

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

MAILI MA KA KAI
87-1550 Farrington Highway
Waianae, Hawaii

REGISTRATION NO. 520

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

It was prepared as a supplement to an earlier Report dated April 23, 1973, 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: December 20, 1973
Expires: May 23, 1974

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION TO SELL, SUBMITTED JANUARY 23, 1973 AND INFORMATION SUBSEQUENTLY FILED AS OF DECEMBER 20, 1973. 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 REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of April 23, 1973 on Maili Ma Ka Kai, Registration No. 520, the Developer reports that changes have been made in the plan or setup as presented in the January 23, 1973 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 MAILI MA KA KAI 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 Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read the report.

2. The Developer of the Project has submitted to the Commission for examination a revised proposed declaration for the Project.

3. The purchaser and 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.

4. This Supplementary Public Report automatically expires May 24, 1974, unless another Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

The information in the topical headings, DESCRIPTION, COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASERS and STATUS OF PROJECT has been altered as follows. All other topical headings have not been disturbed.

DESCRIPTION: The Developer advises, and the revised Declaration provides, that two (2) apartments, B-7 and B-8, have been deleted from the Project, so that it now consists of forty-six (46) apartments, instead of forty-eight (48). The revised Declaration and revised plans for the Project submitted by the Developer indicate, furthermore, that Building B of the Project has been split into Buildings B and B-1, respectively, with apartments B-1, B-2, B-3 and B-4 being located in Building B, and apartments B-5 and B-6 being contained in Building B-1. The revised Declaration also corrects a statement in the original Declaration relating to the area of the apartments of the Project. Each apartment of the Project will contain 1,100 square feet, instead of 1,000 square feet, as originally stated.

COMMON ELEMENTS: The revised Declaration indicates that changes have been made in the plans for the Project insofar as they relate to Common Elements. The building designated "Office" and "1-1" on said plans has been replaced with the building designated "Pavilion" on said plans and the "Community Center" has been deleted from the plans.

INTEREST TO BE CONVEYED TO PURCHASERS: Information submitted by the Developer increases the undivided interest in the common elements appurtenant to each apartment from a 1/48th fractional interest (2.0033 percentage interest) to a 1/46th fractional interest.

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 23, 1973 and information subsequently filed as of December 20, 1973.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 520 filed with the Commission January 23, 1973.

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. SODEVANI, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING COMMISSION, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION ON. 520

December 20, 1973