

# 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  
KAILUA BAY RESORT  
Kailua-Kona, Hawaii

REGISTRATION NO. 1248

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

It was prepared as a supplement to an earlier Report dated March 21, 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 : August 14, 1980  
Expires: April 21, 1981

### 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 19, 1980, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JULY 18, 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, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on KAILUA BAY RESORT, Registration No. 1248, dated March 21, 1980, the Developer reports that material changes have been made in the plan and certain documents.

This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of the KAILUA BAY RESORT 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 Preliminary Public Report and amended Disclosure Statement. Each such person shall be asked to sign a receipt signifying that he has received the reports and amended Disclosure Statement.

2. The Developer of the Project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and the issuance of this Supplementary Public Report.
3. The basic condominium documents have not yet been filed in the Bureau of Conveyances of the State of Hawaii.
4. Advertising and promotional matter have been submitted to the Commission.
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 April 21, 1981, unless the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the Preliminary Public Report remains unchanged except for the information under the following topical headings: DESCRIPTION and INTEREST TO BE CONVEYED TO PURCHASERS.

DESCRIPTION: There is no change in the information under this topical heading except that floor plans of certain apartments as set forth in Exhibit "A" attached to the Preliminary Report has changed. The Revised Exhibit "A" attached to this Supplementary Report accurately describes the changes which relate to all third floor apartments in each building of the project. All third floor apartments now contain a mezzanine level with an additional floor area of 300 square feet consisting of a master bedroom or living room, bathroom and storage closet.

INTEREST TO BE CONVEYED TO PURCHASERS: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the Project, called the "common interest", and the same proportionate share in the common

profits and expenses of the Project and for all other purposes, including voting, as set forth in the Revised Exhibit "A" attached hereto.

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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 19, 1980 and information subsequently filed as of July 18, 1980.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1248, filed with the Commission on February 19, 1980.

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 in color.



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

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Commission, County of Hawaii  
Federal Housing Administration  
Escrow Agent

Registration No. 1248

August 14, 1980

EXHIBIT "A" (REVISED)

There are ten (10) apartment types: Types A, AP, AM, B, BP, BM, C, CP, CM and D.

Each of Types A, AP, B, BP, C and CP is a one-story apartment consisting of four rooms, being a living/dining room, kitchen, bathroom and bedroom, plus a lanai. The bathrooms of apartment types containing a "P" in the type designation are equipped for paraplegics.

Apartment Types AM, BM and CM are split-level apartments on the third floor of each building containing seven rooms, being a living/dining room, kitchen, bathroom and bedroom, plus a lanai, on the first level of the apartment and a living room or master bedroom, bathroom and storage room on the mezzanine level, which is connected to the first level by an internal stairway.

Apartment Type D is a two-story apartment containing seven rooms and a storage loft, being a bedroom, bathroom, kitchen, living room or dining room and lanai on the first floor (the second floor of the building in which the apartment is located), a bedroom, bathroom, living room or master bedroom and lanai on the second floor (the third floor of the building in which the apartment is located) and a storage loft connected to the second floor by a wooden ladder. The two stories of Apartment Type D are connected by an internal stairway.

The approximate gross floor area includes any appurtenant lanai space. There are variations in the areas of apartments of the same type.

<u>Apt. No.</u>	<u>Type</u>	<u>Approximate Gross Floor Area</u>	<u>Percentage Common Interest</u>	<u>Parking Stall No.</u>	
				<u>Covered</u>	<u>Uncovered</u>
1-101	C	840 sq. ft.	.86%		1-101
1-102	B	826	.85		1-102
1-103	B	826	.85		1-103
1-104	B	826	.85		1-104
1-105	B	826	.85		1-105
1-106	A	840	.86		1-106
1-201	C	874	.90	1-201	
1-202	B	826	.85	1-202	
1-203	B	826	.85		1-203
1-204	B	826	.85		1-204
1-205	B	826	.85		1-205
1-206	A	882	.90	1-206	
1-301	CM	1,414	1.45	1-301	
1-302	BM	1,365	1.40	1-302	
1-303	BM	1,365	1.40	1-303	
1-304	BM	1,365	1.40	1-304	
1-305	BM	1,365	1.40	1-305	
1-306	AM	1,422	1.46	1-306	
2-101	C	840	.86		2-101
2-102	B	826	.85		2-102
2-103	B	826	.85		2-103
2-104	B	826	.85		2-104
2-105	B	826	.85		2-105
2-106	A	840	.86		2-106

