

# 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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
THE MAILE TOWER  
1095 Spencer Street  
Honolulu, Hawaii

REGISTRATION NO. 73

### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ issued by the Real Estate Commission on the above 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.

October 27, 1966

#### SPECIAL ATTENTION

A comprehensive reading of the Report by purchasers is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser is particularly directed to the following:

1. Since the issuance of the Commission's Final Public Report of May 21, 1965 on this Horizontal Property Regime project, the Developer has reported changes in the plan or setup as originally filed with the Commission on February 19, 1965. Said changes are determined to be a material revision to the information first disclosed. This Supplementary Report amends May 21, 1966 document becoming a part of the Final Public Report on THE MAILE TOWER. The Developer is responsible for placing this Supplementary Public Report (Pink Paper Stock) in the hands of all purchasers.
2. As of October 17, 1966, the Developer advised the Commission of action to acquire land for street widening purposes by the City and County of Honolulu. The municipal authorities acquired 1,037 square feet of land from Mrs. Pearl B. Hadley, the owner, for a sum of \$7,830.00, she receiving all the proceeds. The conveyance of this property was recorded February 1, 1966, in the Bureau of Conveyances in Book 5248, Page 579. The entire cost (\$7,500.00) of the street widening, curbing and sidewalks was borne by the Developer. This acquisition did not affect the building plans, the structure itself or diminish the number of parking stalls.

3. In his October 17, 1966 notice to the Commission, the Developer enclosed a set of "as built" plans together with a reproduction of a letter from the architect certifying to the completion of the building in accordance with plans and specifications and is ready for occupancy.
4. The balance of the change information filed with the Commission on October 18, 1966 relates to minimal revisions in the documentation.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 73 dated February 19, 1965.

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

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