

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
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**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
KULEANA II
Honoapiilani Highway
Lahaina, Maui, Hawaii

REGISTRATION NO. 407

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

It was prepared as a supplement to an earlier Report dated August 21, 1973 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: October 17, 1973
Expires: November 17, 1974

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 AUGUST 26, 1971, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 11, 1973. THE DEVELOPER IN NOTIFYING THE COMMISSION OF ITS 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, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report dated August 21, 1973 on KULEANA II, the Developer reports that an amendment to the Declaration of Horizontal Property Regime has been filed with the Bureau

of Conveyances and recorded in Book 9503 on pages 22 through 26 (the "Amendment"). As revealed in the Final Public Report on pages 4 and 5, under the heading "Management and Operation" the Amendment effectuates the previously expressed intent of the Developer to retain and combine the apartments formerly designated as E-5 and E-6. The apartments have been combined by the Developer into a single unit having an approximate interior area of 1018.6 square feet and a lanai area of 216 square feet and will be rented to the Association of Apartment Owners for use and occupancy by the resident manager of the project, all as more particularly set forth in the Final Public Report. As a result of the combination of the two apartments, the percentage of undivided interest appurtenant to the manager's apartment is two percent (2%). The percentage interest appurtenant to all other apartments in the project, that is, one percent (1%), has not been changed. Since two of the apartments have been combined and leased to the Association of Apartment Owners, only 98 units are being offered to the Public.

2. The Amendment also includes an "as built" certificate executed by the project architect, which certificate merely states that the project has been completed in accordance with plans filed in the Office of the Assistant Registrar of the State of Hawaii as Condominium Map 277.
3. The changes effected by the Amendment have been determined by the Real Estate Commission to be material changes in the project necessitating this Supplementary Report. This Supplementary Public Report amends the Final Public Report and becomes a part of the KULEANA II registration. The Developer is responsible for placing a true copy of this Supplementary Report in the hands of all purchasers and prospective purchasers along with a copy of the Final Public Report. The Developer and any member of the development group who sell an apartment in this project are responsible for placing a true copy of this Supplementary Report along with a true copy of the Final Public Report in the hands of all purchasers and prospective purchasers. The purchaser shall sign the required receipt signifying that he has been given an opportunity to read both reports.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, as amended, and the condominium rules and regulations which relate to the Horizontal Property Regime.
5. This Supplementary Public Report automatically expires thirteen (13) months from the date of issuance, October 17, 1973 unless a further Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information contained in the Final Public Report issued August 21, 1973, is, in all other respects, identical and has not been changed except as expressly noted above.

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 August 26, 1971, and additional information filed as late as October 11, 1973.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 407 filed with the Commission. 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. SODEYAN, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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