Apt. No.	Type	Approximate Gross Floor Area	Percentage Common Interest	Parking Stall No.	
				Covered	Uncovered
2-201	C	874 sq. ft.	.90%	2-201	
2-202	B	826	.85	2-202	
2-203	B	826	.85		2-203
2-204	B	826	.85		2-204
2-205	B	826	.85		2-205
2-206	A	882	.90	2-206	
2-301	CM	1,414	1.45	2-301	
2-302	BM	1,365	1.40	2-302	
2-303	BM	1,365	1.40	2-303	
2-304	BM	1,365	1.40	2-304	
2-305	BM	1,365	1.40	2-305	
2-306	AM	1,422	1.46	2-306	
3-101	C	840	.86		3-101
3-102	B	826	.85		3-102
3-103	BP	826	.85		3-103
3-104	BP	826	.85		3-104
3-105	BP	826	.85		3-105
3-106	AP	840	.86		3-106
3-201	C	874	.90	3-201	
3-202	B	826	.85	3-202	
3-203	B	826	.85		3-203
3-204	B	826	.85		3-204
3-205	D	1,868	1.90	3-205	3-205
3-206	A	882	.90	3-206	
3-301	CM	1,414	1.45	3-301	
3-302	BM	1,365	1.40	3-302	
3-303	BM	1,365	1.40	3-303	
3-304	BM	1,365	1.40	3-304	
3-306	AM	1,422	1.46	3-306	
4-101	AP	840	.86		4-101
4-102	BP	826	.85		4-102
4-103	BP	826	.85		4-103
4-104	BP	826	.85		4-104
4-105	BP	826	.85		4-105
4-106	CP	840	.86		4-106
4-201	A	882	.90		4-201
4-202	B	826	.85		4-202
4-203	B	826	.85		4-203
4-204	B	826	.85		4-204
4-205	B	826	.85		4-205
4-206	C	874	.90		4-206
4-301	AM	1,422	1.46		4-301
4-302	BM	1,365	1.40		4-302
4-303	BM	1,365	1.40		4-303
4-304	BM	1,365	1.40		4-304
4-305	BM	1,365	1.40		4-305
4-306	CM	1,414	1.45		4-306

<u>Apt. No.</u>	<u>Type</u>	<u>Approximate Gross Floor Area</u>	<u>Percentage Common Interest</u>	<u>Parking Stall No.</u>	
				<u>Covered</u>	<u>Uncovered</u>
5-101	C	840 sq. ft.	.86%		5-101
5-102	B	826	.85		5-102
5-103	B	826	.85		5-103
5-104	B	826	.85		5-104
5-105	B	826	.85		5-105
5-106	B	826	.85		5-106
5-107	B	826	.85		5-107
5-108	A	840	.86		5-108
5-201	C	874	.90	5-201	
5-202	B	826	.85	5-202	
5-203	B	826	.85		5-203
5-204	B	826	.85		5-204
5-205	B	826	.85		5-205
5-206	B	826	.85		5-206
5-207	B	826	.85	5-207	
5-208	A	882	.90	5-208	
5-301	CM	1,414	1.45	5-301	
5-302	BM	1,365	1.40	5-302	
5-303	BM	1,365	1.40	5-303	
5-304	BM	1,365	1.40	5-304	
5-305	BM	1,365	1.40	5-305	
5-306	BM	1,365	1.40	5-306	
5-307	BM	1,365	1.40	5-307	
5-308	AM	1,422	1.46	5-308	