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
KAHALA VIEW ESTATE
Hiikala Place
Waialae Nui Valley
Honolulu, Hawaii

REGISTRATION NO. 910

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: October 26, 1978

Expires: November 26, 1979

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 MAY 3, 1977 AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 20, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on KAHALA VIEW ESTATE, Registration No. 910, dated May 19, 1977, the Developer has prepared and forwarded additional information to that filed in the May 3, 1977 submittal.

2. The Developer has submitted to the Commission for examination all documents necessary for the issuance of this Final Public Report.

3. No advertising or promotional matter has been submitted pursuant to Chapter 514A of the Hawaii Revised Statutes and the rules and regulations promulgated by the Commission.

4. The basic documents and a copy of the approved Floor Plans have been recorded in the office of the recording officer. The Declaration of Horizontal Property Regime, together with the By-Laws of Association of Apartment Owners attached thereto was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13133, page 220, and Condominium Map No. 566 has been assigned to the project by said recording officer.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, the Horizontal Property Act 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, October 26, 1978, unless a Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

7. This Final Public Report is made a part of the registration on "KAHALA VIEW ESTATE" condominium project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) and the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt for both Horizontal Property Regime Public Reports from such persons.

The information in the topical headings of the Preliminary Public Report has not changed, except for TAX MAP KEY, ATTORNEY FOR DEVELOPER, DESCRIPTION, COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, OWNERSHIP TO TITLE, ENCUMBRANCES AGAINST TITLE, PURCHASE MONEY HANDLING, MANAGEMENT OF THE PROJECT and STATUS OF PROJECT. A new topical heading entitled PROGRAM OF FINANCING has been added.

TAX MAP KEY: 3-5-24-26. The land on which the project is established has been legally subdivided out of a larger parcel and consequently been assigned a new tax key number by the State Tax Office.

ATTORNEY FOR DEVELOPER: The telephone number for Carlsmith, Carlsmith, Wichman and Case, 190 South King Street, Honolulu, Hawaii 96813 (Attention: James H. Case or Ray Iwamoto), has been changed to 523-2500.

DESCRIPTION: Paragraph 2 in the Preliminary Public Report is deleted and the following substituted therefor:

2. Description of Apartments.

(a) Numerical Designation and Location of Apartments. There will be a total of four (4) basic types of apartments, the detailed plans for which are shown on the proposed Condominium Map filed with the Commission. Each apartment within each of the foregoing types is substantially the same as all others within its type, except tht the floor plans may be mirror images of other floor plans. The Declaration (with the "R" designating a mirror immage) describes eight apartment types: Type A, AR, B, BR, A3, AR3, A4, and AR4. The original plan is to form the Project with only Types A, AR, B, and BR apartments. Certain Type A and AR apartments as designated in the Declaration can be expanded to Type A3, AR3, A4, or AR4 apartments by the additional of a third bedroom in the case of the Type A3 or AR3 apartment or third and fourth bedroom in the case of the Type A4 or AR4 apartment, in the manner shown in the Condominium Map.

The Declaration describes the location and numbering of the apartments, by original plan types, as follows:

Apartment No.	Building No.	Apartment Type
1	22	AR
2		BR
3	21	B
4		A
5	20	B
6		A
7	19	B
8		A
9	18	B
10		A
11	17	B
12		A
13	16	B
14		A
15	15	B
16		A
17	14	B
18		A
19	13	B
20		A

Apartment No.	Building No.	Apartment Type
21	12	B
22		A
23	11	A
24		B
25	10	BR
26		AR
27	9	BR
28		AR
29	8	BR
30		AR
31	7	BR
32		AR
33	6	BR
34		AR
35	5	BR
36		AR
37	4	BR
38		AR
39	3	A
40		B
41	2	A
42		B
43	1	BR
44		AR

(b) Description of Apartments. The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits, or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and the fixtures originally installed therein, including range and oven, freezer/refrigerator, dishwasher, disposal, carpets, washer and dryer. An apartment shall also be deemed to include its covered carport and its open carport.

