

# 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

KAHALUU COUNTRY  
47-416 Waihee Road  
Kaneohe, Hawaii  
REGISTRATION NO. 1413

### **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 16, 1981

EXPIRES: July 16, 1982

#### SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser is urged in order that the 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 April 9, 1981 AND INFORMATION SUBSEQUENTLY FILED AS OF June 5, 1981. DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND IN SUBMITTING INFORMATION ON THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on KAHALUU COUNTRY, Registration No. 1413, dated May 12, 1981, the Developer has forwarded additional information deemed material to the project.

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

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have been filed in the Office of the recording officer. The Declaration is filed as Document No. 1068390. The Floor Plans are filed as Land Court Condominium Map No. 456, hereinafter referred to as "Condominium Map".

4. Advertising or promotional materials have not been submitted to the Commission 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 514A, Hawaii Revised Statutes, as amended, and the Rules and Regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.

6. This Final Public Report expires thirteen (13) months after issuance, June 16, 1981, unless a Supplementary Public Report issues, or the Commission upon review of the registration issues an order extending the effective date of this report.

7. This Final Public Report is part of the registration of KAHALUU COUNTRY (Condominium Project). The Developer has the responsibility of placing a true copy of the Final Public Report (white paper stock) together with the Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

The information in the Preliminary Public Report dated May 12, 1981 has not been disturbed except for the following:

ENCUMBRANCES: A Preliminary Title Report issued by Title Guaranty of Hawaii Incorporated, dated May 29, 1981, states that title to the land is subject to the following:

1. Any taxes that are due and owing, reference is made to the Office of the Tax Assessor, First Division.

2. Reservations and exceptions as set forth in Deed dated July 7, 1941, filed as Land Court Document No. 59521.

3. Easement "52" as shown on Maps 45 and 82, as set forth by Land Court Order No. 28884, filed August 16, 1968.

4. AGREEMENT OF SALE

VENDOR: GODFREY KUAHUPIO KAONOHI and CATHERINE ANNE THOMPSON KAONOHI, husband and wife

VENDEE: RICHARD ALAN WHEELLOCK and DIANE DENISE WHEELLOCK, husband and wife

TENANCY: as Tenants by the Entirety

DATED: April 8, 1980

FILED: Land Court Document No. 1006755

AMOUNT: \$60,000.00

Reference is made to said instrument for terms, conditions, restrictions, reservations, provisions, etc.

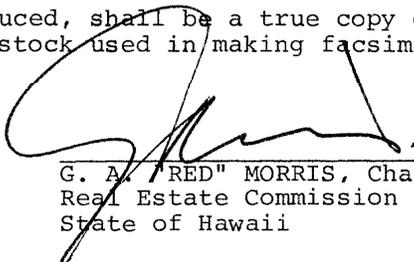
5. The restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions, reservations, easements and other provisions set forth in Declaration of Horizontal Property Regime dated May 19, 1981, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 1068390, and the By-Laws attached thereto, as the same are or may hereafter be amended in accordance with law, said Declaration or said By-Laws. (Project covered by Condominium Map No. 456.)

STATUS OF PROJECT: Apartment one (1) is completed and Apartment two (2) is sixty percent (60%) complete. The estimated time of completion of Apartment two (2) is July 1981.

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The purchaser and prospective purchasers should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted April 9, 1981, and information subsequently filed as of June 5, 1981.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRARION NO. 1413 filed with the Commission April 9, 1981.

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

  
G. A. "RED" MORRIS, Chariman  
Real Estate Commission  
State of Hawaii

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Commission  
City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 1413

DATE: June 16, 1981