

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

KE NANI KAI
Kaluakoi, Molokai,
Maui, Hawaii

REGISTRATION NO. 1163

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

It was prepared as a supplement to an earlier Report dated September 11, 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: April 18, 1980
Expires: October 11, 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 AUGUST 15, 1979 AND ADDITIONAL INFORMATION SUBMITTED AS OF APRIL 14, 1980. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND REPORTING CHANGES TO THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 1163, dated September 11, 1979, the Developer has forwarded additional information reflecting changes that have been made in the documents for the project. Among other changes, the project now has one hundred fifty-four (154) unassigned parking stalls.

2. The Developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this proposed condominium project and the issuance of this Supplementary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have not yet been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

4. Advertising and promotional matter has been filed 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 the Horizontal Property Act, Chapter 514A of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regime.

6. This Supplementary Public Report automatically expires on October 11, 1980, unless a Final or Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

7. This Supplementary Public Report amends the Commission's Preliminary Public Report, and is made a part of registration on KE NANI KAI condominium project. The Developer has the responsibility of placing true copies of this Supplementary Public Report (pink paper stock), the Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers. Securing a signed copy of the Receipt therefor from each purchaser is also the responsibility of Developer.

The information in the topical headings DEVELOPER, DESCRIPTION and STATUS OF PROJECT has been altered as follows. All other topical headings have not been disturbed.

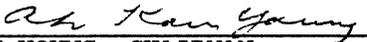
<u>DEVELOPER:</u>	RICHARD STREET	2664 Roseberry Avenue West Vancouver, B.C. Canada V7V 3A2 Phone: (604) 922-3898
	THOMAS CARPENTER:	1750 Kalakaua Avenue Suite 1707 Honolulu, Hawaii 96826 Phone: (808) 944-9748
	DAVID CHARLES ANDERSON:	1750 Kalakaua Avenue Suite 3704 Honolulu, Hawaii 96826 Phone: (808) 955-3727

DESCRIPTION: All information under this topical heading in the Preliminary Public Report remains unchanged, except that the Exhibit has been completely revised to read as set forth in the Exhibit attached hereto.

STATUS OF PROJECT: The Developer advises that it estimates construction of the project will commence August 1, 1980 and will be completed July 31, 1981.

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 August 15, 1979, and additional information filed as of April 14, 1980.

THIS SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1163 filed with the Commission August 15, 1979. 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
BUREAU OF CONVEYANCES
PLANNING COMMISSION, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 1163

April 18, 1980

EXHIBIT

1. Each of the seven (7) buildings of the project contains two stories and has no basement.
2. Apartment Nos. 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127 and 128 are located on the first floor of Building No. 1.
3. Apartment Nos. 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227 and 228 are located on the second floor of Building No. 1.
4. Apartment Nos. 107, 108, 109, 110, 111, 112, 113, 114, 115 and 116 are located on the first floor of Building No. 2.
5. Apartment Nos. 207, 208, 209, 210, 211, 212, 213, 214, 215, and 216 are located on the second floor of Building No. 2.
6. Apartment Nos. 101, 102, 103, 104, 105 and 106 are located on the first floor of Building No. 3.
7. Apartment Nos. 201, 202, 203, 204, 205 and 206 are located on the second floor of Building No. 3.
8. Apartment Nos. 129, 130, 131, 132, 133, 134 135 and 136 are located on the first floor of Building No. 4.
9. Apartment Nos. 229, 230, 231, 232, 233, 234, 235 and 236 are located on the second floor of Building No. 4.
10. Apartment Nos. 137, 138, 139, 140, 141, 142, 143 and 144 are located on the first floor of Building No. 5.
11. Apartment Nos. 237, 238, 239, 240, 241, 242, 243 and 244 are located on the second floor of Building No. 5.
12. Apartment Nos. 145, 146, 147, 148, 149 and 150 are located on the first floor of Building No. 6.
13. Apartment Nos. 245, 246, 247, 248, 249 and 250 are located on the second floor of Building No. 6.
14. Apartment Nos. 151, 152, 153, 154, 155, 156, 157, 158, 159 and 160 are located on the first floor of Building No. 7.
15. Apartment Nos. 251, 252, 253, 254, 255, 256, 257, 258, 259 and 260 are located on the second floor of Building No. 7.

The apartments of the project are built according to three (3) basic design types, or their mirror images, with minor variations as shown on the Condominium File Plan for the project. The basic floor plan types are as follows:

Unit Types A (Consisting of Unit Types A₁, A₂, Aa₁, and Aa₂): Forty (40) apartments are of the A types, each consisting of six (6) rooms, including a kitchen, a living-dining room, a sleeping room, a bedroom, two (2) bathrooms and a lanai of varying size as hereinafter set forth. Each of these apartments shall have an appurtenant common interest of .85%.

Unit Types B (consisting of Unit Types B₁, B₂, Bb₁ and Bb₂): Forty (40) apartments are of the B types, each consisting of four (4) rooms, including a kitchen, a living-dining room, a sleeping room, a bathroom and a lanai of varying size as hereinafter set forth. Each of these apartments shall have an appurtenant common interest of .70%.

