REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
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# SUPPLEMENTARY
# HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
# PUBLIC REPORT

on
SAKURA
2029 Nuuanu Avenue
Honolulu, Hawaii

REGISTRATION NO. 429

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

**It was prepared as a supplement to an earlier Report dated** April 14, 1972 **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: June 29, 1972
Expires: July 29, 1973

SPECIAL ATTENTION

A comprehensive reading of this 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 11, 1972 AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 27, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES, EFFECTIVE JUNE 6, 1967.

1. Since the issuance of the Commission's Preliminary Public Report of April 14, 1972 on SAKURA, Registration No. 429, the Developer reports that changes have been made in the plan or setup as presented in the January 11, 1972 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), becoming a part of the SAKURA 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. The buyer shall sign the required receipt (RECO Form 25) signifying that he has had an opportunity to read the two reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.

3. The Commission, in its Preliminary Public Report of April 14, 1972, noted that the basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved Floor Plans) have not been filed in the office of the recording officer.

4. 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 promulgated thereunder which relate to Horizontal Property Regimes.

The information in the topical headings DESCRIPTION and COMMON ELEMENTS in the Preliminary Public Report has been amended. Information disclosed in the remaining topical headings has not been disturbed.

DESCRIPTION: The description relating to the "02" and "03" apartments is in error, and due to a typographical error the figures "02" should read "05" and "03" should read "07". Said sentence as amended should read as follows:

"Units "05" and "07" will have sliding aluminum windows".

The rest of the description remains the same.

COMMON ELEMENTS: The paragraph designated as iii under this heading should delete the swimming pool, and reads as follows:

"iii" All yards, grounds, landscaping, refuse facilities, and recreational facilities;"

The rest of the common elements remains the same.

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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 January 11, 1972 and information subsequently filed as of June 27, 1972.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 429 filed with the Commission on January 11, 1972.

This 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.

(for) DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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REGISTRATION NO. 429
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