as numbered and shown on condominium map to be filed, shall be assigned to each apartment and shall be appurtenant to and for the exclusive use of each such apartment.

NOTE: Seventy-nine (79) stalls, including the manager's stall and the visitor parking stalls, are uncovered stalls.

Six (6) stalls are compact car stalls. Nineteen (19) stalls which are appurtenant to apartments situated in Building C are situated across Kuilei Street in the parking areas of Buildings A and B.

(b) The mail boxes belonging to each apartment which shall be for the exclusive use of the apartments to which they belong.

(c) The six washers and three gas dryers (all coin operated), belonging to each building, which shall be for the exclusive use of the apartments in each respective building.

(d) Any walkway or corridor which connects the apartment or apartments adjoining it to the elevator, stairway, or exterior of the project shall be appurtenant to and for the exclusive use of said adjoining apartment or apartments.

INTEREST TO BE CONVEYED PURCHASERS: The proposed Declaration states the percentage of undivided interest in the Common Element appertaining to each apartment is as follows:

<u>Bldg. Designation</u>	<u>Type of Unit</u>	(Each Apt. Unit) <u>Percentage of Undivided Interest in the Common Elements</u>	<u>No. of Units</u>	<u>Percentage of Interest in the Common Elements Per Type</u>
A & B	A - (2 BR)	.58367	22	12.84074
A & B	B - (2 BR)	.58367	22	12.84074
A & B	C - (1 BR)	.44896	22	9.87712
A & B	D - (1 BR)	.44896	22	9.87712
A & B	E - (2 BR)	.58367	22	12.84074
A & B	F - (2 BR)	.58367	22	12.84074
C	G - (1 BR)	.44896	11	4.93856
C	H - (Studio)	.37412	11	4.11532
B	H - (1 BR)	.44896	1	.44896
B	J - (1 BR)	.44896	1	.44896
C	J - (1 BR)	.44896	11	4.93856
C	K - (1 BR)	.44896	11	4.93856
C	L - (Studio)	.37412	11	4.11532
C	M - (1 BR)	.44896	11	4.93856
			200	100.00000%

The common interest, the proportionate share in the profits and common expenses of the project and for all other purposes, including the proportionate representation for voting in the Association of Apartment Owners, for each apartment unit, shall be governed by the above percentages.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE:

The purpose for which the apartments are intended and restricted as to use is residential; provided that this shall not be construed to prohibit the renting or leasing of said apartments for profit, individually or otherwise, so long as the ultimate tenant thereof uses the apartment as a place in which to reside

as distinguished from a place in which to carry on a trade or business, subject to all the provisions of the Declaration of Horizontal Property Regime.

OWNERSHIP OF TITLE: The Notice of Intention states the ownership to the fee title is vested in Hirano Enterprises, a general partnership and the leasehold interest is vested in Hirano Brothers, Limited. A policy of title insurance issued by Title Guaranty Insurance Agency, Inc. dated July 6, 1976, verifies that the vestee are as designated above.

ENCUMBRANCES AGAINST TITLE: The Policy of Title Insurance, issued by Title Insurance and Trust Company, a California Corporation and countersigned by Title Guaranty Insurance Agency Inc., a Hawaii Corporation, reflects the following encumbrances:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. Real property taxes for fiscal year July 1, 1976 through June 30, 1977, not yet due and payable.
3. Mortgage in the amount of \$2,500,000 dated August 29, 1968, in favor of First Federal Savings and Loan Association, a Hawaii Corporation, recorded in Liber 6203, Page 293, Bureau of Conveyances, State of Hawaii. The said mortgage was assigned to First Federal Savings and Loan Association of Pittsburgh, a Federal Corporation, dated March 16, 1970, recorded in said Bureau in Liber 6930, Page 360.
4. Additional Charge Mortgage and Additional Security Mortgage dated June 18, 1976, recorded in Liber 11515 at Page 254, made by Hirano Brothers, Limited, a Hawaii Corporation, and Hirano Enterprises, a Hawaii General Partnership, to First Federal Savings and Loan Association of Pittsburgh, a Federal Corporation, to secure the repayment of the additional sum of \$800,000 together with interest thereon. Hirano Enterprises assigns all of its right, title and interest in and to the premises as additional security to the mortgage first above referred to.
5. Easements. As to parcel identified as TMK No. 2-7-17-39, a grant in favor of the City and County of Honolulu, dated February 22, 1945, recorded in Liber 1879 at Page 199, as amended by instrument dated August 10, 1967, recorded in Liber 5807 at Page 184; granting an easement (10 feet wide) for sanitary sewer purposes; as to parcel identified as TMK No. 2-7-17-20, a grant in favor of the City and County of Honolulu, dated February 22, 1945, recorded in Liber 1879 at Page 199, as amended by instrument dated August 10, 1967, recorded in Liber 5807 at page 184, granting an easement (10 feet wide) for sanitary sewer purposes.

PURCHASE MONEY HANDLING: A copy of the Escrow Agreement duly executed and dated August 11, 1976, between Hirano Brothers, Limited, as Seller, and Title Guaranty Escrow Services, Inc., as Escrow, has been submitted to the Commission as part of this registration. The specimen Reservation and Contract

and the executed Escrow Agreement have been examined and are found to be in compliance with Chapter 514, Hawaii Revised Statutes.

