

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

KAIMANA LANAIS
Kamoku Street
Honolulu, Hawaii

REGISTRATION NO. 501

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 1, 1973

Expires: July 1, 1974

SPECIAL ATTENTION

A comprehensive reading by the prospective purchaser is urged in order that 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED DECEMBER 1, 1972 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF MAY 31, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, HAWAII REVISED STATUTES, CHAPTER 514.

1. Since the issuance of the Commission's Preliminary Report on KAIMANA LANAIS condominium apartment project, Registration No. 501, dated February 21, 1973, the Developer has submitted additional information and requests 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.

2. The Developer of the project has submitted to the Commission for examination all documents necessary for the registration of a condominium project and issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have been filed in the Bureau of Conveyances of the State of Hawaii. The Declaration is filed in Liber 8975 at Page 354, and the Map is designated Condominium File Plan No. 159 (Land Court) No. 263 (Reg. System)
4. Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.
5. The Developer advised the Commission that at the time the first apartment deed is entered into between the fee owner and an apartment purchaser, every mortgage and other lien affecting both such apartment and any other apartment shall be paid and satisfied of record, or the apartment being leased shall be released therefrom by partial release duly recorded.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, June 1, 1973, unless a Supplementary Public Report is issued or the Commission, upon review of the Registration, issues an order extending the effective period of this report.
7. 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.

The information under the topical heading, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT, has been changed as hereafter noted. All other headings as recited in Preliminary Public Report of February 21, 1973 remain undisturbed.

NAME OF PROJECT: KAIMANA LANAIS

ENCUMBRANCES AGAINST TITLE: The Preliminary Report issued by Title Guaranty of Hawaii, Inc., dated May 22, 1973, certifies that title to the land is subject to:

1. Real Property Taxes that may be due and owing on the land (reference to which is hereby made to the office of the Tax Assessor of the First Taxation Division).

2. The reservation in favor of the State of Hawaii of all mineral and metallic mines.

3. Declaration of Horizontal Property Regime dated March 2, 1973, recorded in Liber 8975, Page 354.


4. Mortgage, Security Agreement and Financing Statement dated January 26, 1973, in favor of Island Federal Savings and Loan Association, recorded in Liber 8902, Page 70, and also filed as Document No. 616153.

5. As to Lot "L" only: Easement (10 feet wide) for sanitary sewer purposes as shown on File Plan 480.

STATUS OF PROJECT: The Developer has entered into a contract for construction of all of the improvements contemplated by the building plans with Charles Pankow Associates. Construction began on March 1, 1973 and the anticipated date of substantial completion of the project is on or about March 31, 1974.

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 December 1, 1972 and by additional material subsequently filed as of May 31, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 501 filed with the Commission on December 1, 1972. The 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

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ESCROW AGENT

Registration No. 501
June 1, 1973