

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

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

**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
THE IRONWOODS
Kapalua, Maui, Hawaii

Registration No. 991

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

It was prepared as a supplement to an earlier Report dated _____ 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, 1979

Expires: March 15, 1980

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 APRIL 11, 1978, AND SUBSEQUENT INFORMATION FILED AS OF JULY 6, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, AND SUBMITTING INFORMATION AND DATA REGARDING MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report and Final Public Report dated May 5, 1978 and February 15, 1979 respectively, the Developer reports that changes have been made in the information which was presented in the previous Reports.
2. This Supplementary Public Report is made a part of the registration of THE IRONWOODS condominium project. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers along with a true copy of the Preliminary Public Report (yellow paper stock) and Final Public Report (white paper stock). Securing a signed copy of the Receipt of this Supplementary Public Report as well as the Preliminary Public Report and Final Public Report as, previously issued, is also the responsibility of the Developer.
3. Advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes and the condominium rules and regulations which relate to horizontal property regimes.

5. This Supplementary Public Report automatically expires March 15, 1980, unless another supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Only the following information has been altered, and only to the extent indicated below. Otherwise, the information given in the Preliminary Public Report and Final Public Report still applies. The headings and paragraph numbers used herein follow the headings and paragraph numbers used in the Preliminary Public Report and Final Public Report.

DESCRIPTION: The information under the topical heading has not been changed except for the addition of the following note:

NOTE: The contractor has advised the Developer that Building 5 (containing Apartment Nos. 51, 52, 53 and 54) has been sited about 11 feet closer to the Recreation Building and Pool.

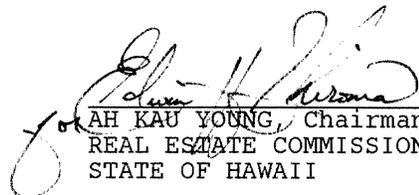
NOTE: The Developer has advised the Commission that all purchasers who have already executed sales contracts were or are being advised by the Seller or its agents that the description of the Project has been changed. Each purchaser, prior to executing the receipt for this Supplementary Public Report should review the description of the Project as contained in this Supplementary Public Report and

confirm that the description conforms with the purchaser's understanding and intent.

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 April 11, 1978, and subsequent information filed as of July 6, 1979.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 991 filed with the Commission on April 11, 1978.

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.


AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
Department of Taxation
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Planning Department, City & County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 991

July 25, 1979