

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
KU'U MAKANA AT DIAMOND HEAD
3165 Diamond Head Road
Honolulu, Hawaii

REGISTRATION NO. 1240

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

It was prepared as a supplement to an earlier Report dated March 10, 1980 and /^{December 2, 1980} 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 : January 21, 1982
Expires: July 1, 1982

SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON FEBRUARY 6, 1980, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF DECEMBER 28, 1981. 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 Preliminary Public Report of March 10, 1980 and Final Public Report of December 2, 1980, on KU'U MAKANA AT

DIAMOND HEAD, Registration No. 1240, the Developer reports that material changes have been made in the plan or setup of the project.

2. This Supplementary Public Report amends the Preliminary and Final Public Reports on KU'U MAKANA AT DIAMOND HEAD, and becomes a part of this registration. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock), the Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and for obtaining a receipt therefor.
3. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and the issuance of this Supplementary Public Report.
4. The basic condominium documents have been recorded in the Bureau of Conveyances of the State of Hawaii, as follows:

The Declaration of Horizontal Property Regime of Ku'u Makana at Diamond Head, with Bylaws of the Association of Apartment Owners, dated August 29, 1980, was recorded in said Bureau in Liber 15017, at Page 592, and was amended by Amendment dated December 1, 1981, recorded in said Bureau in Liber 16015, at Page 362.

The floor plans of the project have been designated Condominium Map No. 758. The Amendment of Declaration also amended said Condominium Map.
5. Advertising and promotional matter have been submitted to the Commission.
6. 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.
7. This Supplementary Public Report automatically expires July 1, 1982, unless another Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information under the topical headings of the Preliminary Public Report of March 10, 1980 and the Final Public Report of December 2, 1980, have not been disturbed except under the topical headings DESCRIPTION OF PROJECT, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT.

DESCRIPTION OF PROJECT: Under this topical heading the descriptions of the four apartments have been amended as follows:

Four (4) estates are hereby designated as apartments in the spaces within the perimeter walls, floors and ceilings of each of the apartments as shown on the Condominium Map.

The apartments are numbered, located and described as follows:

Apartment Nos. 1 and 2 are located, respectively, on the eastern and western sides of the first floor of the sole building of the Project.

Apartment Nos. 3 and 4 are located, respectively, on the eastern and western sides of the second floor of the building.

Apartment No. 1 consists of an entry and a gallery, thirteen rooms (a living-dining room, a kitchen, a study, a powder room, a master bedroom with two adjoining dressing rooms and a master bathroom, a bedroom, a bathroom, a studio with an adjoining storage room and a utility room), a lanai, an enclosed court off of the master bedroom and dressing rooms and an enclosed court off of the second bedroom. The apartment, exclusive of the lanai and courts, has an approximate gross floor area of 3,286 square feet, the lanai comprises 659 square feet and the two courts comprise 323 square feet, for an aggregate approximate gross floor area for the apartment of 4,268 square feet.

Apartment No. 2 consists of an entry and a gallery, twelve rooms (a living-dining room, a kitchen, a study, a powder room, a master bedroom with an adjoining dressing room and a master bathroom, a bedroom, a bathroom, a studio with an adjoining bathroom and a utility room), a lanai, an enclosed court off of the master bedroom, dressing room and bathroom and an enclosed court off of the second bedroom. The apartment, exclusive of the lanai and courts, has an approximate gross floor area of 3,286 square feet, the lanai comprises 659 square feet and the two courts comprise 323 square feet, for an aggregate approximate gross floor area for the apartment of 4,268 square feet.

Apartment No. 3 consists of an entry and a gallery, fourteen rooms (a living-dining room, a kitchen, a study, a powder room, a master bedroom with an adjoining solarium, a dressing room and a master bathroom, a bedroom with an adjoining bathroom, a bathroom, a utility room, a vestibule and a

studio) and a lanai. The apartment, exclusive of the lanai, has an approximate gross floor area of 3,536 square feet and the lanai comprises 674 square feet, for an aggregate approximate gross floor area for the apartment of 4,210 square feet.

Apartment No. 4 consists of an entry and a gallery, fourteen rooms (a living room, a dining room, a kitchen, a study, a master bedroom with an adjoining solarium, dressing room and master bathroom, a bedroom with an adjoining bathroom, a bathroom, a utility room, a vestibule and a studio) and a lanai. The apartment, exclusive of the lanai, has an approximate gross floor area of 3,536 square feet and the lanai comprises 674 square feet, for an aggregate approximate gross floor area for the apartment of 4,210 square feet.

ENCUMBRANCES AGAINST TITLE: A Preliminary Report dated November 16, 1981, by Title Guaranty of Hawaii, Incorporated, reports that title to the land is subject to the following:

1. For real property taxes that may be due and owing, reference is hereby made to the Office of the Finance Director of the City and County of Honolulu.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. Location of the seaward boundary in accordance with the laws of the State of Hawaii, and shoreline setback line in accordance with County regulation and/or ordinance.
4. Mortgage dated September 25, 1980, by JuneAllan, Inc. in favor of June Renton Offer, recorded in Liber 15017, at Page 568, which was assigned to Hawaiian Trust Company, Limited, as Trustee, by instrument dated November 10, 1980, recorded in Liber 15138, at Page 257.
5. Mortgage dated September 25, 1980, by JuneAllan, Inc. in favor of Allan Hopkins Renton, recorded in Liber 15017, at Page 576, which was assigned to Hawaiian Trust Company, Limited, as Trustee, by instrument dated October 24, 1980, recorded in Liber 15125, at Page 759.
6. Mortgage dated September 25, 1980, by JuneAllan, Inc. in favor of Floria L. Renton, recorded in Liber 15017, at Page 584.

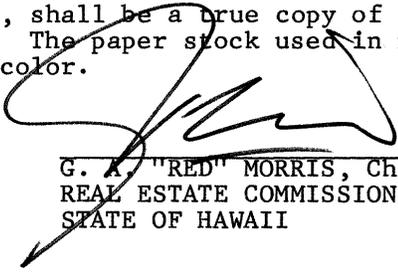
7. Declaration of Horizontal Property Regime of Ku'u Makana at Diamond Head dated August 29, 1980, recorded in Liber 15017, at Page 592, with Bylaws attached (Condominium Map No. 758). Amendment dated December 1, 1981, was recorded in Liber 16015, at Page 362.
8. Declaration of Restrictive Covenants (Private Park), dated August 14, 1980, recorded in Liber 15017, at Page 644.
9. The undivided 1/4 interest of Allan Hopkins Renton is subject to a dower interest which is now held by June Allan, Inc., by virtue of Deed dated September 10, 1980, recorded in Liber 15017, at Page 565.

STATUS OF THE PROJECT: The construction of the project was completed in December, 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 February 6, 1980, and information subsequently filed as of December 28, 1981.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1240.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.


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

Distribution:

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REGISTRATION NO. 1240

January 21, 1981