

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## FOURTH SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

of  
PRINCEVILLE MAUNA KAI NO. 1-A  
Princeville, Kauai, Hawaii

Registration No. 493

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

January 29, 1973, February 1, 1974, March 9, 1976, January 10, 1977 & April 11, 1977 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: July 25, 1977

Expires: January 10, 1978

### 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.

Particular attention of the purchaser and prospective purchasers are directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 9, 1972, AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 19, 1977. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Report on January 29, 1973, the Final Public Report dated February 1, 1974, the Supplementary Public Report dated March 9, 1976, the Second Supplementary Public Report dated January 10, 1977 and the Third Supplementary Public Report dated April 11, 1977 on the Princeville Mauna Kai No. 1-A, Registration 493, the Developer reports that certain material changes have been made in the project.

This Supplementary Public Report (pink paper stock) amends the Third Supplementary Public Report (pink paper stock) being a part of the PRINCEVILLE MAUNA KAI NO. 1-A registration. The Developer is responsible for placing a true copy of the Fourth Supplementary Public Report in the hands of all purchasers and prospective purchasers together with a copy of the Second Supplementary Public Report and Third Supplementary Public Report. Securing from each purchaser or prospective purchaser a signed receipt for all three reports is also the responsibility of the Developer.

2. PRINCEVILLE MAUNA KAI NO. 1-A is a 26 fee simple apartment condominium project which consists of 11 apartment buildings consisting of five different types of structures. There are 26 parking stalls; each assigned to the individual apartment units.
3. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Fourth Supplementary Public Report.
4. The Developer advises that the Declaration of Horizontal Property Regime and By-Laws for the Princeville Mauna Kai No. 1-A dated December 11, 1975 have been filed in the Bureau of Conveyances, State of Hawaii, in Liber 11190, Page 80, and the "as built" Condominium Map has been filed as Condominium Map No. 445 with the Bureau of Conveyances; as amended on October 20, 1976 and filed in said Bureau in Liber 11798, Page 385. The Developer further advises that the Declaration of Horizontal Property Regime and By-Laws have been amended on March 3, 1977, which has been filed in the Bureau of Conveyances, State of Hawaii, in Liber 12055, Page 200.
5. Advertising and promotional materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The project is divided into two increments of 11 apartment buildings and 26 apartments in the first increment designated as Princeville Mauna Kai No. 1-A in this Public Report. The second increment No. 1-B, if and when undertaken, will consist of 6 apartment buildings and 21 apartments.
7. Apartments have been sold under the Third Supplementary Public Report.
8. 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.
9. This Fourth Supplementary Public Report expires January 10, 1978 unless another supplementary public report issues or the Commission upon review of this registration issues an order extending the effective period of this report.

The information in the Second Supplementary Public Report of January 10, 1977, as amended, under the Third Supplementary Public Report of April 11, 1977 under the topical heading DEVELOPER and ENCUMBRANCES AGAINST TITLE have been changed to reflect the merger of the Princeville Corporation into Consolidated Oil & Gas, Inc.:

DEVELOPER: Consolidated Oil & Gas, Inc., a Colorado corporation, is the developer whose address is 1860 Lincoln Street, Denver, Colorado 80203, and whose address in the State of Hawaii is P. O. Box 121, Hanalei, Kauai, State of Hawaii, Telephone No. (808) 826-6561, Hanalei, Kauai, Hawaii.

The names of the officers and directors of the Consolidated Oil & Gas, Inc. are:

<u>Name</u>	<u>Office Held</u>
Harry A. Trueblood, Jr.	President and Chairman of the Board
H. C. Gutjahr	Vice President, Treasurer, Secretary and Director
J. D. Smothermon	Vice President, Operations
David W. Wilson	Vice President, Exploration and Corporate Development
Daniel T. O'Shea	Director
Alfred Gross	Director
Robert F. Chick	Director
Paul W. Fullerton	Director
John L. Larson	Director
Joe C. Richardson	Director

The Developer has submitted a Certificate of Merger of Princeville Corporation into Consolidated Oil & Gas, Inc., the survivor corporation, dated July 5, 1977 in which Consolidated Oil & Gas, Inc. remained as a surviving corporation:

ENCUMBRANCES AGAINST TITLE: An updated Preliminary Report issued by Long & Melone, Ltd. on July 7, 1977 reflects the following encumbrances:

1. Easement "S-2" for sanitary sewer purposes over and across said Lot 4-A, more particularly described in Exhibit "A" of the Declaration.
2. Declaration of restrictions, covenants and conditions by Princeville Corporation dated March 1, 1971, recorded in the Bureau of Conveyances of the State of Hawaii in Book 7444, Page 93, as amended.
3. Water and Sanitation Assessment and Lien by Kauai County Public Improvement Corporation and Princeville Corporation dated April 7, 1971, recorded in the Bureau of Conveyances in Book 7486, Page 292.
4. MORTGAGE: Garrett-Bromfield & Co., a Colorado corporation, to the Trustees of Mortgage Trust of America dated October 1, 1973, recorded in the Bureau of Conveyances in Book 9530, Page 358; as amended by First Modification dated March 14, 1974, recorded in Book 19737, Page 11 and Second

Modification dated August 24, 1976, recorded in Book 11633, Page 62. TO SECURE: \$2,000,000.00.

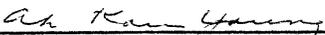
5. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, limitations on title, and all other provisions, set forth in Declaration of Horizontal Property Regime and By-Laws attached thereto dated December 11, 1974, recorded in the Bureau of Conveyances in Book 11190, Page 80, as amended by instruments dated October 20, 1976 recorded in Book 11798, Page 385, and dated March 3, 1977, recorded in Book 12055, Page 200; any instrument creating the estate or interest herein set forth; and in any other allied instrument referred to in any of the instruments aforesaid.
6. NOTE: POWER OF ATTORNEY from Consolidated Oil & Gas, Inc., a Colorado corporation, to Harry A. Trueblood, Jr., Henry A. Perry, Donn A. Carswell, Harold T. Yamada, Ted W. High and William L. Panagulis with any one of them acting together with either said Harold T. Yamada or William L. Panagulis, dated June 29, 1977, recorded in Book 12310, Page 463.
7. For any taxes that may be due and owing, reference is hereby made to the Office of the Tax Assessor, Fourth Division.

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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 November 9, 1972 and information subsequently filed as of July 20, 1977.

This FOURTH SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 493 filed with the Commission on November 9, 1972.

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.

  
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AH KAU YOUNG, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Commission  
County of Kauai  
Federal Housing Administration  
Escrow Agent

Registration No. 493

July 25, 1977