

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

HILLSIDE VILLA
3003 Ala Napuaa Place
Honolulu, Hawaii 96818

Registration No. 1214

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

It was prepared as a supplement to an earlier Report dated _____ 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: April 30, 1980
Expires: January 19, 1981

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 DECEMBER 12, 1979, AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 16, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report on HILLSIDE VILLA, Registration No. 1214, dated January 21, 1980, the Developer has forwarded additional information reflecting the fact that material changes have been made in the documents for the project.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Supplementary Public Report.
3. 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.

The Declaration of Horizontal Property Regime dated December 10, 1979, 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. 985377. The recording officer has designated Condominium Map No. 398 on December 13, 1979. Amendments to the Declaration and the By-Laws of Association of Apartment Owners dated January 11, 1980 and February 1, 1980 were filed in said Office of the Assistant Registrar of the Land Court as Document No. 991211 and Document No. 994845, respectively. An Amendment to the Declaration dated April 21, 1980 was filed in said Office of the Assistant Registrar of the Land Court as Document No. 1008396.

4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Supplementary Public Report is made a part of the registration on HILLSIDE VILLA condominium project, Registration No. 1214. The Developer is responsible for placing the Preliminary Public Report (yellow paper stock), Final Public Report (white paper stock) and this Supplementary Public Report (pink paper stock) together with Disclosure Abstract in the hands of all purchasers and prospective purchasers.

Securing a signed copy of the Receipt therefor from each purchaser and prospective purchaser is also the responsibility of the Developer.

7. This Supplementary Public Report automatically expires on January 19, 1981, 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 information under the topical headings of the Preliminary Public Report of December 19, 1979 and the Final Public Report of January 21, 1980 remains unchanged except as hereinafter set forth.

DESCRIPTION: The last sentence of the first paragraph under this topical heading in the Final Public Report has been amended to read as follows:

"The ground floor consists of a laundry area, a trash area, forty-nine (49) parking spaces and one studio apartment with access to a walkway adjacent to the loading zone."

All other information under this topical heading remains unchanged.

STATUS OF PROJECT: The last sentence of the paragraph under this topical heading has been amended to read as follows:

"Renovations on the existing buildings and additional apartments to be constructed on the fourth floor are expected to be completed on or about May 7, 1980."

All other information under this topical heading remains unchanged.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by Developer in the required Notice of Intention submitted December 12, 1979 and information subsequently filed as of April 16, 1980.

THIS SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1214 filed with the Commission on December 12, 1979. 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) AH KAU YOUNG, Chairman
Real Estate Commission
State of Hawaii

Distribution:

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Registration No. 1214

April 30, 1980