

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
MILILANI GARDEN HOMES, UNIT NO. 1
Mililani Town - Oahu, Hawaii

REGISTRATION NO. 373

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: October 6, 1971
Expires: November 6, 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 12, 1971, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS LATE AS OCTOBER 5, 1971. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES, AND AMENDMENTS THERETO.

1. Since the issuance of the Commission's Preliminary Public Report of April 22, 1971 on MILILANI GARDEN HOMES, UNIT NO. 1, Registration No. 373, the Developer reports that minor changes have been made in the plan as represented in the March 12, 1971 Notice of Intention to Sell.

This Final Public Report is made a part of the registration on MILILANI GARDEN HOMES, UNIT NO. 1 condominium project. The Developer is held 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 Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer has complied with Sec. 514-15, Hawaii Revised Statutes, and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.
3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and issuance of this Final Public Report.
4. The basic documents (First Amendment of Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved Floor Plan) have been filed in the office of the recording officer.

The First Amendment of Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, dated August 16, 1971, was filed in the Office of the Assistant Registrar of the Land Court of Hawaii as Land Court Document No. 550007 on August 27, 1971, and noted on Transfer Certificate of Title No. 126,080.

The Office of said Assistant Registrar has designated Condominium Map No. 76 to the project.

5. By-Laws, proposed House Rules and Updated Building Plans have been submitted to the Commission.
6. No advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
7. 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.
8. This Final Public Report automatically expires thirteen (13) months after the date of issuance unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Except as hereinafter set forth, the information under the topical headings of the Preliminary Public Report of April 22, 1971 remains the same.

OWNERSHIP OF TITLE: The Preliminary Title Report dated March 4, 1971 referred to in the Preliminary Public Report of April 22, 1971 has been updated by a Preliminary Title Report prepared by Title Guaranty of Hawaii Incorporated dated July 16, 1971.

ENCUMBRANCES AGAINST TITLE: The updated Preliminary Title Report reveals that the title remains substantially the same as set forth in the Preliminary Public Report of April 22, 1971.

The Developer has advised that each Deed from the Developer to a purchaser of an apartment will reserve to the Developer the right to grant to the State of Hawaii, City and County of Honolulu or any other governmental agency or any public utility or other corporation easements under such terms and conditions as it shall deem appropriate over the premises, and each purchaser will be obligated, upon request, to join in the granting of such easement; provided that the easement shall not unreasonably interfere with the use of the granted premises by the Grantee.

STATUS OF PROJECT: The Developer has stated that Units J, K, L and M were constructed approximately 2 years ago, and that construction for the remainder of the units had commenced on July 15, 1971. It expects the project to be completed by the end of December, 1971.

The prospective purchaser or purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted March 12, 1971 and additional information subsequently filed as late as October 5, 1971.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 373 filed with the Commission on March 12, 1971.

The report, when reproduced, shall be a true copy of the Commission's public report. In making facsimiles, the paper stock must be white.


for DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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Distribution:

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ESCROW AGENT

Registration No. 373
October 6, 1971

