

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

THE KAHANA KAI
3020 Ala Napuaa Place
Moanalua, Honolulu, Hawaii

REGISTRATION NO. 265

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 13, 1969
Expires: November 13, 1970

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 21, 1969 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS SEPTEMBER 29, 1969. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 265 dated May 7, 1969, the Developer has prepared, assembled and forwarded additional information to that filed in the March 21, 1969 submittal. This Final Public Report is made a part of the registration of the Kahana Kai condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock).

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. Construction of the building commenced on or about July 1, 1969 and completion is expected in March, 1970.
5. 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 of Horizontal Property Regime, executed February 7, 1969, together with the By-Laws of Association of Apartment Owners, was filed in the Land Court, State of Hawaii, on September 2, 1969, as Document No. 482142. The Registrar has designated Condominium Map No. 84 to the project on September 2, 1969, by Land Court Order No. 30538.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, October 13, 1969, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report of May 7, 1969 in the topical headings of Description and Encumbrances Against Title have been amended. Information disclosed in the remaining topical headings have not been disturbed.

DESCRIPTION: The Developer has submitted a change in the description of the buildings in the following particulars:

- (1) The dressing rooms for men and women in the cabana structure are eliminated and the space created by the elimination will serve as covered pool lanai.
- (2) Parking spaces numbered 22, 23, 24, 25 and 31, 32 and 33 are now covered. This increases the total covered spaces from 5 to 12.
- (3) The numbering of the apartments has been changed. The lower apartment level containing 3 apartments bear the alphabetical designations A, B and C and the numerical designations start from the second floor. There are no changes in the layout or dimensions of any of the apartments. The only change has been in the numbering system.

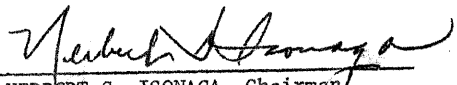
ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of a continuation of search of title dated September 24, 1969, prepared by Title Guaranty of Hawaii, Inc. Said report certifies that the abstractor has examined the records from and including March 12, 1969 (the date of the Lien Letter Report submitted March 19, 1969) and find no other or further liens or encumbrances against title, save and except the following:

Declaration dated February 7, 1969, filed as Land Court Document No. 482142 made by VAN-LAN CORPORATION submitting the land to the horizontal property regime. Condominium Map No. 84 showing lay-out, location, etc. set forth by Land Court Order No. 30538, filed September 2, 1969. Real Property Taxes for the second half of the year 1969 will be due November 10, 1969. (As the credits of the Office of the Tax Assessor have not been posted to date, it is possible that the 2nd installment has been paid.)

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 March 21, 1969, and information subsequently filed as late as June 20, 1969. The information disclosed in the Commission's Preliminary Public Report of May 7, 1969 should be carefully reviewed by purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 265 accepted by the Commission on March 21, 1969. 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.


HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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October 13, 1969
Registration No. 265

