

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
KALAMA GARDENS
36 Walaka Street
Kihei, Maui, Hawaii

REGISTRATION NO. 888

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: June 13, 1977
Expires: July 13, 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. 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 FILED WITH THE REAL ESTATE COMMISSION ON NOVEMBER 4, 1976 AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 6, 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.

- i. Since the issuance of the Commission's Preliminary Public Report on Kalama Gardens, Registration No. 888, dated January 5, 1977, the Developer has prepared, assembled and forwarded additional information as of June 6, 1977. This Final Public Report is made a part of the registration on the KALAMA GARDENS 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 a copy of the Preliminary Public Report (yellow paper stock). The Developer is also responsible for securing from each purchaser and prospective purchaser a

signed receipt, signifying that the purchaser or prospective purchaser has had an opportunity to read both reports.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
3. The Developer advises that the Declaration of Horizontal Property Regime and attached By-Laws dated January 12, 1977 have been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 11971 at page 189. The Condominium Map has been filed and designated as Condominium Map No. 487.
4. 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 relates to Horizontal Property Regimes.
5. No advertising and promotional matter have been submitted to the Commission pursuant to the rules and regulations promulgated by the Commission.
6. This Final Public Report expires thirteen (13) months from the date of issuance, June 13, 1977, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report issued January 5, 1977 has not changed except for ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated April 13, 1977, prepared by Title Guaranty of Hawaii, Inc., certifies that there are no liens or encumbrances of whatever kind or nature of record against the title, save and except the following:

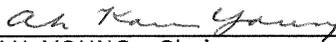
- (1) Real Property Taxes for the second half of fiscal year July 1, 1976 to June 30, 1977. Reference is hereby made to the Tax Office of the Island of Maui (Office of the Tax Assessor of the Second Division) for subsequent taxes which may be due and owing and a lien on said land.
- (2) Restrictive Covenants set forth at length in the Preliminary Public Report.
- (3) A Grant in favor of Maui Electric Company, Limited, a Hawaii corporation, dated March 17, 1977 and recorded in Liber 12081 at Page 253; granting a perpetual right and easement for electrical purposes over, under, upon, across and through a portion of said land.
- (4) Declaration of Horizontal Property Regime with By-Laws attached dated January 12, 1977 and recorded in the Bureau of Conveyances in Liber 11971, Page 189. (Project covered by Condominium Map No. 487.)

STATUS OF PROJECT: The Developer reports that the project has been completed and has filed with the Commission a copy of the Certificate of Occupancy issued by the County of Maui on May 3, 1977.

A 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 November 4, 1976 and information subsequently filed as of June 6, 1977.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 888 filed with the Commission on November 4, 1976.

This report when reproduced shall be a true copy of the Commission's Final Public Report. The paper stock used in making facsimiles must be white.



AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 888
June 13, 1977