

**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

NANIWA GARDENS  
6750 Hawaii Kai Drive  
Honolulu, Hawaii

REGISTRATION NO. 582

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

It was prepared as a supplement to an earlier Report dated January 17, 1974, 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: February 13, 1976  
Expires: August 17, 1976

SPECIAL ATTENTION

A comprehensive reading 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 JUNE 27, 1973, and ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 6, 1976. THE DEVELOPER IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report on Registration No. 582, dated January 17, 1974, the Developer has forwarded additional information reflecting material changes which have been made in the documents for the project.

2. This Supplementary Public Report is made a part of the registration of NANIWA GARDENS condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers along with the Final Public Report (white paper stock). Securing a signed copy of the Receipt for both Public Reports from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and the issuance of this Supplementary Public Report.

4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime executed December 13, 1973, with By-Laws attached was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 9690, Page 118, as amended by instruments dated December 3, 1975, and January 19, 1976, and recorded as aforesaid in Liber 11118, Page 92, and Liber 11198, Page 153, respectively.

Condominium File Plan No. 331 showing the layout, location, apartment numbers, etc., was recorded in said Bureau of Conveyances and amended by substituting sheets A-2, A-3 and A-8 to A-12 inclusive, of said Condominium File Plan No. 331 with the revised sheets A-2, A-3 and A-8 to A-12 inclusive, respectively.

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

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

7. This Supplementary Public Report automatically expires on August 17, 1976, unless another supplementary public report issues or the Commission upon review of the registration, issues an order extending the effective period of this report.

The Developer had requested and the Real Estate Commission approved the extension of the Final Public Report issued January 17, 1974 to August 17, 1976.

Except for the topical headings, PARKING STALLS, COMMON ELEMENTS (paragraph "g" only) and LIMITED COMMON ELEMENTS (paragraph "b" only) hereinafter set forth, the Developer has not changed any of the matters contained in all of the topical headings of the Final Public Report of January 17, 1974, and therefore all topical headings as set forth in and contained in said Final Public Report, except as aforesaid, shall continue to be effective as so set forth in said Final Public Report.

NOTE: To reflect the amendments and changes made to the Declaration and Condominium File Plan No. 331, Exhibit "B" and "C" of the Final Public Report of January 17, 1974 is now null and void.

The clauses and phrases set forth under topical headings PARKING STALLS, COMMON ELEMENTS (paragraph "g" only) and LIMITED COMMON ELEMENTS (paragraph "b" only) of said Final Public Report shall be and is hereby amended to read as follows:

PARKING STALLS: Forty-two (42) parking stalls are available for purchase by the purchasers of the apartment units. Said forty-two (42) parking stalls are designated on said Condominium File Plan No. 331 as numbers S-1 through S-42 inclusive, of which numbers S-1, S-2, S-3, S-6 through S-10 inclusive, and S-16 through S-23 are stalls for compact automobiles.

COMMON ELEMENTS:

(g) Fourteen (14) guest automobile parking stalls as designated on said amended Condominium File Plan No. 331.

LIMITED COMMON ELEMENTS:

(b) Each of the forty-two (42) parking stalls available for purchase by the purchasers of the apartment units shall be appurtenant to and for the exclusive use of an apartment as and when conveyed by said Developer to the owner of such apartment, provided the Developer shall use his best effort to secure the right of first refusal to the owner of an apartment which has only one parking stall appurtenant thereto when any one of said parking stalls is available for transfer.

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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 June 27, 1973, and additional information subsequently filed as of February 6, 1976.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 582, filed with the Commission June 27, 1973. 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.

  
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Member, REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION,  
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FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 582  
February 13, 1976