

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

THE LILIKOI
Moanalua, Honolulu, Hawaii

REGISTRATION NO. 716

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 Condo-
minium 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: March 7, 1975
Expires: October 16, 1975

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 SEPTEMBER 6, 1974, AND ADDI-
TIONAL INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 25,
1975. 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. The Developer has complied with Chapter 514, Hawaii
Revised Statutes and has fulfilled the requirements for the
issuance of a Supplementary Public Report.

2. Since the issuance of the Commission's Final Public Report on Registration 716, dated September 16, 1974, the Developer has forwarded additional information reflecting material changes which have been made in the documents for the project.

3. THE LILIKOI is a fee simple condominium project consisting of one (1) building, without a basement. There are a total of seventy-five (75) residential apartments, fifteen (15) parking apartments and eighty (80) parking spaces.

4. This Supplementary Public Report is made a part of the registration of THE LILIKOI condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers receiving the Final Public Report (white paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

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

6. 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 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

The Declaration of Horizontal Property Regime executed September 3, 1974, with By-Laws attached was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 695086, as amended by instrument dated February 24, 1975, filed as aforesaid as Document No. 711551.

The approved Floor Plans showing the layout, location, apartment numbers, etc., have been designated Condominium Map No. 226.

7. Advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.

8. 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 Horizontal Property Regime.

9. This Supplementary Public Report automatically expires on October 16, 1975, unless the Commission upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Final Public Report of September 16, 1974, with the exception of DESCRIPTION, INTEREST TO BE CONVEYED TO PURCHASERS, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, and OWNERSHIP OF TITLE, has not been disturbed.

DESCRIPTION: The said Declaration, as amended, and documents submitted by the Developer indicate a fee simple project consisting of one seven (7) story building, without a basement, containing a total of seventy-five (75) residential apartments and fifteen (15) parking apartments.

NOTE: The said Declaration, as amended, provides that the owners of certain apartments shall have the right to alter the floor plans and the common interests of their respective apartments solely by an amendment to the Declaration, such amendment to be executed solely by the respective apartment owners of such apartment, provided that such amendment shall be effective only upon the filing of the same in the Office of the Assistant Registrar of the Land Court of the State of Hawaii. Such amendment shall set forth the new unit type of, and the new common interest appurtenant to, each apartment involved, and need not include a complete set of floor plans of the Project as so altered. Such amendment shall also include the consent thereto of the holder of any recorded mortgage of the apartments involved. Such alteration of the floor plans of such apartments shall be subject to the prior approval of the Board of Directors and of the appropriate agencies of the State of Hawaii and the City and County of Honolulu and shall only be in accordance with the alternate floor plans of such unit types contained in the Condominium Map of the Project. The said Declaration, as amended, also provides that at any time subsequent to the alteration of the floor plans of any of the apartments, as set forth in the Declaration, as amended, the owners of any two apartments, which together were so altered, may re-alter the floor plans of their respective apartments to the original floor plans thereof as set forth in the Declaration. Upon such re-alteration of the floor plans of the respective apartments, the common interests of such apartments shall be as set forth in the Declaration. Such re-alteration of the floor plans and the common interests of such apartments shall be by an amendment to the Declaration, such amendment to be executed solely by the respective apartment owners of such apartments provided that such amendment shall be effective only upon the filing of the same in the Office of the Assistant Registrar of the Land Court of the State of Hawaii. Such amendment shall set forth the new unit type of, and the new common interest appurtenant to, each apartment involved, and need not include a complete set of floor plans of the Project as so altered. Such amendment shall also include the consent thereto of the holder of any recorded mortgage of the apartments involved. Such re-alteration of the floor plans of such apartments shall be subject to the prior approval of the Board of Directors and of the appropriate agencies of the State of Hawaii and the City and County of Honolulu and shall only be in accordance with the original floor plans of such apartments contained in the Condominium Map of the Project. The

re-alteration of the floor plans and common interests of such apartments as aforesaid shall in no way bar the subsequent alteration of the floor plans and common interests of such apartments pursuant to the provisions of the Declaration. Before commencing or permitting construction on any such alteration or re-alteration of the apartments, the respective apartment owners involved shall obtain a bond or certificate thereof, naming as obligee collectively all apartment owners as their interests may appear, in a penal sum of not less than one hundred percent (100%) of the cost of such construction and with a corporate surety authorized to do business in Hawaii, guaranteeing performance of such construction free and clear of all mechanics' and materialmen's liens and all claims in lieu of mechanics' and materialmen's liens arising under Section 514-9 of the Hawaii Revised Statutes.

INTEREST TO BE CONVEYED TO PURCHASERS: Documents filed with the Real Estate Commission indicate that the purchaser will secure an Apartment Deed, conveying an apartment and an undivided percentage interest in the common elements of the Project. This same percentage interest for each apartment shall be used in determining each purchaser's proportionate share of all common profits and expenses of the Project and shall be used for all other purposes including determining the proportionate representation for voting purposes in the Association of Apartment Owners of the Project.

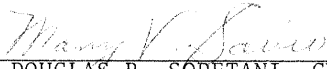
PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration provides that the residential apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and personal guests, and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen or bellboy service. The parking apartments may only be used as a parking place for a motor vehicle. The apartments may not be used for any other purpose unless consent of the Board of Directors is secured. The owners of the respective apartments shall have the absolute right to lease the same subject to the limitations, restrictions, covenants and conditions of the Declaration.

OWNERSHIP OF TITLE: The Developer represents that it is the Owner of the fee simple title to the property committed to the Project, said property having been conveyed to the Developer by Deed dated April 23, 1974, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 678538. The individual Apartment Deeds to be issued to the purchasers will be executed by the Developer.

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 September 6, 1974, and additional information subsequently filed as of February 25, 1975.

This is a SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 716 filed with the Commission September 6, 1974. 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.


(for) DOUGLAS R. SODETANI, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

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PLANNING COMMISSION, CITY AND COUNTY OF HONOLULU
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ESCROW AGENT

REGISTRATION NO. 716

March 7, 1975