

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 RICHARDS STREET  
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HONOLULU, HAWAII 96801

SECOND SUPPLEMENTARY  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT  
ON  
LALAWAI HALE  
WHITMORE VILLAGE  
WAHIAWA, OAHU  
REGISTRATION NO. 567

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

It was prepared as a supplement to an earlier Report dated April 28, 1975 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: September 5, 1975

EXPIRES: April 11, 1976

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 MAY 31, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF SEPTEMBER 2, 1975. THE DEVELOPER BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report of March 11, 1975 and Supplementary Public Report of April 28, 1975, on Lalawai Hale, Registration No. 567, the Developer reports that a material change has been made in the Project.

This Second Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock) and the Supplementary Public Report (pink paper stock) becoming a part of Lalawai Hale registration. The Developer is responsible for placing a true copy of all Supplementary Public Reports in the hands of all purchasers and prospective purchasers, along with a copy of the Final Public Report. Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser

RECO Form 24 (Rev. 6-63) is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of the Second Supplementary Public Report.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been recorded in the office of the recording officer.

The Declaration of Horizontal Property Regime, together with the By-Laws of Association of Apartment Owners attached thereto, was recorded in the Office of the Assistant Registrar, Land Court, State of Hawaii, as Document No. 711023 and Condominium Map No. 242 has been designated to the project by said Office. An amended Declaration was recorded in the Office of the Assistant Registrar, Land Court, State of Hawaii, as Document No. 717741. A second amended Declaration was recorded in the Office of the Assistant Registrar, Land Court, State of Hawaii as Document No. 733163.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Second Supplementary Public Report expires on April 11, 1976 unless a further supplementary public report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.

This Condominium project is a creature of Hawaii Revised Statutes Chapter 359G, which authorizes the Hawaii Housing Authority to purchase apartment complexes and sell apartment units in those complexes to those who qualify under the statutes. Sales in this project, therefore, are subject to the provisions of HRS 359G.

PROSPECTIVE PURCHASERS SHOULD, THEREFORE, BE AWARE THAT THEY MUST MEET CERTAIN INCOME AND OTHER CRITERIA TO QUALIFY AS PURCHASERS, AND THAT SALES OF THE UNITS ARE SUBJECT TO THE BUY-BACK PROVISIONS OF HRS 359G.

NAME OF PROJECT: LALAWAI HALE

The information in the topical headings of the Final Public Report of March 11, 1975 and the Supplementary Public Report of April 28, 1975, with the exception of COMMON ELEMENTS has not been disturbed.

COMMON ELEMENTS: The only further change is that of the designation of the meeting room located in Building No. 2 to a laundry room.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Owner in the required Notice of Intention submitted to the Real Estate Commission on May 31, 1973, and additional information subsequently filed as of September 2, 1975.

This SECOND SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 567 filed with the Commission May 31, 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.

  
Douglas R. Sodeani, Chairman  
Real Estate Commission  
State of Hawaii

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 567  
September 5, 1975