

REAL ESTATE COMMISSION  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 KICHIEI BEACH OFFICE  
P. O. BOX 3489  
HONOLULU, HAWAII 96801

SUPPLEMENTARY  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT

on

KIHEI BEACH CONDOMINIUM  
Kihei, Maui, Hawaii

REGISTRATION NO. 371

**This Report is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated December 22, 1972 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: March 30, 1973  
Expires: January 22, 1974

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 FEBRUARY 13, 1971 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS March 23, 1973. 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 Final Public Report of December 22, 1972 on Kihei Beach Condominium, Registration No. 371, the Developer reports that changes have been

made in the plan or setup as presented in the February 13, 1971 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) and the Final Public Report (white paper stock), becoming a part of the KIHEI BEACH CONDOMINIUM 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 and Final Public Reports. 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 an Amendment to the Declaration of Horizontal Property Regime for the Project which Amendment has been filed in the Bureau of Conveyances of the State of Hawaii in Liber 8972, Page 437.

3. 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, DESCRIPTION, COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASERS and STATUS OF PROJECT has been altered as follows. All other topical headings have not been disturbed.

DESCRIPTION: The Developer advises, and the Amendment to the Declaration provides that one apartment of the Project has been redesignated a common element so that the Project now consists of fifty-three (53) apartments, instead of fifty-four (54). The Amendment to the Declaration also corrects a statement in the Declaration relating to access from the apartments to the grounds of the Project. According to the Amendment, each apartment shall have access to an exterior corridor which leads to an elevator in the center of the building and stairways at each end thereof. The original Declaration stated, incorrectly, that the exterior corridor led to an elevator at one end of the building and a stairway at the other end.

COMMON ELEMENTS: The Amendment to the Declaration provides that in addition to the common elements described in the original Declaration the common elements of the Project shall include Apartment No. 104 which shall be reserved for exclusive use and occupancy by the Resident Manager of the Project.

INTEREST TO BE CONVEYED TO PURCHASERS: Information submitted by the Developer increases the undivided interest in the common elements appurtenant to each apartment from a 1/54th fractional interest (1.8518+ percentage interest) to a 1/53rd fractional interest (1.8867+ percentage interest).

STATUS OF PROJECT: The Developer advises that it now estimates that construction of the Project will be completed on or about April 1, 1973.

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The purchaser or prospective purchaser should be cognizant of the fact that his report represents information disclosed by the Developer in the required Notice of Intention submitted February 13, 1971 and information subsequently filed as late as March 23, 1973.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 371 filed with the Commission February 13, 1971.

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.

  
for DOUGLAS R. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
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ESCROW AGENT

REGISTRATION NO. 371

March 30, 1973

