

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

HALE KAMAOLE
Kihei Road
Kihei, Maui, Hawaii

REGISTRATION NO. 326

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: May 18, 1970
Expires: June 18, 1971

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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION TO SELL SUBMITTED MARCH 18, 1970 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 14, 1970, and MAY 8, 1970. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of April 20, 1970 on HALE KAMAOLE, Registration No. 326, the Developer reports that changes have been made in the plan or setup as presented in the March 18, 1970 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 HALE KAMAOLE registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and the updating of information disclosed therein.
3. Promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

The information in the topical headings, NAME OF PROJECT, LOCATION, TAX KEY, ZONING, DEVELOPER and ATTORNEY REPRESENTING DEVELOPER of the Preliminary Public Report of April 20, 1970, has not been disturbed.

DESCRIPTION: Information submitted by the Developer revises the proposed Declaration of Horizontal Property Regimes filed with the Commission on April 14, 1970, and basically pertains to the redesignation of apartment unit numbers in relation to the six apartment buildings, and the redesignation of several apartment units from one floor plan to another. The following is a portion of the description recited in the revised proposed Declaration of Horizontal Property Regimes, which replaces a major part of the description given in the Preliminary Public Report of April 20, 1970.

The specimen Declaration of Horizontal Property Regime states that One Hundred Seventy-Six (176) freehold estates are hereby designated within the perimeter walls, floors and ceilings of each of the 176 apartment units of the project contained in six (6) two-story buildings without basements, constructed principally of wood on a concrete slab, and designated as Buildings "I", "II", "III", "IV", "V" and "VI", which spaces called "apartments" are designated on said plans and described as follows:

Apartments No. 136 and 149, inclusive, are located on the first floor of Building "I";

Apartments No. 236 to 249, inclusive, are located on the second floor of Building "I";

Apartment No. 196 is located on the first and second floors of Building "I";

Apartments No. 123 to 134, inclusive, are located on the first floor of Building "II";

Apartments No. 223 to 234, inclusive, are located on the second floor of Building "II";

Apartments No. 122 and 135 are located on the first and second floors of Building "II";

Apartments No. 102, 103, 104, 105, 107, 108, 110, 111, 113, 114, 116, 117, 119 and 120 are located on the first floor of Building "III";

Apartments No. 202, 203, 204, 205, 207, 208, 210, 211, 213, 214, 216, 217, 219 and 220 are located on the second floor of Building "III";

Apartments No. 101, 106, 109, 112, 115, 118 and 121 are located on the first and second floors of Building "III";

Apartments No. 180, 181, 183, 184, 186, 187, 189, 190, 191, 192, 193 and 194 are located on the first floor of Building "IV";

Apartments No. 280, 281, 283, 284, 286, 287, 289, 290, 291, 292, 293 and 294 are located on the second floor of Building "IV";

Apartments No. 179, 182, 185, 188 and 195 are located on the first and second floors of Building "IV";

Apartments No. 165 to 178, inclusive, are located on the first floor of Building "V";

Apartments No. 265 to 278, inclusive, are located on the second floor of Building "V";

Apartments No. 151 to 164, inclusive, are located on the first floor of Building "VI";

Apartments No. 251 to 264, inclusive, are located on the second floor of Building "VI";

Apartment No. 150 is located on the first and second floors of Building "VI".

Each apartment contains the number of rooms and approximate floor area according to its respective floor plan, which plans are a part of said project plan, as follows:

(1) "A" UNIT - TWO BEDROOM LARGE: Four (4) two-bedroom units, being numbers 101, 150, 195 and 196, contain eight rooms, including two bedrooms, two bathrooms, one powder room, one kitchenette, one living room and one dining room with an entry. The floor area of each of these apartments is approximately 1,217 square feet, including a lanai of approximately 117 square feet.

(2) "B" UNIT - TWO BEDROOM SMALL: Twelve (12) two-bedroom units, being numbers 106, 109, 112, 115, 118, 121, 122, 135, 179, 182, 185 and 188, contain six rooms including two bedrooms, one bathroom, one powder room, one kitchenette and one living room-dining room combination. The floor area of each of these apartments is approximately 887 square feet, including a lanai of approximately 91 square feet.

(3) "C" UNIT - ONE BEDROOM: One hundred sixty (160) one-bedroom units, being numbers 102 to 105, inclusive, 107, 108, 110, 111, 113, 114, 116, 117, 119, 120, 123 to 134, inclusive, 136 to 149, inclusive, 151 to 164, inclusive, 165 to 178, inclusive, 180, 181, 183, 184, 186, 187, 189, 190, 191 to 194, inclusive, 202 to 205, inclusive, 207, 208, 210, 211, 213, 214, 216, 217, 219, 220, 223 to 234, inclusive, 236 to 249, inclusive, 251 to 264, inclusive, 265 to 278, inclusive, 280, 281, 283, 284, 286, 287, 289, 290, 291 to 294, inclusive, contain four rooms, including one bedroom, one bathroom, one kitchenette and one living room-dining room combination. The floor area of each of these apartments is approximately 652 square feet, including a lanai of approximately 112 square feet.

The remaining headings of the Preliminary Public Report have not been disturbed.

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 March 18, 1970 and information subsequently filed as of April 14, 1970, and May 8, 1970.

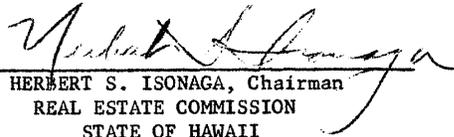
This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 326 filed with the Commission March 18, 1970.

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 in color.

YH:bym

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HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Registration No. 326
May 18, 1970

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