

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

FIVE REGENTS
2888 Ala Ilima Street
Honolulu, Oahu, Hawaii

REGISTRATION NO. 1045

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

It was prepared as a supplement to an earlier Report dated October 20, 1978, 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: October 27, 1978
Expires: November 20, 1979

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 TO SELL SUBMITTED SEPTEMBER 29, 1978 AND INFORMATION SUBSEQUENTLY FILED AS OF October 25, 1978. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of October 20, 1978 on FIVE REGENTS, Registration No. 1045, the Developer reports that changes have been made in the plan or setup as presented in the September 29, 1978 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 FIVE REGENTS 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 signifying that he has had an opportunity to read both reports.

2. The Developer of the Project has submitted to the Commission for examination a revised Declaration of Horizontal Property Regime for the Project.

3. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

4. This Supplementary Public Report automatically expires November 20, 1979 unless another Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the period of this report.

Except for the information in the topical heading, DESCRIPTION, all other topical headings have not been disturbed.

DESCRIPTION: Since the issuance of the Commission's Preliminary Public Report of October 20, 1978, Part II of the information under the topical heading DESCRIPTION has been revised in its entirety to read as follows:

II

Those apartments, the last two digits of the numbers of which are -01, are located on the Koko Head side of the building;

Those apartments, the last two digits of the numbers of which are -02, are located in the Koko Head-Mauka corner of the building;

Those apartments, the last two digits of the numbers of which are -03, are located on the Mauka side of the building next to the apartments, the numbers of which end in -02;

Those apartments, the last two digits of the numbers of which are -04, are located on the Mauka side of the building next, in the Ewa direction, to the apartments, the numbers of which end in -03;

Those apartments, the last two digits of the numbers of which are -05, are located in the Ewa-Mauka corner of the building;

Those apartments, the last two digits of the numbers of which are -06, are located on the Ewa-Makai side of the building next to the apartments, the numbers of which end in -05;

Those apartments, the last two digits of the numbers of which are -07, are located on the Ewa-Makai side of the building next, in a Makai direction, to the apartments, the numbers of which end in -06;

Those apartments, the last two digits of the numbers of which are -08, are located in the Ewa-Makai corner of the building;

Those apartments, the last two digits of the numbers of which are -09, are located on the Makai side of the building next, in a Koko Head direction, to the apartments, the numbers of which end in -08;

Those apartments, the last two digits of the numbers of which are -10, are located on the Makai side of the building next, in a Koko Head direction, to the apartments, the numbers of which end in -09;

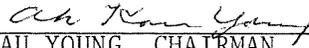
Those apartments, the last two digits of the numbers of which are -11, are located in the Makai-Koko Head corner of the building; and

Those apartments, the last two digits of the numbers of which are -12, are located on the Koko Head side of the building next, in a Makai direction, to the apartments, the numbers of which end in -01.

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 September 29, 1978 and information subsequently filed as late as October 25, 1978.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1045 filed with the Commission September 29, 1978.

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.



AH KAU YOUNG, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING COMMISSION, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 1045

October 27, 1978