

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

HALELOA II
400 HALELOA PLACE
HONOLULU, HAWAII

REGISTRATION NO. 685

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

It was prepared as a supplement to an earlier Report dated September 1, 1976, 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: December 20, 1976
Expires: October 1, 1977

SPECIAL ATTENTION

A comprehensive reading 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 SUBMITTED MAY 10, 1974, AND INFORMATION SUBSEQUENTLY FILED AS OF DECEMBER 16, 1976. THE DEVELOPER IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report on Registration No. 685, dated September 1, 1976, the Developer has forwarded additional information reflecting material changes which have been made in the documents for the project.

2. This Supplementary Public Report is made a part of the registration of Haleloa II condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers receiving the Final Public Report (white paper stock). Securing a signed copy of the Receipt for both reports from each purchaser and prospective purchaser is also the responsibility of the Developer.

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

4. 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 been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime with By-Laws of the Association of Apartment Owners attached was recorded on May 8, 1974 in the Bureau of Conveyances of the State of Hawaii in Liber 9886 at Pages 241-312. The said Declaration of Horizontal Property Regime was amended by an Amendment of Declaration of Horizontal Property Regime dated July 9, 1976, and recorded as aforesaid in Liber 11534, at Page 354, and was further amended by a Second Amendment of Declaration of Horizontal Property Regime, dated July 29, 1976, and recorded in Liber 11569 at Page 365. Condominium Map No. 353 has been assigned to the property by the Bureau of Conveyances.

A Third Amendment of Declaration of Horizontal Property Regime dated November 5, 1976 was recorded on December 2, 1976 in Liber 11850 at Page 481.

Condominium Map No. 353 has been assigned to the property by the Bureau of Conveyances.

5. Advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.

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

7. This Supplementary Public Report automatically expires on October 1, 1977, unless another Supplementary Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Final Public Report of September 1, 1976, with the exception of ENCUMBRANCES AGAINST TITLE, has not been disturbed.

ENCUMBRANCES AGAINST TITLE: The Developer advises that the provisions of the Third Amendment to the Declaration of Horizontal Property Regime deletes in its entirety, Paragraph 15, entitled "License" in the aforementioned Amendment of Declaration of Horizontal Property Regime. Consequently, the last subparagraph under this topical heading of the Final Public Report which reads:

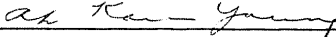
"NOTE: Perpetual license is reserved by Owner in favor of all of the apartment owners and residents for right to enter property on adjacent land known as HALELOA condominium project, by way of roads, driveways or walkways and to use the following recreation facilities: swimming pool, pool area, shower, bathroom and kitchen facilities at the comfort station. Said license requires the owners of apartments within Haleloa II project to bear a proportionate and equitable share of the expenses of operating and maintaining said common area facilities and to comply with all rules and regulations of the Association of Apartment Owners of the Haleloa applicable to the use of said facilities."

is hereby deleted in its entirety.

NOTE: The Developer has advised the Commission that any person who has executed a sales contract prior to the issuance of this Supplementary Public Report and who does not consent to the changes as set forth herein will have the right to obtain full refund of all sums paid by him to the Developer.

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 May 10, 1976, and information subsequently filed as of December 16, 1976.

This is a SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 685 filed with the Commission September 1, 1976. 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, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 685
December 20, 1976