

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

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

on

HALE NOA CONDOMINIUM PROJECT  
2827 and 2827 A, B, C and D Booth Road  
Honolulu, Hawaii

REGISTRATION NO. 1188 (CONVERSION)

**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 Condo-  
minium 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 : October 25, 1983  
Expires: June 28, 1984

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION FILED OCTOBER 16, 1979, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 21, 1983. 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, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report dated November 29, 1979, on Registration No. 1188, the Developer has forwarded additional information reflecting material changes that have been made in the documents for the project.

2. 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 Supplementary Public Report.

An amended Declaration of Horizontal Property Regime, dated March 7, 1980, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 14559 at Page 549. A further amendment to the Declaration dated June 11, 1983, was recorded in Liber 17122 at Page 504.

3. Advertising and promotional matter have not been submitted to the Commission.
4. This Supplementary Public Report amends the Commission's Final Public Report, dated November 29, 1979, and is made a part of the registration on HALE NOA condominium project. The Developer has the responsibility of placing true copies of this Supplementary Public Report (pink paper stock), the Final Public Report (white paper stock) and the revised Disclosure Abstract in the hands of all purchasers, and securing a signed copy of the Receipt therefor from each such person.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to horizontal property regimes.
6. This Supplementary Public Report expires on June 28, 1984, unless the Commission, upon revision of the registration, issues an order extending the effective period of this report.

The information in the FINAL PUBLIC REPORT remains unchanged except for the information under the following topical headings:

DEVELOPER: Due to the demise of Peter Roy Kent, the original developer, Hawaiian Trust Company, Limited has been appointed Personal Representative of the Estate of Peter Roy Kent, Deceased. (Attention: John R. Armitage). 111 South King Street, Fourth Floor, Honolulu, Hawaii 96813; Telephone 525-8511.

ATTORNEY REPRESENTING DEVELOPER: Ashford & Wriston (Attention: Diane S. Kishimoto), 235 Queen Street, 6th Floor, Honolulu, Hawaii 96813; Telephone: 524-4787.

OWNERSHIP OF TITLE: Three (3) separate Status Title Reports, dated July 6, 1983, by Title Guaranty of Hawaii, indicate that title to the land is vested as follows: Apartments 1 and 5, Hawaiian Trust Co., Ltd., a Hawaii corporation (as Personal Representative of the Estate of Peter Roy Kent, Deceased) and Apartment 4, The Estate of Peter Roy Kent, Deceased.

ENCUMBRANCES AGAINST TITLE: Status Title Reports above show title to property to be subject to the following encumbrances:

- (1) For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division, City and County of Honolulu, Hawaii.
- (2) The reservation in favor of the State of Hawaii of all mineral and metallic mines.
- (3) An easement for storm drainage purposes in favor of the City and County of Honolulu, over, under, across, along and upon the land as described in the Declaration of Horizontal Property Regime described below.
- (4) A grant in favor of Hawaiian Electric Company, Inc., and Hawaiian Telephone Company dated December 16, 1952, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 2652 at Page 244, granting a perpetual right and easement for utility purposes over, across, through and under the land described in said Declaration of Horizontal Property Regime.
- (5) Mortgage in favor of American Security Bank, dated October 4, 1979, filed in Liber 14050, Page 344, in the Office of the Registrar of Conveyances in Honolulu, State of Hawaii.
- (6) The covenants, agreements, obligations, conditions and other provisions set forth in Declaration of Horizontal property regime dated October 15, 1979, recorded in said Bureau in Liber 14060, at Page 549, and the By-Laws attached thereto. Said Declaration was amended by instrument dated March 7, 1980, recorded in said Bureau in Liber 14559, at Page 184.
- (7) Condominium File Plan No. 654 filed in said Bureau on October 16, 1979.
- (8) Terms, easements, restrictions, agreements, reservations, covenants, conditions and provisions contained in Apartment Deed dated March 18, 1980, recorded in said Bureau in Liber 14589, at Page 187, as amended by Amended Apartment Deed dated April 25, 1980, recorded in said Bureau in Liber 14697, at Page 268. (Apt. 1 only.)
- (9) Terms, easements, restrictions, agreements, reservations, covenants, conditions and provisions contained in Apartment Deed dated March 18, 1980, recorded in said Bureau in Liber 14589, at Page 197, as amended by Amended Apartment Deed dated April 25, 1980, recorded in said Bureau in Liber 14697, at Page 258. (Apt. 5 only.)

NOTE: Existing mortgage as item 5, above, will be satisfied and released prior to issuance of apartment deed as required by law.

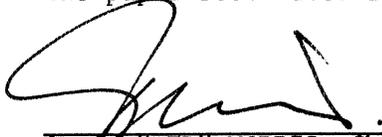
STATUS OF PROJECT: The Developer advises that the three unsold apartments are currently used as rental units on a month-to-month basis.

-----

The purchaser or prospective purchaser should be cognizant of the fact that this Supplementary Public Report represents information disclosed by the Developer in the required Notice of Intention submitted on October 16, 1979, and additional information subsequently filed as of October 21, 1983.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1188 filed with the Commission on October 16, 1979.

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



G. W. "RED" MORRIS, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

DISTRIBUTION:

DEPARTMENT OF FINANCE  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION,  
CITY AND COUNTY OF HONOLULU,  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 1188

October 25, 1983