REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
270 ULULANI
270 Ululani Street
Hilo, Hawaii

REGISTRATION NO. 325

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: February 18, 1971
Expires: March 18, 1972

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 and prospective purchaser is particularly directed to the following:

THIS SUPPLEMENT TO THE FINAL PUBLIC REPORT REFLECTS INFORMATION FILED WITH THE REAL ESTATE COMMISSION ON FEBRUARY 17, 1971. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. The Final Horizontal Property Regimes (Condominium) Public Report on "270 ULULANI" herein called "Project" was issued on April 6, 1970. There was no other or supplemental report issued after said Final Report.

2. The project is a fee simple condominium consisting of twenty-six (26) residential apartment units situated at 270 Ululani, Hilo, Island of Hawaii.

3. Since the issuance of said Final Report, the Developers and the Association of owners of the Project have filed and recorded an Amendment of the Declaration in the State Bureau of Conveyances, Liber 7380, Page 67.

Said Amendment contained two changes:

1. A new description of the land submitted to the Regime as a result of consolidation of three parcels of land. The land area remained the same. The Correction Deed was recorded in said Bureau in Liber 7378, Page 180.

2. A new description of the existing sewer easement which corrected the description of said easement and changing the area from 422 square feet to 684 square feet or a net increase of 262 square feet. Said document is recorded in said Bureau in Liber 7348, Page 111.

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 Final Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read said reports.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 325 filed with the Commission on March 11, 1970.

This Supplement to said Final Report when reproduced shall be a true copy of the Commission's aforesaid Supplement to the public report. The paper stock must be pink in color.

for

DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
State of Hawaii

YH/f

Distribution:
Department of Taxation
Bureau of Conveyances
Planning Commission, County of Hawaii
Federal Housing Administration
Escrow Agent

February 18, 1971
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