The apartments designated as Types A, AR, B and BR are described as follows:

(a) Types A and AR. The Type AR apartment is a mirror image of the Type A apartment, which is a two-story apartment containing an entry hall, kitchen with laundry area, one-half bathroom, a living room-dining area, and a lanai on the upper level and two bedrooms, two full bathrooms, a lanai and a storage closet in the lower level, with an interior stairway connecting both floors, for a gross floor area of approximately 1,805 square feet. In addition, the apartment includes one covered carport and one open carport at the front entry of the apartment.

(b) Types B and BR. The Type BR apartment is a mirror image of the Type B apartment, which is a two-story apartment containing an entry hall, one-half bathroom, kitchen with a laundry area, dining area with a covered lanai, and a split-level living room with a lanai on the upper level, and three bedrooms, two lanais, two full bathrooms, and a storage closet on the lower level, with an interior stairway connecting both floors, for a gross floor area of approximately 2,009 square feet. In addition, the apartment includes one covered carport and one open carport at the front entry of the apartment.

At the option of the purchaser of one of the following Type A or AR apartments, such apartment may be expanded by the addition of either one or two bedrooms in the manner shown in the Condominium Map: Apartment Nos. 4, 8, 12, 14, 18, 22, 23, 26, 30, 32, 36, 38, 39, 41, 44. The following designations will be given to such expanded apartments:

(a) Type A3. A three-bedroom Type A apartment, with the third bedroom added off the bottom landing of the interior stairway, for a gross floor area of approximately 1,979 square feet.

(b) Type AR3. The mirror image of the Type A3 apartment.

(c) Type A4. A four-bedroom Type A apartment, with the third and fourth bedrooms added off the bottom and midway landings of the interior stairway, for a gross floor area of approximately 2,134 square feet.

(d) Type AR4. The mirror image of the Type A4 apartment.

The gross square footage areas for the respective unit types are computed from and to the center lines of the apartment perimeter party walls and the exterior surface of all other apartment perimeter walls, including the area to the edge of the outdoor lanais (excluding the respective carports).

COMMON ELEMENTS. Paragraph (d) in the Preliminary Public Report is deleted and the following substituted therefor:

(d) All yards, grounds, streets, guest parking area, landscaping, planters, fences, mail boxes, refuse

facilities, swimming pool, tennis court, and the other open areas, recreational facilities and amenities, including the Private Park Areas (Park) as defined in the Declaration of Restrictive Covenants referred to in Exhibit A attached to the Declaration.

LIMITED COMMON ELEMENTS. Certain parts of the common elements, herein called and designated as "limited common elements", are set aside and reserved for the exclusive use of certain apartments and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The costs and expenses of every description pertaining to the limited common elements, including but not limited to the costs of maintenance, repair, replacement, improvement or additions to the limited common elements shall be charged to all apartment owners in proportion to the common interests appurtenant to their respective apartments.

(a) The walkways connecting the apartments to the roadway of the Project and/or to the carports of such apartments shall be deemed limited common elements appurtenant to and for the exclusive use of the apartment served thereby.

(b) All other common elements of the Project which are rationally related to less than all of said apartments or buildings shall be limited to the use of such apartments or buildings.

INTEREST TO BE CONVEYED TO PURCHASER. The undivided percentage ownership in the common elements (the "Common Interest") appertaining to each apartment and its owner for all purposes including voting shall be as follows:

Apartment 1	2.261%
All other apartments	2.273%

Each apartment and its appurtenant Common Interest shall be leased to each purchaser by an Apartment Lease.

OWNERSHIP TO TITLE. The Preliminary Report of Title dated September 1, 1978 and issued by Title Guaranty of Hawaii, Inc. states that title to the land is vested in The Trustees of the Bishop Estate (the "Trustees"). The Trustees have issued to the Developer a lease (Lease No. 25,060) covering the land and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13022 Page 725, as amended by instrument dated August 17, 1978, recorded in said Bureau in Liber 13108 Page 642.

ENCUMBRANCES AGAINST TITLE. Said Preliminary Report of Title dated September 1, 1978, prepared by Title Guaranty of Hawaii, Inc. describes the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division.

