

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
PUNAHOU PALMS
1808 Punahou Street
Honolulu, Hawaii

REGISTRATION NO. 1350

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

It was prepared as a supplement to an earlier Report dated ^{October 7, 1980 and} ~~October 5, 1981~~ 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: January 27, 1982

Expires: November 5, 1982

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON SEPTEMBER 4, 1980, AND SUBSEQUENT INFORMATION FILED AS OF JANUARY 22, 1982. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report dated October 7, 1980 and Final Public Report dated October 5, 1981, on PUNAHOU PALMS condominium, the Developer reports that changes have been made to the Project.

2. This Supplementary Public Report amends the Preliminary and Final Public Reports on the PUNAHOU PALMS condominium. The Developer is responsible for placing a true copy of the Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers, along with a true copy of the Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock) and Disclosure Abstract. Securing a signed copy of the receipt therefor is also the responsibility of the Developer.

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

The Second Amendment To Declaration Of Horizontal Property Regime dated December 17, 1981, was recorded on December 24, 1981, in the Bureau of Conveyances of the State of Hawaii, in Liber 16064, Page 750. A Third Amendment To Declaration Of Horizontal Property Regime dated January 4, 1982, was recorded on January 5, 1982, in the Bureau of Conveyances of the State of Hawaii in Liber 16083, Page 401. Said Second Amendment incorporated the verified statement of the architect. Said Third Amendment amended Exhibit "D" of the Declaration of Horizontal Property Regime.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.

5. This Supplementary Public Report automatically expires November 5, 1982 unless 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 Report dated October 7, 1980, and the Final Report dated October 5, 1981, have not been changed except for LIMITED COMMON ELEMENTS and STATUS OF PROJECT.

LIMITED COMMON ELEMENTS: Exhibit "B" referred to under Paragraph 1 of this topical heading has been amended as follows:

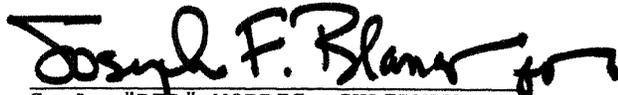
<u>Apartment No.</u>	<u>Changed From:</u>	<u>Changed To:</u>
401	27 and 31	3 and 4
601	35 and 36	27 and 31
801	19 and 20	35 and 36
902	3 and 4	19 and 20

STATUS OF PROJECT: Construction of the Project has been completed in November, 1981 as evidenced by submission to the Commission of a copy of the Notice of Completion.

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 on September 4, 1980, and information subsequently filed as of January 22, 1982.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1350 filed with the Commission on September 4, 1980.

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.



G. A. "RED" MORRIS, 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. 1350

January 27, 1982