

# 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  
ILANIWAI  
975 Ala Liliiko'i Street  
Honolulu, Hawaii

REGISTRATION NO. 604

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

It was prepared as a supplement to an earlier Report dated July 15, 1974, 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: September 4, 1974  
Expires: August 15, 1975

### 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 10, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 26, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report on Registration No. 604, dated July 15, 1974, the Developer has forwarded additional information to that filed in the August 10, 1973, and July 2, 1974, submittals. This Supplementary Public Report is made a part of the registration on the Ilaniwai condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and

prospective purchasers receiving the Preliminary Public Report (yellow paper stock) and Final Public Report (white paper stock). Securing a signed copy of the Receipt for all Horizontal Property Regime Public Reports from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
3. The site plan (sheet A-1 of the floor plans) has been revised in the particulars hereinbelow set forth under the topical heading of "Description."
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
5. This Supplementary Public Report automatically expires on August 15, 1975, unless another Supplementary Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Final Public Report of July 15, 1974, under the topical headings hereinafter set forth has been amended. Information disclosed in the remaining topical headings has not been disturbed. The amendments to the information previously disclosed and their respective topical headings are as follows:

DESCRIPTION: In the Final Public Report it was indicated that the design of the swimming pool was revised from a roughly "L" shaped swimming pool to a more conventional rectangular swimming pool. This swimming pool has again been revised to its original "L" shaped pool.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted August 10, 1973, and information subsequently filed as of August 26, 1974. The information disclosed in the Commission's Preliminary and Final Public Reports on October 1, 1973, and July 15, 1974, respectively, should be carefully reviewed by purchaser and prospective purchasers. This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 604 filed with the Commission on August 10, 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.

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

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

September 4, 1974  
Registration No. 604