

**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

MAILI COVE  
87-561 Farrington Highway  
Waianae, Oahu, Hawaii

REGISTRATION NO. 648

**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: September 4, 1974  
Expires: October 4, 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 JANUARY 3, 1974, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF AUGUST 14, 1974. THE DEVELOPER, BY 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. Since the issuance of the Commission's Preliminary Public Report on MAILI COVE, Registration No. 648, dated March 20, 1974, the Developer has prepared, assembled and forwarded additional information to that reported in the Preliminary Public Report.

This Final Public Report is made a part of the registration on the MAILI COVE condominium project. The Developer is held responsible for placing this Final Public Report (white paper stock) and the Preliminary Report (yellow paper stock) issued on March 20, 1974, in the hands of all purchasers.

Securing a signed copy of the Receipt for the Preliminary and Final Horizontal Property Regime Public Reports from each purchaser is also the responsibility of the Developer.

2. The Developer has submitted its program of financing the project and a statement of the estimated costs involved in completing the project. The Commission has been advised that the Developer has secured a loan from Bank of Hawaii for the construction of the improvements. The Commission has further been advised that the Developer has secured a commitment from Bank of Hawaii to provide mortgage loans to qualified individual purchasers of the apartment units.
3. 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.
4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the Office of the Recording Officer in Honolulu, Hawaii.

The Declaration of Horizontal Property Regime dated July 8, 1974, together with the By-Laws of Association of Apartment Owners, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 690934. The Recording Officer has designated Condominium Map No. 225 to the project.

6. No advertising or 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 promulgated thereunder which relate to Horizontal Property Regimes.
8. This Final Public Report automatically expires thirteen (13) months after date of issuance, September 4, 1974, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The Developer has informed the Commission that there are no changes in the information set forth in the Commission's Preliminary Public Report issued on March 20, 1974, except as hereinbelow set forth:

GENERAL DESCRIPTION OF THE PROJECT: The Developer has submitted revised plans to the Commission which reflect the following changes:

1. Reduction of the width of one of the sliding doors in Model B apartments.
2. Deletion of medicine cabinets in the bathrooms of Model A apartments.
3. Increase in setback of parking area from the side boundary line to 10 feet.
4. Exposed tongue and groove wood ceiling above Model A apartments on the third floor.

ENCUMBRANCES AGAINST TITLE: Developer has submitted an updated preliminary report, dated July 31, 1974, prepared by Security Title Corporation, which shows that the premises are subject to additional encumbrances as follows:

1. Real Estate Mortgage and Financing Statement dated February 11, 1974, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 675925, made by QUALITY PACIFIC HOMES CORP., a Hawaii corporation, as Mortgagor, to BANK OF HAWAII, a Hawaii corporation, as Mortgagee, to secure the repayment of the sum of \$2,059,182.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to.
2. Updated Financing Statement recorded on April 11, 1974, in the Bureau of Conveyances of the State of Hawaii in Book 9835, page 20.

3. Condominium Map No. 225, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on July 29, 1974.

4. The covenants, agreements, obligations, conditions and other provisions set forth in that certain Declaration by Quality Pacific Homes Corp., dated July 8, 1974, submitting the within premises to the Horizontal Property Regime pursuant to Chapter 514, Hawaii Revised Statutes, filed in said Office of the Assistant Registrar as Document No. 690934, and the By-Laws attached thereto.

5. Real property taxes for the fiscal year July 1, 1974- June 30, 1975, as follows:

1st Installment - OPEN (delinquent after 11/30/74, bill not yet received)

STATUS OF THE PROJECT: The Developer has stated that the estimated date of completion of the project is December 1, 1974. Developer has submitted an executed copy of the Construction Contract between Developer and QUALITY PACIFIC, LTD., as Contractor, together with an executed copy of the Performance and Labor and Material Bond covering the Project.

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The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted January 3, 1974, and information subsequently filed on August 14, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 648 filed with the Commission on January 3, 1974.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white.

  
(for) DOUGLAS R. SODEHAN, Chairman  
Real Estate Commission  
State of Hawaii

Distribution:  
DEPARTMENT OF TAXATION  
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PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

Registration No. 648  
September 4, 1974