

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

MEHEULA HALE PATIO HOMES
Mililani Town, Oahu, Hawaii

REGISTRATION NO. 1006

IMPORTANT — Read This Report Before Buying

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

It reflects information obtained by the Real Estate Commission in its investigation of the 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 9, 1979
Expires: March 9, 1980

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 15, 1978, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF FEBRUARY 5, 1979. THE DEVELOPER BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, HAWAII REVISED STATUTES, CHAPTER 514A, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Report of July 13, 1978 on MEHEULA HALE PATIO HOMES, Registration No. 1006, the Developer reports that certain changes have been made in the project. This FINAL PUBLIC REPORT (white paper stock) amends the Preliminary Public Report (yellow paper stock) and becomes a part of MEHEULA HALE PATIO HOMES registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary Report. The purchaser shall sign the required receipts signifying that he has had an opportunity to read both reports.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of this Condominium Project and the issuance of this Final Public Report.
3. The Developer advises that the Declaration of Horizontal Property Regime and attached Bylaws are filed in the Office of the Assistant Registrar of the Land Court as Land Court Document No. 897480 and that the Condominium Map has been filed with the Assistant Registrar as Map No. 340.
4. Advertising and promotional material has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. 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.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, February 9, 1979, unless a Supplementary Report issues or the Commission upon review of the registration issues an order extending the effective date of this report.

Information in the Preliminary Report of July 13, 1978, under the topical headings DESCRIPTION OF THE PROJECT, OWNERSHIP OF TITLE, and MANAGEMENT AND OPERATION has been changed. The Developer reports that no other information in the Preliminary Public Report has changed except for the addition of PROGRAM OF FINANCING.

DESCRIPTION OF THE PROJECT: The Developer advises the Commission that ceramic tile has been added to the list of options for the purchaser.


OWNERSHIP TO TITLE: The Developer has filed with the Commission a Preliminary Report dated February 13, 1978 and updated as of October 3, 1978, prepared by Title Guaranty of Hawaii, Inc., which states that title to the land committed to this regime is still vested in the Developer and that the only additional encumbrance thereto since the issuance of the Preliminary Public Report is the aforesaid Declaration and Bylaws.

PROGRAM OF FINANCING: The Developer will pay the total project costs from its own funds. Permanent mortgage loans to qualified purchasers will be provided by Western Pacific Financial Corporation and American Savings and Loan Association.

MANAGEMENT AND OPERATION: The Developer has filed with the Commission a revised Condominium Management Agreement dated October 10, 1978. The management fee will be \$7.00 per apartment per month plus G.I.T. The Agreement has a term of one year and may be terminated at any time by the Association or by the Agent upon thirty (30) days' written notice.

A purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted May 15, 1978 and additional information subsequently filed with the Commission as of February 5, 1979.

This FINAL HORIZONTAL PROPERTY REGIME CONDOMINIUM PUBLIC REPORT is made a part of REGISTRATION NO. 1006 filed with the Commission on May 15, 1978. This report when reproduced shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white.


AH KAU YOUNG, Chairman (for)
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Department, City and
County of Honolulu
Federal Housing Administration
Escrow Agent

February 9, 1979
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