

REAL ESTATE COMMISSION  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

FINAL  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT  
ON

KALEIALOHA  
Mahinahina-4  
Lahaina, Maui, Hawaii

REGISTRATION NO. 625

**IMPORTANT — Read This Report Before Buying**

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

It reflects information obtained by the Real Estate Commission in its investigation of the 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 1, 1974  
Expires: August 1, 1975

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 and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 9, 1973 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JUNE 28, 1974. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAWS, CHAPTER 514, HAWAII REVISED STATUTES.

1. The Developer has complied with Chapter 514, Hawaii Revised Statutes and has fulfilled the requirements for the issuance of a Final Public Report.

2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 625, dated December 5, 1973, the Developer has forwarded additional information reflecting the fact that material changes have been made in the documents and plans for the project.

Kaleialoha is a leasehold condominium project and the purchaser will secure an apartment lease demising an apartment unit together with the appurtenant common interest.

This Final Public Report is made a part of the registration on the Kaleialoha condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers along with the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.

The Developer reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime, executed with By-Laws attached, was recorded in said Bureau of Conveyances in Liber 9996, Page 433.

The approved Floor Plans showing the layout, location, apartment numbers, etc. have been designated Condominium File Plan No. 363 in said Bureau of Conveyances.

4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

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 which relate to Horizontal Property Regimes.

6. This Final Public Report expires thirteen months from the date of issuance, July 1, 1974, unless a Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

7. Since the issuance of the Commission's Preliminary Public Report for the project, the plans for the project have been revised so that there shall be seventy (70) parking stalls available on the site of the project, instead of

seventy-four (74), as stated in the Preliminary Public Report.

The information in the topical headings of the Preliminary Public Report of December 5, 1973, with the exception of INTEREST TO BE CONVEYED TO PURCHASERS, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, ENCUMBRANCES AGAINST TITLE, MANAGEMENT OF THE PROJECT and STATUS OF PROJECT has not been disturbed.

INTEREST TO BE CONVEYED TO PURCHASERS: The Developer advises, and the Declaration states, that since the issuance of the Commission's Preliminary Public Report for the Project, the undivided interest in the common elements appurtenant to Apartment 304 has been revised from 1.56% to 1.557%.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Purchaser is hereby advised that since the issuance of the Commission's Preliminary Public Report for the project, the By-Laws of the Association of Owners for the Project and the proposed form of apartment lease submitted to the Commission have been amended to prohibit the keeping of any animals whatsoever, including dogs, cats and other household pets, within any part of the project.

ENCUMBRANCES AGAINST TITLE: In addition to the encumbrances mentioned in the Commission's Preliminary Public Report for the Project dated December 5, 1973, Preliminary Report of Title Guaranty of Hawaii, Incorporated, dated May 2, 1974, discloses the following:

1. The location of the seaward boundary in accordance with the law of the State of Hawaii.

MANAGEMENT OF THE PROJECT: The By-Laws which are incorporated in the Declaration provide that the operation of the project shall be conducted for the Association of Apartment Owners under the direction of the Board of Directors by a responsible managing agent. The initial managing agent will be Aaron Chaney, Inc. the address of which is 841 Bishop Street, Honolulu, Hawaii, with whom the Developer has entered into a Property Management Agreement, a copy of which has been submitted to the Commission.

NOTE: The prospective purchaser is advised that the Developer of the project is not offering to provide services relating to the sale or rental of apartments of the project and no representation or reference to that effect has been made by or on behalf of the Developer. Rental of the apartments and the provision of management services in connection therewith is and shall be the sole responsibility of the purchaser.

STATUS OF PROJECT: Complete and final plans and specifications are in the process of preparation. The Developer has entered into a contract, dated September 17, 1973 with Constructors Hawaii, Inc. for construction of the project. The Developer advises that construction of the project was commenced on October 15, 1973 and that it estimates that completion will occur on or about June 30, 1974.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted October 9, 1973, and additional material subsequently filed as of June 28, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 625 filed with the Commission on October 9, 1973. The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white.

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

Distribution:

DEPARTMENT OF TAXATION  
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PLANNING DEPARTMENT,  
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REGISTRATION NO. 625

JULY 1, 1974