2. Title to all mineral and metallic mines reserved to the State of Hawaii.

3. Grant dated September 5, 1961, and recorded in Liber 4142, at Page 174, in favor of The Hawaiian Electric Company, Limited (now known as Hawaiian Electric Company, Inc.), granting an easement for underground power line purposes over and across land under search.

4. Terms, agreements, reservations, covenants, conditions and provisions contained in said Lease No. 25,060, as amended.

5. Mortgage in favor of First Hawaiian Bank dated July 24, 1978, recorded in said Bureau in Liber 13041, at Page 1, as amended.

The Developer has informed the Commission that the lien of the mortgage described in item 5 above will be released and discharged of record as to each condominium apartment prior to its being transferred to a purchaser. The Developer has also informed the Commission that the Hawaiian Electric Company, Inc. easement is not restricted to underground use and is subject to relocation as may be agreed upon by the electric company and the Trustees of the Bishop Estate.

PURCHASE MONEY HANDLING. Since the issuance of the Commission's Preliminary Public Report on the Project, and as set forth therein, the Developer has obtained a Cluster Resolution for the Project from the City and County of Honolulu, permitting the Developer to develop the Project. The Cluster Resolution (Resolution No. 78-83) was recorded with the Declaration as Exhibit B to the Declaration. The Cluster Resolution requires reversing the location of the apartments within certain buildings. The buildings in which the apartments have been reversed and the old and new apartment number designations and their respective types are:

Building No.	Old Unit No.	New Unit No.	Apartment Type
22	2	1	AR
22	1	2	BR
11	24	23	A
11	23	24	B
1	43	44	AR
1	44	43	BR

The units are described in the Declaration under these new unit number designations. The other units and their number designations were not changed.

Furthermore, the Cluster Resolution prohibited the expansion of all of the type A or AR apartments. The Cluster Resolution permits the expansion of only those certain type A or AR apartments designated in the Declaration as expandable. The expandable apartments are also set forth in this Final Public Report under the topical heading "DESCRIPTION". Those Purchasers whose type A or AR apartments can no longer be expanded as well as those Purchasers whose apartment locations have been changed pursuant to the Cluster Resolution, have been offered the chance to cancel their sales contracts and receive a refund of all of their

deposits. The Developer has advised the Commission that none of such Purchasers elected to cancel their sales contracts but instead have affirmed their contracts despite the change in location or the inability to expand their apartment.

The Developer has further advised the Commission that, depending on the topography and actual ground condition of the Project site, the location of apartment numbers 43 and 44 within building no. 1 may once again have to be reversed. If such is the case, the Developer will amend the Declaration of Horizontal Property Regime at the time that the Developer files the architect's as-built certificate, to reflect the as-built location of apartment numbers 43 and 44. Upon such reversal, the purchasers of apartments 43 and 44 will be given an opportunity to cancel their sales contracts and to receive a refund of their deposits unless they elect to purchase their apartments despite such change or reversal.

Purchasers should be aware that the Declaration allows the owners of those apartments designated as expandable apartments in the Declaration to expand their apartments and amend the Declaration to note the expansion, all without the necessity of obtaining the consent of the other apartment owners as long as the expansion is in conformance with the Declaration, the Condominium Map and a Design Alteration Package filed with the Department of Land Utilization of the City and County of Honolulu as provided in the Cluster Resolution.

MANAGEMENT OF THE PROJECT. The Developer intends to enter into a contract with Aaron Chaney, Inc. to act as the managing agent for the Project, succeeding the First Hawaiian Bank.

STATUS OF PROJECT. On July 17, 1978, Developer entered into a Construction Contract with Pacific Construction Co., Ltd. to construct the Project. The Developer advises that construction commenced on July 31, 1978, and that it is estimated that construction will be completed by September, 1979.

PROGRAM OF FINANCING. The statement of the Program of Financing submitted by the Developer reflects that the Developer intends to pay the cost of the Project from funds available through a Construction Loan, purchasers' funds deposited with Escrow, and Developer's equity funds.

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 3, 1977, and information subsequently filed as of October 20, 1978.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 910 filed with the Commission on May 3, 1977.

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.

Ah Kau Young

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. 910

October 26, 1978