

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
HALEAKALA SHORES CONDOMINIUM
Kihei, Maui, Hawaii
REGISTRATION NO. 538

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

It was prepared as a supplement to an earlier Report dated July 13, 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: August 22, 1973

Expires: September 22, 1974

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. 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 SUBMITTED MARCH 16, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 22, 1973. 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 Final Public Report of July 13, 1973, on Haleakala Shores Condominium, Registration No. 538, the Developer reports that changes have been made in the plan or setup as presented in the March 16, 1973, 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 Final Public Report (white paper stock), becoming a part of the Haleakala Shores 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 Final Public Report. The buyer shall sign the required receipt (RECO Form 25) signifying that he has had an opportunity to read the two reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.
3. The Commission, in its Final Public Report of July 13, 1973, noted that the basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.
4. Since the issuance of the Final Public Report, the Developer has executed an Amendment to Enabling Declaration for Establishing Condominium Ownership dated August 16, 1973, and recorded in the Bureau of Conveyances, State of Hawaii, in Liber 9414, on Page 356, showing the correction on the numbering of the apartment units in Building B of the condominium project.
5. The purchaser or 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 DEVELOPER and DESCRIPTION in the Final Public Report has been amended. Information disclosed in the remaining topical headings has not been disturbed.

DEVELOPER: Part of the corporate information concerning Dorvin D. Leis Company, Inc., one of the partners of Haleakala Shores Development Company, the Developer, is in error. The correction should show that Dorvin D. Leis Company, Inc., is a California corporation registered to do business in Hawaii, and its Hawaii business address is 362 Papa Place, Kahului, Hawaii 96732.

DESCRIPTION: The description relating to Building B of the project is in error in that Building B does not contain any apartments numbered 207, 208, 209, 210, 211 and 212. Rather, because of the contour and slope of the land on which Building B is to be constructed, the mauka one-half of the second floor is on ground level and this mauka half contains parking spaces, not apartments. Therefore, on the mauka end of Building B, six apartment units are located on the fourth level above the sloped land, this level being designated as the Fifth Floor solely for the purpose of distinguishing it from the other floors. These apartments on the Fifth Floor are numbered B507, B508, B509, B510, B511, and B512.

The Amendment to Enabling Declaration now reflects that the apartment units of Building B are numbered as follows:

Building B:

FIRST FLOOR: B101, B102.
SECOND FLOOR: B201, B202, B203, B204, B205, B206.
THIRD FLOOR: B301, B302, B303, B304, B305, B306,
B307, B308, B309, B310, B311, B312.
FOURTH FLOOR: B401, B402, B403, B404, B405, B406,
B407, B408, B409, B410, B411, B412.
FIFTH FLOOR: B507, B508, B509, B510, B511, B512.

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 16, 1973, and information subsequently filed as of August 22, 1973.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 538 filed with the Commission on March 16, 1973.

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.


DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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REGISTRATION NO. 538
August 22, 1973.

