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REAL ESTATE COMMISSION
DEPARTMENT OF TREASURY & REGULATION
STATE OF HAWAII

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HONOLULU 13, HAWAII

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SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

ON
THE KAUAIAN
KEAWALOA TRACT, KOLOA
Island and County of Kauai
State of Hawaii

REGISTRATION NO. 9

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

It was prepared as a supplement to an earlier Report dated February 8, 1963 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.

June 6, 1963

Since the issuance of the February 8, 1963 Final Public Report on the above horizontal property regime, changes have been incorporated into the project by the Developer. Particular attention of prospective purchasers is directed to the following changes:

ENCUMBRANCE AGAINST TITLE: The Developer, on May 23, 1963, advises the Commission:

"The Amendment of Master Lease providing for a fixed rental of \$975 per month for the first ten years and granting an option to purchase the fee simple title to the land for a period of ten years for \$350,000, was dated March 10, 1963 and was recorded in the Bureau of Conveyances in Book 4512 at page 520."

INTEREST TO BE CONVEYED TO PURCHASER: The Developer has submitted an amended Contract of Sale and notes the following revisions:

"The purchasers now obtain ownership of the premises reserved for use by the seller for commercial purposes. The management fee has been changed to 7%, and a provision for expansion has been included."

STATUS OF PROJECT: The Developer has submitted a copy of a letter of agreement dated May 20, 1963, with Pacific Construction Company, Ltd., to construct THE KAUAIAN. Further, the Developer reports that payment and performance bonds will be submitted as part of the registration.

This SUPPLEMENTARY PUBLIC REPORT is made a part of REGISTRATION NO. 9 on THE KAUAIAN dated February 8, 1963.

RECO FORM 24


Yukio Kashiwa
Member