Among other conditions, the Escrow Agreement provides for the payment of all monies under the Reservation and Contract to the Escrow and that the Escrow shall not disburse any funds held under any Reservation and Contract to the Seller unless and until:

(a) the Real Estate Commission has issued a final report;

(b) the purchaser has been given a copy of said final report, has acknowledged receipt of the same, and 48 hours has elapsed since such receipt; and

(c) the seller has complied with all other requirements of Chapter 514, Hawaii Revised Statutes.

The Escrow Agreement also provides that Escrow Agent shall refund all monies of the purchaser held by the Escrow Agent upon the happening of the following:

(a) receipt of a written request by seller and purchaser to refund purchaser's funds;

(b) a purchaser's funds were obtained prior to the issuance of the Final Public Report and there has been a change in the condominium building plans subsequent to the execution of the purchaser's Reservation and Contract requiring the approval of the City and County officer having jurisdiction over the issuance of permits for construction of buildings, unless the purchaser has given written approval or acceptance of the specific change or unless ninety days have elapsed since the purchaser has accepted in writing the apartment or he has first occupied the apartment;

(c) if the Final Public Report differs in any material respect from any Preliminary Public Report that has been issued, unless the purchaser has given written approval or acceptance of the difference or

(d) the Final Public Report is not issued within one (1) year from the date of the issuance of the Preliminary Public Report.

If the purchaser wishes to finance the purchase of the apartment by way of mortgage and is not able to obtain a mortgage for the purchase of the apartment, the seller has the option to cancel the Reservation and Contract and to refund all monies paid by the purchaser, except costs incurred, such as credit reports and Escrow cancellation fees.

Upon refund of said funds to the purchaser as aforesaid, Escrow Agent shall return to seller, such purchaser's Reservation and Contract and any conveyance document theretofore delivered to Escrow Agent and thereafter purchaser shall be no longer obligated thereunder.

The requirements of Section 514-35 to 514-40, Hawaii Revised Statutes, have been met in the Reservation and Contract.

Among other provisions, the Reservation and Contract provides that the seller may cancel the same for any of the following reasons:

(a) purchaser's credit or financial capability becomes unsatisfactory to seller, or financing otherwise becomes unavailable to purchaser;

(b) purchaser breaches any term, covenant or condition of the Sales Contract; or

(c) less than one hundred (100) of the apartments in the project are sold by December 31, 1977.

In the event seller shall elect to cancel the Sales Contract because of purchaser's breach thereof, seller may, at seller's option, retain as liquidated damages all sums theretofore paid by buyer under said Sales Contract, or in the event said sums are insufficient to cover the damages sustained by seller as a result of purchaser's breach, seller may retain all such sums, not as liquidated damages, but as a partial recovery of such damages as seller believes it has suffered, and seller may thereupon pursue any other remedy provided by law or in equity and shall be entitled to recover from buyer all costs, including reasonable attorney's fee incurred by seller as a result of the default.

The Sales Contract further provides that the purchaser agrees that all the rights of purchaser under said contract are and shall be subordinate to the lien of any mortgage made prior or subsequent to the execution of the Sales Contract, including but not limited to the mortgage of First Federal Savings and Loan Association of Pittsburgh.

It is incumbent upon the purchaser and the prospective purchaser that he read with care the Sales Contract and the executed Escrow Agreement. The latter establishes how the proceeds from the sale of condominium units are placed in trust as well as the retention and disbursement of said funds.

HOUSE RULES: The proposed House Rules provide that dogs, cats, and other household pets may be kept by the owners or their tenants in the apartment but such pets are not allowed in any common elements except in transit when carried. The number of occupants residing in each apartment shall not exceed three (3) persons in studio; four (4) in 1 bedroom apartment and six (6) in 2 bedroom apartment.

MANAGEMENT AND OPERATIONS: The proposed Declaration states that the administration of the Horizontal Property Regime shall be vested in the Association of Apartment Owners of Hono Hale Towers referred to as the "Association". Each owner of an apartment automatically, upon becoming an owner, becomes a member of said Association and remains a member until such time as his ownership ceases. Under the proposed By-Laws

the Association, through its elected Board of Directors, will have the responsibility of the general administration of the Project, including the approving of annual budget, establishing and collecting monthly assessments, and arranging for the management of the project by a corporate managing agent.

FINANCING OF THE PROJECT: First Federal Savings and Loan Association of Hawaii provided the interim construction financing when the project was constructed in 1969, and upon completion the same financial institution provided a long-term permanent loan on an apartment basis.

STATUS OF PROJECT: The Developer advises the Real Estate Commission that this is a completed rental project as of November, 1969, and that the said rental project is being converted to condominium status on an "as built", "as is" condition.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by seller in the required Notice of Intention submitted on August 12, 1976 and additional information subsequently filed as of September 7, 1976.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 874 filed with the Commission on August 12, 1976.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow.


AH KAU YOUNG, 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. 874
Dated: September 10, 1976