

**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  
KINAU VILLA  
Kinau Street and Ward Avenue  
Honolulu, Hawaii

REGISTRATION NO. 437

**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: April 27, 1972  
Expires: May 27, 1973

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 MARCH 6, 1972 AND INFORMATION SUBSEQUENTLY FILED ON APRIL 26, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS 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. 437 dated March 30, 1972, the Developer has prepared, assembled and forwarded additional information. This Final Public Report is made a part of the registration of Kinau Villa 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. The Developer reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the Recording Officer.

The Declaration executed with By-Laws attached has been recorded in the Bureau of Conveyances, State of Hawaii, on March 16, 1972 in Book 8193, Page 264. The Bureau of Conveyances has assigned Condominium Map 218 to the project.

4. The purchaser or prospective buyer is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

5. This Final Report expires thirteen months from the date of issuance, April 27, 1972, unless a supplemental 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 March 30, 1972 with the exception of ENCUMBRANCES AGAINST TITLE has not been disturbed.

NAME OF PROJECT: KINAU VILLA

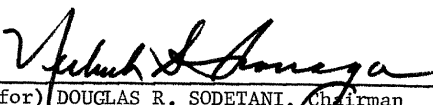
ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of an updated Preliminary Report dated March 16, 1972, prepared by Security Title Corporation. Said report shows no change with respect to the liens or encumbrances against title, save and except the following:

1. Condominium Map No. 218, filed in Bureau of Conveyances on March 16, 1972.
2. Declaration Submitting Property to the Horizontal Property Regime "Kinau Villa", dated February 28, 1972 filed in Bureau of Conveyances in Book 8193, Page 264.

-----  
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 6, 1972, and information subsequently filed as late as April 26, 1972. The information disclosed in the Commission's Preliminary Public Report of March 30, 1972 should be carefully reviewed by purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 437 filed with the Commission on March 6, 1972.

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.

  
(for) DOUGLAS R. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

AY:pg

Distribution:

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

April 27, 1972  
REGISTRATION NO. 437