

# 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  
LAKEVIEW

Akipohe Street  
Kailua, Oahu, Hawaii

REGISTRATION NO. 992

### **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: November 6, 1978  
Expires: December 6, 1979

#### 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 or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 12, 1978, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 25, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of May 10, 1978, the Developer reports that no changes have been made in the plan or setup as presented in the April 12, 1978 notice of intention to sell.

2. The Developer of the project has submitted to the Commission for examination all documents and exhibits deemed necessary for the issuance of this Final Public Report.
3. The basic documents (Declaration, By Laws and Condominium Map) have been filed in the office of the recording officer. The Declaration and attached By Laws, dated September 20, 1978, have been recorded at the Bureau of Conveyances, in Liber 13170 at Page 452, and Condominium Map No. 572 has been assigned to the project.
4. Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission has not been submitted.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the condominium rules and regulations which relate to horizontal property regime.
6. This Final Public Report is made a part of the registration on the LAKEVIEW condominium project. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) along with a copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and obtaining a receipt therefor.
7. This Final Public Report automatically expires thirteen (13) months from the date of issuance, November 6, 1978, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report of May 10, 1978, with the exception of ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT, has not been disturbed.

ENCUMBRANCES AGAINST TITLE: The Developer has filed with the Commission an updated Preliminary Report prepared by Security Title Corporation, dated September 12, 1978. Said report reveals that title to the land is subject to the following:

1. For any taxes that are due and owing, reference is made to the Office of the Tax Assessor, First Division.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Nos. 1362, 1365, 1369, 7251 and 1364.
3. The restrictive covenants as contained in that certain Deed dated July 14, 1969, recorded on July 15, 1969 in the Bureau of Conveyances of the State of Hawaii in Book 6599, Page 13, to which reference is hereby made.
4. Water Easement W-1 as designated on the map prepared by Maitland C. Dease, Registered Professional Engineer & Surveyor, Certificate No. 282-ES, dated March 8, 1977.

5. Drainage Easement D-1 as designated on said map prepared by Maitland C. Dease, Registered Professional Engineer & Surveyor, Certificate No. 282-ES, dated March 8, 1977.

6. Grant dated February 17, 1978, recorded on February 28, 1978, in the Bureau of Conveyances of the State of Hawaii in Book 12743, Page 215, in favor of HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation, granting a perpetual right and easement to build, etc., maintain and operate pull boxes, hand-holes, transformer vaults and equipment as may be necessary for the transmission and distribution of electricity for light and power and/or communications and control circuits, over, under, upon, across and through the parcel of land herein described.

7. Grant dated May 17, 1978, recorded on June 9, 1978 in said Bureau of Conveyances in Book 12946, Page 115, in favor of the CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, "Grantee", and the BOARD OF WATER SUPPLY, City and County of Honolulu, the "Board", granting an easement to construct, etc., underground water pipeline or pipelines together with such meters, fire hydrants, control cable and other appurtenances, as may be necessary to properly measure and control water conveyed to consumers through a portion of the land herein described.

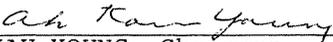
STATUS OF THE PROJECT: The Developer has submitted a construction contract with Lone Star Hawaii Construction, Inc. dated March 1, 1978, effective November 1, 1977, calling for substantial completion of the project by March 1, 1980. The Developer has also submitted a bond dated August 16, 1978, issued by Seaboard Surety Company. The Developer reports that construction of the units is 22 % complete and will be completed by March 1, 1980.

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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 April 12, 1978, and information subsequently filed as of October 25, 1978.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 992.

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, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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ESCROW AGENT

Registration No. 992

Dated: November 6, 1978