

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

HALE KAI O'KIHEI
Uluniu Road
Waiohuli-Keokea Beach Lots, Kihei, Kula
Island and County of Maui
Hawaii

REGISTRATION NO. 169

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: October 14, 1968

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 5, 1967 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS OCTOBER 14, 1968. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 170A, R.L.H.

1. The Developer, in seeking the issuance of this Final Public Report prior to completion of the project, has complied with the requirements of the Commission's Declaratory Ruling No. 1 of December 14, 1965. The May 5, 1967 registration was received when said ruling on the sale of condominium units under Preliminary Public Reports and additional filing requirements were effective.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 169, dated July 10, 1967, the Developer has prepared and forwarded additional information to that filed in the May 5, 1967 submittal.

This Final Public Report is made a part of the registration on the HALE KAI O'KIHEI condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers

receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
4. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.
The Declaration Submitting Deeds to the Horizontal Property Regime, made March 15, 1967, with By-Laws of the Association of Apartment Owners attached, was filed in the Bureau of Conveyances, State of Hawaii, in Liber 5639, Page 193, on April 24, 1967. Amended Declaration recorded in Liber 5736, Page 435.
The Registrar of said Bureau of Conveyances has designated Condominium Map No. 85 to the project.
5. No advertising or promotional matter has been submitted 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 Chapter 170A, Revised Laws of Hawaii 1955 (as amended), and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

NAME OF PROJECT: HALE KAI O'KIHEI

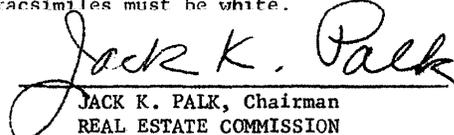
The information under all topical headings of the Preliminary Public Report dated July 10, 1967, except for Status of Project, is accurate and valid as it pertains to this condominium project.

STATUS OF PROJECT: A copy of the building contract executed October 9, 1968 by and between David P. Ting, Developer, and Muneo Yamamoto, as Contractor, has been submitted as part of the registration. A 75% Performance Bond has been executed and a copy of said bond is on file with the Commission. The Developer, in his verified statement gives notice that the project will be completed 225 days from the day notice to proceed is given the Contractor. Estimated completion day will be in July, 1969.

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 May 5, 1967 and additional information subsequently filed as late as October 14, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 169 filed with the Commission on May 5, 1967.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:km

Distribution:
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ESCROW AGENT

October 14, 1968
Registration No. 169