



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 SO. BERTANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

ON
THE WAIKIKI SKYLINER
2415 Ala Wai Boulevard
Honolulu, Hawaii

REGISTRATION NO. 97

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.

March 10, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that certain 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:

1. Since the issuance of the Commission's Preliminary Public Report of September 24, 1965, the Developer has prepared and submitted additional information to that filed under the Notice of Intention received by the Commission on July 1, 1965. This Final Public Report is made a part of the registration and is the document the Developer must give to all purchasers or prospective purchasers of apartments.
2. The Developer, in an oral statement of March 10, 1966, reported that the basic documents have been filed in the office of the recording officer.

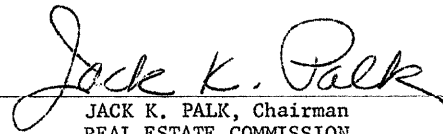
The Declaration of Horizontal Property Regime dated March 3, 1966, as Land Court Document No. 384891, and the By-Laws of the Association of Apartment Owners was filed for recordation with the Bureau of Conveyances, State of Hawaii, on March 9, 1966.

The Amendment of Lease and Consent to Sublease dated March 3, 1966 was filed as Land Court Document No. 384890 on March 9, 1966.

The Sublease dated March 3, 1966 was filed as Land Court Document No. 384889 on March 9, 1966.

3. The Developer advises that the Escrow Agreement, submitted earlier as an unexecuted document, was executed on March 3, 1966. A copy of the executed Escrow Agreement has been filed with the Commission.
4. In the matter of the Declaration the Developer states that the common elements now include the land, rather than merely the subleasehold of said land as initially represented in the July 1, 1965 registration with the Commission.
5. As to the STATUS OF PROJECT section of the Preliminary Public Report, the Developer represents that the building contract has been executed together with a 100% performance bond. Construction has also commenced.
6. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to Horizontal Property Regimes.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 97 dated September 24, 1965.



JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPT., C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION