

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

MATLOCK HALE
1326 Keeaumoku Street
Honolulu, Hawaii

REGISTRATION NO. 1032

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

It was prepared as a supplement to an earlier Report dated November 6, 1978 and ^{May 8, 1979} 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: February 15, 1980

Expires: June 8, 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 SEPTEMBER 5, 1978 AND INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 21, 1980. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of November 6, 1978 and Final Public Report of May 8, 1979, the Developer advises that additional changes have been incorporated into the development of the Project.

These changes are determined to be a material revision to the information disclosed earlier. The Supplementary Public Report (pink paper stock) therefore amends the Final Horizontal Property Regimes (Condominium) Public Report (white paper stock), becoming a part of MATLOCK HALE 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, Preliminary Public Report and Disclosure Abstract. The purchaser shall sign the required receipt signifying that he has had an opportunity to read said reports.

2. The basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The revised Declaration and By-Laws dated January 11, 1979 have been recorded in the Bureau of Conveyances of the State of Hawaii at Honolulu in Liber 13487 at Page 4. The Bureau of Conveyances has assigned Condominium Map No. 597 to the project.

The First Amendment to Declaration of Horizontal Property Regimes of Matlock Hale, dated December 12, 1979, has been recorded in the Bureau of Conveyances of the State of Hawaii at Honolulu in Liber 14336 at Page 331, which First Amendment was corrected by Correction to First Amendment to Declaration of Horizontal Property Regimes of Matlock Hale, dated January 3, 1980, and recorded as aforesaid, in Liber 14393 at Page 40.

3. No advertising and promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
4. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Supplementary Public Report.

5. This Supplementary Public Report automatically expires on June 8, 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.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514-A, Hawaii Revised Statutes, as amended, and the rules and regulations promulgated thereunder which relate to the Horizontal Property Regime Act.

The information under the topical headings "ENCUMBRANCES AGAINST TITLE" and "STATUS OF PROJECT" have been up dated. All other headings are as recited in the Final Public Report of May 8, 1979.

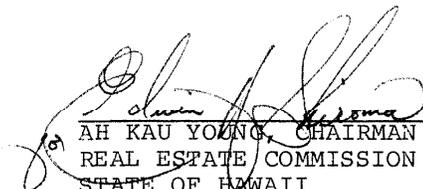
ENCUMBRANCES AGAINST TITLE: Long & Melone, Ltd.'s preliminary report dated February 14, 1979 was amended and up dated by Endorsement dated January 9, 1980 note the following additional encumbrances against the property:

1. Power of Attorney from Amfac Financial Corp. to GECC Financial Corporation, dated July 31, 1979, and recorded in the Bureau of Conveyances in Liber 13911 at Page 689;
2. Future corner rounding along Keeaumoku Street and Matlock Street, as shown on Survey Plan of Tadaka Nakahata, dated November 5, 1979 and November 23, 1979;
3. First Amendment to Declaration of Horizontal Property Regimes of Matlock Hale, dated December 12, 1979, recorded in the Bureau of Conveyances in Liber 14336 at Page 331;
4. Correction to First Amendment to Declaration of Horizontal Property Regimes of Matlock Hale, dated January 3, 1980, recorded in the Bureau of Conveyances in Liber 14393 at Page 40;
5. Assignment of Mortgages and other loan documents by Amfac Financial Corp., as Assignor, to GECC Financial Corporation, as Assignee, dated July 31, 1979 and recorded in the Bureau of Conveyances in Liber 14393, at Page 282;
6. Financing Statement Change by Amfac Financial Corp., Secured Party, to GECC Financial Corp., as Assignee of Secured Party, recorded in the Bureau of Conveyances in Liber 14396 at Page 718;
7. Real property taxes for the first installment due November 20, 1979 is paid in full; and real property taxes for the second installment amounting to \$2,890.24 is due on February 20, 1980.

STATUS OF PROJECT: The Developer reports that construction of the building has been completed on December 7, 1979, as evidenced by the Certificate of Occupancy issued by the Building Department, City and County of Honolulu, a copy of which is filed with the Commission

The purchaser or prospective purchaser shall be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted September 5, 1978, and information subsequently filed as of January 21, 1980.

This SUPPLEMENTARY TO FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1032, filed with the Commission on September 5, 1978. This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock must be pink in color.


AH KAU YOUNG, 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. 1032

February 15, 1980