

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

KILEA GARDENS
65 Kilea Place
Wahiawa, Hawaii

REGISTRATION NO. 1372 (CONVERSION)

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

It was prepared as a supplement to an earlier Report dated December 15, 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: March 9, 1981
Expires: January 15, 1982

SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser is urged in order that personal requirements and expectation 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 SUBMITTED NOVEMBER 25, 1980, AND MATERIAL SUBSEQUENTLY FILED AS OF FEBRUARY 26, 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 Final Public Report the Developer has discovered errors which are determined to be material revisions to the information disclosed earlier. This

Supplementary Public Report amends the prior Final Public Report and is made a part of the registration of the Kilea Gardens condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock), the Final Public Report (white paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt thereof from each person.

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 Owners were executed on November 18, 1980, and filed in the Bureau of Conveyances, State of Hawaii in Land Court, as Document #1042937. A copy of the floor plans have been filed as Condominium Map No. 440 in the Bureau of Conveyances. The Amendment to the Declaration was filed in the Bureau of Conveyances, State of Hawaii on December 22, 1980, in Land Court, as Document #1047740. The Second Amendment to the Declaration was filed in the Bureau of Conveyances, State of Hawaii on January 20, 1981, in Land Court as Document #1051719 and the Third Amendment to the Declaration was filed in the Bureau of Conveyances, State of Hawaii on February 20, 1981 in Land Court as Document #1055924.

4. No advertising and promotional matter has been submitted pursuant to the Rules and Regulations which relate to Horizontal Property Regimes.

5. The purchasers or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.

6. This Supplementary Public Report Expires January 15, 1982, unless the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information under the topical heading in the Final Public Report of December 15, 1980 has not been changed except for DESCRIPTION:

DESCRIPTION: Paragraph 2 and subsection d) under this topical heading has been amended in its entirety as follows:

The six (6) freehold estates are hereby designated in the space enclosed by and within the outside surface of the exterior walls and roof and the bottom surfaces of the footings and foundations of each of the six (6) dwellings, its Dwelling

Address/Type, Number of Rooms, Approximate Living Area, Parking Garage Area and Percentage Common Interest are as follows:

<u>Dwelling Address/Type</u>	<u>No. of Rooms</u>	<u>Approximate Living Area (Sq. Ft.)</u>	<u>Parking Garage Area</u>	<u>Percentage Common Interest</u>
65A	3	360	198	14
65B	5	704	265	13
65C	8	1,294	400	24
65D	4	560	216	18
65E	4	560	216	18
65F	4	560	216	13

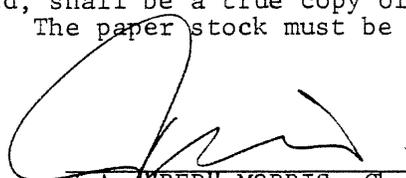
The foregoing building addresses are the street number and addresses assigned to the respective buildings.

(d) Dwelling D, E, & F One story dwelling with T & G construction consisting of 4 rooms: 1 bedroom, 1 bathroom, living room and kitchen dining area with an adjoining 1 car garage of wood construction with A.C. paving.

 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 on November 25, 1980 and information subsequently filed as of December 9, 1980 and February 26, 1981.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1372 filed with the Commission on November 25, 1980.

The report, when reproduced, shall be a true copy of the Commissions public report. The paper stock must be pink in color.


 G.A. "RED" MORRIS, 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. 1372

March 9, 1981.