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SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
KAILUA VILLAGE
Kuakini Highway
Kailua, Kona
Island and County of Hawaii
Hawaii

REGISTRATION NO. 178

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 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: January 29, 1968

SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 21, 1967 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 3, 1968. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO PRE-SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. Since the issuance of the Commission's Preliminary Public Report of September 29, 1967 on KAILUA VILLAGE, Registration No. 178, the Developer advises that changes have been made in the plan or setup as presented in the August 31, 1967 notice of intention to sell. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) becoming a part of the KAILUA VILLAGE registration. The Developer is responsible for placing a true copy of this Supplementary Report in the hands of all purchasers and prospective purchasers. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. KAILUA VILLAGE is a proposed fee simple residential condominium project consisting of an eight-story residential apartment building containing sixty-four (64) studio, one and two-bedroom apartments. Sixty-four (64) parking stalls are available at the project.

3. The Developer has submitted to the Commission for examination a filing of documents and exhibits which are complete except for some particular requirement, or requirements, which can be expected to be completed as part of the registration.

4. No advertising or promotional matter 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 170A, Revised Laws of Hawaii 1955 (as amended, particularly by ACT 244, L. 1967 effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. If the Final Public Report is not issued within one (1) year from the date of the Preliminary Public Report, September 29, 1967, purchasers and prospective purchasers shall be entitled to refund of all monies paid without further obligation.

NAME OF PROJECT: KAILUA VILLAGE

LOCATION: No change.

TAX KEY: No change.

ZONING: No change.

DEVELOPER: No change.

ATTORNEY REPRESENTING DEVELOPER: No change.

DESCRIPTION: A residential apartment condominium complex consisting of an eight-story building on the property committed to the regime, constructed of reinforced concrete, steel, glass, aluminum and other allied building materials.

The ground level of the building shall contain two (2) studio apartments; one (1) designated as a Type A apartment and one (1) designated as a Type B apartment, and seven (7) one-bedroom apartments which are designated as Type C apartments.

The one and only Type A apartment is a studio apartment and contains three hundred fifty-eight (358) square feet, including a lanai containing sixty-six (66) square feet. The apartment contains a studio living room, a kitchenette and a bath-dressing room.

The one and only Type B apartment is a studio apartment and contains three hundred fifty-two (352) square feet, including a lanai containing sixty (60) square feet. The Type B apartment contains a studio living room, a kitchenette and bath-dressing room.

The Type C apartments, and there are seven (7) of them on the ground floor and ten (10) each on the first through the fourth floors, shall each contain six hundred twenty-three (623) square feet, including two (2) lanais, one containing ten (10) square feet and one containing sixty-nine (69) square feet. Each of the Type C apartments contains one bedroom, one bath-dressing room, one kitchen, one living-dining room and the two lanais.

In addition to the foregoing, the gound level shall also contain an entry mall, a main elevator lobby containing four hundred eighty (480) square feet, a laundry room and trash, storage and utility rooms.

The first floor shall be directly above the ground floor and the first, second, third and fourth floors are all similar to each other. Each of such floors shall contain ten (10) Type C, one-bedroom apartments. In addition, each of the foregoing floors shall contain an elevator lobby and a corridor along one side of the building. The area of the elevator lobby on the first floor is seven hundred thirty (730) square feet and on the second through fifth floors they are each four hundred seventy (470) square feet.

The fifth floor shall contain five (5) two-bedroom apartments designated as Type D apartments. Each of such apartments shall contain twelve hundred forty-six (1246) square feet, including two (2) balconies; one containing ten (10) square feet and one containing thirteen (13) square feet, and one lanai containing one hundred nineteen (119) square feet. Each of the Type D apartments shall include a kitchen, a living room with dining el, two (2) bath-dressing rooms, two (2) bedrooms, a large walk-in wardrobe and miscellaneous storage closets. In addition, the fifth floor shall contain an elevator lobby and corridor.

The sixth and seventh floors shall contain ten (10) two-story, two-bedroom apartments. These are designated as Type E apartments and contain eleven hundred fifty-one (1151) square feet, including one lanai having an area of one hundred nineteen (119) square feet. Each Type E apartment shall contain a kitchen, a living-dining room, and one half-bath on the sixth floor, with a private stairway to the seventh floor which has two (2) bedrooms, two (2) dressing rooms and two (2) bathrooms. In addition, the sixth floor will have an elevator lobby containing four hundred seventy (470) square feet and a corridor.

In addition to the foregoing, the building shall have three (3) stairways, one on each end and one in the middle of the building, and one elevator.

The apartments on the ground floor shall be numbered G-1 through G-9, the numbers running from north to south beginning with G-1.

The apartments on floors first through fourth shall be numbered 1 through 10 from north to south with the number of the floor preceding the number of the apartment; for example, apartments 2 and 10 on the third floor shall be numbered 302 and 310, respectively.

The five (5) apartments on the fifth floor shall be designated 501 through 505, respectively, beginning from north and proceeding south.

The two-story apartments on the sixth and seventh floors shall be designated P-1 through P-10 and shall be numbered from north to south.

COMMON ELEMENTS: The common elements of the project will include: (a) the land submitted to the horizontal property regime and the parking area, exclusive of the parking stalls; (b) all water lines, electric and telephone lines, sewage facilities and other utilities on the ground level which may be required by government authorities to be constructed or installed; and (c) all other devices or installations upon the above-described land existing for or rationally of common use to all the owners of apartments within the project.

LIMITED COMMON ELEMENTS: The limited common elements of the project will include: (a) the corridors in each apartment floor level which are restricted for the use of the owners of apartments on each level; (b) the storage room located on the ground floor; and (c) sixty-four (64) numbered parking stalls including six (6) for compact automobiles which shall be assigned by the Owner-Developer to the apartments in the building.

INTEREST TO BE CONVEYED PURCHASER: The percentage of undivided interest in all the common elements of whatever kind appertaining to each apartment and its owner for all purposes shall be as follows:

Type A apartment containing 424 square feet	0.75%
Type B apartment containing 417 square feet	0.7374%
Type C apartments each containing 753 square feet . .	1.305227%
Type D apartments each containing 1487 square feet . .	2.61046%
Type E apartments each containing 1315 square feet . .	2.41146%

PURPOSE OF BUILDING AND RESTRICTION AS TO USE: The building shall be used primarily as a residential apartment building or a hotel. Each apartment will be used as a single family residence or as a hotel room and for no other purpose.

OWNERSHIP TO TITLE: No change.

ENCUMBRANCES AGAINST TITLE: No change.

PURCHASE MONEY HANDLING: The Escrow Agreement, reported earlier as executed August 17, 1967, has been re-executed by the Developers, and the Escrow Agent, Security Title Corporation, to reflect change information. The date of re-execution of the Escrow Agreent is December 29, 1967.

MANAGEMENT AND OPERATIONS: No change.

STATUS OF PROJECT: The Developer gives notice that the intention is to commence construction on or before September 30, 1968. No building contract has been executed nor is a contractor identified in the registration.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted August 21, 1967 and additional information subsequently filed as of January 3, 1968.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 178 filed with the Commission on August 21, 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 pink in color.

Jack K. Palk

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

REB:sw

Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING COMMISSION, COUNTY OF HAWAII
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

January 29, 1968
Registration No. 178