REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

KAWILI REGENCY
34 E. Kawili Street
Hilo, Hawaii

REGISTRATION NO. 1598 (CONVERSION)

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

It was prepared as a supplement to an earlier Report dated May 16, 1984 **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 17, 1984
Expires: June 16, 1985

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 particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 13, 1984 AND INFORMATION SUBSEQUENTLY SUBMITTED AS OF SEPTEMBER 12, 1984. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of May 16, 1984 on KAWILI REGENCY, Registration NO. 1598, the Commission has been advised that all of the right, title and interest of Kawili Regency, Inc. in the project has been conveyed to Raymond M. Kobayashi, Jr. and Gloria R. Kobayashi, husband and wife, who will be the new Developers.

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

3. No advertising or promotional matter have been filed pursuant to the rules and regulations promulgated by the Commission.

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

5. This Supplementary Public Report amends the Commission's Final Public Report of May 16, 1984 and is made a part of the registration on KAWILI REGENCY condominium project. The Developer has the responsibility of placing true copies of this Supplementary Public Report (pink paper stock) and amended Disclosure Abstract dated September 5, 1984 together with the Final Public Report (white paper stock), in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt therefor from each such person is also the responsibility of the developer.

6. This Supplementary Public Report expires June 16, 1985, unless the Commission, upon review of the registration, issues an order extending the effective date of the report.

Except for the information contained under the following topical headings, the information in the Final Public Report remains undisturbed.

DEVELOPERS: Raymond M. Kobayashi, Jr. and Gloria R. Kobayashi, both of 947 Pukana Street, Hilo, Hawaii 96720, Telephone: 959-4060.

OWNERSHIP OF TITLE: A Commitment for Title Insurance issued by First American Title Insurance Company and dated August 22, 1984, and the Deed from Kawili Regency, Inc. to Raymond M. Kobayashi, Jr. and Gloria R. Kobayashi dated August 6, 1984, duly recorded in the Office of Bureau of Conveyances, in Liber 18068, Page 797, identify the developers as the fee owners of the property.

ENCUMBRANCES AGAINST TITLE: Said Commitment for Title Insurance identifies the following encumbrances against the property:

1. Any taxes or assessments that may be due and owing. Reference is hereby made to the Office of the Tax Assessor of the Third Division, County of Hawaii.

2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

3. Mortgage in favor of State Savings & Loan recorded at the Bureau of Conveyances in Liber 15836, Page 267.

4. Loan modification agreement with State Savings, recorded at said Bureau in Liber 17598, Page 346.

5. Assignment of rents to State Savings as recorded in Liber 17202, Page 43.

6. The restrictions, covenants, agreements, obligations, conditions, easements and other provisions set forth in Declaration of Horizontal Property Regime dated September 2, 1983, recorded in said Bureau in Liber 17725, Page 391.

7. Condominium File Plan No. 895, filed in said Bureau.

8. The restrictions, covenants, agreements, obligations, conditions, easements and other provisions set forth in By-Laws of the Association of Apartment Owners dated March 9, 1984, recorded in said Bureau in Liber 17725, Page 420.

NOTE: Upon initial conveyance of each apartment, all liens thereon must first be discharged by seller.

PURCHASE MONEY HANDLING: A newly executed Escrow Agreement dated September 5, 1984 identifies First American Title Co., a Hawaii corporation, as "Escrow", and Raymond M. Kobayashi, Jr. and Gloria R. Kobayashi, as "Seller".

All other information under this topical heading in the Final Public Report of May 16, 1984 remains unchanged.

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 April 13, 1984 and information subsequently filed as of September 12, 1984.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1598 filed with the Commission on April 13, 1984.

The report, when reproduced, shall be a true copy of the Commission's Public Report. In making facsimiles the paper stock shall be pink in color.

G. A. "RED" MORRIS, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF FINANCE, COUNTY OF HAWAII
BUREAU OF CONVEYANCES
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ESCROW AGENT

REGISTRATION NO. 1598

September 17, 1984