

# 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

PUNALUU SEASIDE ESTATES  
53-456, 53-460, 53-462 & 53-464 Kamehameha Highway  
Haleaha, Oahu, Hawaii

REGISTRATION NO. 862

### **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: December 2, 1976  
Expires: January 2, 1978

#### 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 16, 1976 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 17, 1976. THE DEVELOPER IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration 862, dated July 19, 1976, the Developer has forwarded additional information reflecting material changes which have been made in the documents for the project.

2. The Developer has complied with Chapter 514, Hawaii Revised Statutes and has fulfilled the requirements for the issuance of a Final Public Report.

3. This Final Public Report is made a part of the registration of PUNALUU SEASIDE ESTATES 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 both Horizontal Property Regime Public Reports from each purchaser and prospective purchaser is also the responsibility of the Developer.

4. 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 recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime, executed October 15, 1976, with By-Laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 11775, Page 128.

The approved Floor Plans showing the layout, location, apartment numbers, etc., have been designated Condominium File Plan No. 478.

5. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

6. The purchaser or prospective purchaser 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.

7. This Final Public Report expires thirteen (13) months from the date of issuance, December 2, 1976, unless a supplementary 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 July 19, 1976, with the exception of LOCATION, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT, has not been disturbed.

LOCATION: The 15,556 square feet of land committed to the regime is situated at 53-456, 53-460, 53-462 and 53-464 Kamehameha Highway, Haleaha, Oahu, Hawaii.

ENCUMBRANCES AGAINST TITLE: A Preliminary Report, dated November 4, 1976, issued by Title Guaranty of Hawaii, Incorporated, as submitted to the Commission, provides that the following are encumbrances against title to the property:

1. For any taxes that may be due and owing and a lien on the land, reference is hereby made to the Office of the Tax Assessor of the First Division, Island of Oahu, Hawaii.
2. Reservation of mineral and metallic mines in favor of the State of Hawaii, as reserved in Royal Patent Grant No. 1313.
3. Master Lease dated March 1, 1975, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 10493, Page 181 by and between Yin Sit Sha, a Hawaii eleemosynary corporation, as Lessor, and MidPac Development, Ltd., a Hawaii corporation, as Lessee.
4. Condominium File Plan No. 478 filed in said Bureau of Conveyances on November 4, 1976.
5. The covenants, agreements, obligations, conditions and other provisions as set forth in that certain Declaration of Horizontal Property Regime dated October 15, 1976, recorded as aforesaid in Liber 11775, Page 128, and the By-Laws attached thereto, to which reference is hereby made.

STATUS OF PROJECT: The Developer advises that construction of the project was substantially completed in September, 1976, as evidenced by Notices of Completion filed with the Commission.

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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 June 16, 1976, and additional information subsequently filed as of November 17, 1976.

This is a FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 862 filed with the Commission June 16, 1976. 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.

*Ah Kau Young*  
(for) AH KAU YOUNG, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:  
DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION, CITY  
AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 862  
December 2, 1976