Unit Types C (consisting of Unit Types C₁, C₂, Cc₁ and Cc₂): Forty (40) apartments are of the C types, each consisting of six (6) rooms, including a kitchen, a living-dining room, a sleeping room, a bedroom, two (2) bathrooms and a lanai of varying size as hereinafter set forth. Each of these apartments shall have an appurtenant common interest of .95%.

The individual unit types and square footage breakdown for each apartment are as follows:

<u>Apartment Nos.</u>	<u>Type</u>	<u>Lv. Area</u> ∅	<u>Lanai</u> ∅	<u>Total</u> ∅
101	Aa ₂	908	318	1226
102	Aa ₁	908	210	1118
103	Bb ₁	681	216	897
104	Bb ₁	681	216	897
105	Cc ₁	990	258	1248
106	Cc ₂	990	390	1380
107	Bb ₂	681	351	1032
108	Bb ₁	681	216	897
109	Aa ₁	908	210	1118
110	Aa ₁	908	318	1226
111	Cc ₂	990	390	1380
112	Cc ₁	990	258	1248
113	Aa ₁	908	210	1118
114	Aa ₁	908	210	1118
115	Bb ₁	681	216	897
116	Bb ₂	681	351	1032
117	Aa ₂	908	318	1226
118	Aa ₁	908	210	1118
119	Cc ₁	990	258	1248
120	Cc ₁	990	258	1248
121	Bb ₁	681	216	897
122	Bb ₁	681	351	1032
123	Aa ₁	908	318	1226
124	Aa ₂	908	210	1118
125	Cc ₁	990	258	1248

<u>Apartment Nos.</u>	<u>Type</u>	<u>Lv. Area ø</u>	<u>Lanai ø</u>	<u>Total ø</u>
126	Cc ₁	990	258	1248
127	Bb ₁	681	216	897
128	Bb ₂	681	351	1032
129	Bb ₂	681	351	1032
130	Bb ₁	681	216	897
131	Cc ₁	990	258	1248
132	Cc ₁	990	390	1380
133	Cc ₁	990	390	1380
134	Cc ₂	990	258	1248
135	Aa ₁	908	210	1118
136	Aa ₂	908	318	1226
137	Cc ₂	990	390	1380
138	Cc ₂	990	258	1248
139	Aa ₁	908	210	1118
140	Aa ₁	908	210	1118
141	Aa ₁	908	210	1118
142	Aa ₁	908	210	1118
143	Bb ₁	681	216	897
144	Bb ₁	681	351	1032
145	Aa ₂	908	318	1226
146	Aa ₂	908	210	1118
147	Bb ₁	681	216	897
148	Bb ₁	681	216	897
149	Cc ₁	990	258	1248
150	Cc ₁	990	390	1380
151	Cc ₂	990	390	1380
152	Cc ₂	990	258	1248
153	Bb ₁	681	216	897
154	Bb ₁	681	216	897
155	Aa ₁	908	210	1118
156	Aa ₂	908	210	1118
157	Cc ₂	990	258	1248
158	Cc ₁	990	258	1248
159	Bb ₁	681	216	897
160	Bb ₁	681	351	1032
201	A ₂	908	339	1247
202	A ₁	908	236	1144
203	B ₁	681	260	941
204	B ₁	681	260	941
205	C ₁	990	296	1286
206	C ₁	990	406	1396
207	B ₁	681	386	1067
208	B ₂	681	260	941
209	A ₁	908	236	1144
210	A ₁	908	339	1247
211	C ₁	990	406	1396
212	C ₂	990	296	1286
213	A ₁	908	236	1144
214	A ₁	908	236	1144
215	B ₁	681	260	941
216	B ₁	681	386	1067
217	A ₂	908	339	1247
218	A ₂	908	236	1144
219	C ₁	990	296	1286
220	C ₁	990	296	1286

<u>Apartment Nos.</u>	<u>Type</u>	<u>Lv. Area</u> ∅	<u>Lanai</u> ∅	<u>Total</u> ∅
221	B ₁	681	260	941
222	B ₁	681	386	1067
223	A ₂	908	339	1247
224	A ₁	908	236	1144
225	C ₁	990	296	1286
226	C ₁	990	296	1286
227	B ₁	681	260	941
228	B ₂	681	386	1067
229	B ₂	681	386	1067
230	B ₁	681	260	941
231	C ₁	990	296	1286
232	C ₁	990	406	1396
233	C ₂	990	406	1396
234	C ₁	990	296	1286
235	A ₁	908	236	1144
236	A ₂	908	339	1247
237	C ₂	990	406	1396
238	C ₁	990	296	1286
239	A ₁	908	236	1144
240	A ₁	908	236	1144
241	A ₁	908	236	1144
242	A ₁	908	236	1144
243	B ₁	681	260	941
244	B ₂	681	386	1067
245	A ₂	908	339	1247
246	A ₁	908	236	1144
247	B ₁	681	260	941
248	B ₁	681	260	941
249	C ₁	990	406	1396
250	C ₂	990	296	1286
251	C ₂	990	406	1396
252	C ₁	990	296	1286
253	B ₁	681	260	941
254	B ₁	681	260	941
255	A ₁	908	236	1144
256	A ₂	908	236	1144
257	C ₁	990	296	1286
258	C ₁	990	296	1286
259	B ₁	681	260	941
260	B ₂	681	386	1067