



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
424 SO. BERETANIA STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**FINAL  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

on  
**THE TWIN-TOWERS**  
Ala Wai Boulevard between  
Olohana & Kalaimoku Streets

REGISTRATION NO. 134

**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.

June 7, 1966

**SPECIAL ATTENTION**

Since the issuance of the Commission's Preliminary Report on the TWIN-TOWERS project, Registration No. 134, dated April 7, 1966, the Developer submitted additional information requesting a Final Report on the project. This Final Report is made a part of the registration, a copy of which the Developer is required to provide all purchasers or prospective purchasers of apartments.

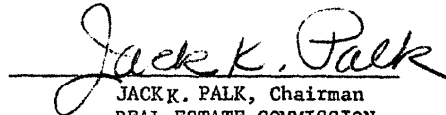
The Developer, under date April 28, 1966, advises that:

1. The Declaration of Horizontal Property Regimes including By-Laws, has been recorded in the office of the Assistant Registrar, Land Court, State of Hawaii, on May 6, 1966, as Document No. 390177, and noted on Certificate of Title No. 109,234.
2. The four lots, Nos. 123, 124, 126 and 164, described in the Preliminary Report have been consolidated and designated as Lot 165. Lot 165 was subdivided into lots 165-A, with an area of 18,328 square feet, 165-B with an area of 536 square feet, and 165-C with an area of 36 square feet, and described on a new Transfer Certificate of Title No. 109,234.
3. Lots 165-B and 165-C are to be acquired by the City and County of Honolulu for road purposes in the near future and the remaining Lot 165-A is the land upon which the Twin-Towers building will be constructed.

4. The apartments from the 13th floor through the 19th floor have been renumbered.
5. On April 6, 1966, the Developer secured a single mortgage from the State Savings and Loan Association, which was filed with the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 387309 and noted on the Transfer Certificate of Title No. 109,234, to pay for all existing mortgages and agreement of sale, and for the construction of the building.
6. Firm loan commitment for the construction of the building between the Developer and the State Savings and Loan Association was executed on April 6, 1966.
7. Developer obtained a 100% Performance Bond of the Construction Contract and 50% Labor and Material Payment Bond executed by Pacific Insurance Company, Ltd., as surety. (Copy of bond in file.)
3. A building permit from the City and County of Honolulu was obtained on April 5, 1966 and construction of building commenced on April 19, 1966.

The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170-A, Revised Laws of Hawaii 1955, as amended, which relates to Horizontal Property Regimes.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 134, dated April 7, 1966.

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

Distribution:

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