



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
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**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
KOKO ISLE
Extension of Anapalau Street
Kuapa Pond
Honolulu, Hawaii

REGISTRATION NO. 174

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.

Issued: January 29, 1968

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 JUNE 30, 1967 AND INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 9, 1967 AND JANUARY 12, 1968, THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. Since the issuance of the Commission's Preliminary Public Report of September 5, 1967 and the Final Public Report of November 17, 1967 on KOKO ISLE, Registration No. 174, the Developer reports that changes have been made in the plan or setup as presented in the June 30, 1967 notice of intention to sell. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock), becoming a part of the KOKO ISLE registration. The Developer is responsible for placing a true copy of this

Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report and the Final Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read all three reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and updating information disclosed therein.
3. The Developer, under date January 12, 1968, reports the filing of Amendment to Declaration of Horizontal Property Regime. Said Amendment, executed by all interested parties on January 10, 1968 was recorded at the Bureau of Conveyances, State of Hawaii, on January 11, 1968 in Book 5931 at Page 103.
4. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended), and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: KOKO ISLE

DESCRIPTION: The Developer advises that the purpose of the Amendment to Declaration of Horizontal Property Regime is for the purpose of allowing an apartment owner to make structural alterations or additions within his apartment area or limited common element for his exclusive use without having to first obtain approval of all other members of the Association of Apartment Owners. However, any such alterations would still be subject to the approval of the Trustees of the Estate of Bernice Pauahi Bishop, Board of Directors of the Association and any apartment owners directly affected by such changes.

The Amendment is recited in its entirety as the Commission is of the opinion that all purchasers and prospective purchasers should be cognizant of the change:

"M. ALTERATION OF PROJECT. Restoration or replacement on or appurtenant to the project of any building, swimming pool, dock or other facility or construction or structural alteration or addition to any such structure different in any material respect from said Condominium File Plan of the project, shall be undertaken by the Association or any apartment owners only pursuant to an amendment of this Declaration, duly executed by or pursuant to the affirmative vote of all the apartment owners and accompanied by the written consent of the holders of all liens affecting any of the apartments, and in accordance with complete plans and specifications therefor first approved in writing by the Trustees and Board, and promptly upon completion of such restoration, replacement or construction the Association shall duly record or file of record such amendment together with a complete set of floor plans of the project as so altered, certified as built by a registered architect or professional engineer; provided, however, that any alterations or additions within an apartment or within a limited common element appurtenant to and for the exclusive use of such apartment shall require the written consent thereto and the written approval of the apartment owner's plans therefor by only the holders of all liens affecting such apartment, the Board of Directors of the Association, all other apartment owners thereby directly affected (as determined by said Board) and the Trustees, and such alterations or additions may be undertaken without an amendment to this Declaration or filing of a complete set of floor plans of the project as so altered."

STATUS OF PROJECT: The Developer advises that construction of off-site improvements on the project began on May 1, 1967, and construction of dwelling units commenced in September 1967. Approximately 15% of the apartment units have been completed. All units are expected to be ready for occupancy by December 1968.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted June 30, 1967 and information subsequently filed as of November 9, 1967 and January 12, 1968.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 174 filed with the Commission on June 30, 1967.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.


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

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January 29, 1968
Registration No. 174