

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
KAUHALE BEACH COVE
45-180 Mahalani Place
Kaneohe, Oahu, Hawaii

REGISTRATION NO. 881

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

It was prepared as a supplement to an earlier Report dated April 14, 1977 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: October 20, 1977
Expires: May 14, 1978

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 5, 1976 AND ADDITIONAL INFORMATION SUBMITTED AS OF OCTOBER 19, 1977. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND REPORTING CHANGES TO THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Commission's Preliminary Public Report of November 1, 1976 and Final Public Report of April 14, 1977 on KAUHALE BEACH COVE, Registration No. 881, the Developer reports that changes have been made in the plan as presented in the October 5, 1976 Notice of Intention to sell. This Supplementary Public Report amends the April 14, 1977 document becoming a part of the Final Public Report on KAUHALE BEACH COVE. The Developer is responsible for placing a true copy of the Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers, along with a true copy of the Final Public Report (white paper stock) and Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and updating the information disclosed therein.
3. Advertising and promotional matter have been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The Commission, in its Final Public Report of April 14, 1977, noted that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Dwelling Owners attached, and Condominium Map No. 302) were filed in the office of the recording officer on March 23, 1977, as Document No. 809746, and that said Declaration was amended by instrument dated June 2, 1977, filed as Document No. 821423, and further amended by instrument dated August 12, 1977, filed as Document No. 835582.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes (as amended), and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Supplementary Public Report automatically expires on May 14, 1978, unless a further Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings, ATTORNEY REPRESENTING DEVELOPER, DESCRIPTION, LIMITED COMMON ELEMENTS and STATUS OF PROJECT, has been amended as follows. All other headings have not been disturbed.

DESCRIPTION: In addition to the information under this topical heading in the Preliminary Public Report, the Developer is now converting the project from fee simple to leasehold. The Developer proposes to sell each dwelling together with an undivided interest in the common elements of the project (exclusive of the land) and to lease an undivided interest in the land to the purchaser. Purchasers shall have the option to purchase in fee simple said undivided interest in the land as provided in the Condominium Conveyance Document. A number of the dwellings have already been sold together with an undivided interest in the

common elements (inclusive of the land) in accordance with said Declaration.

NOTE: The Developer has submitted a proposed Amendment to the Declaration to be acted on at a later date by the Developer or the Association of Apartment Owners to reflect a change of the "Condemnation" provision of the By-Laws. The proposed change would affect the proceeds from any condemnation. Originally, all of the proceeds were to be disbursed to the dwelling owners affected and their mortgagees. In the proposed amendment the disbursement of proceeds for the taking of any land would go to the owners of the land and their mortgagees.

ATTORNEY REPRESENTING DEVELOPER: Eugene W. I. Lau, Suite 200, Pacific Trade Center, 190 South King Street, Honolulu, Hawaii 96813, Telephone: 524-5311.

LIMITED COMMON ELEMENTS: By Amendment to Declaration of Horizontal Property Regime dated August 12, 1977 and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 835582, the parking stall(s) appurtenant to each dwelling is indicated below.

<u>Dwelling No.</u>	<u>Parking Stall(s)</u>	<u>Dwelling No.</u>	<u>Parking Stall(s)</u>
1	7, 67	21	41*
2	8, 66	22	44*
3	9, 65	23	45*
4	10, 64	24	46*
5	11, 63	25	39*
6	12, 62	26	40*
7	13, 61	27	29
8	14, 60	28	30*
9	15, 59	29	26, 35*
10	16, 58	30	36*
11	17, 57	31	27
12	19, 56	32	29*
13	20, 55	33	28, 47
14	21, 54	34	38*
15	22, 53	35	37*
16	23, 52	36	18, 48
17	43*	37	31*
18	24, 51	38	32*
19	25, 50	39	33*
20	42*	40	34*

An asterisk (*) indicates that the parking stall is a tandem parking stall, in which two cars may be parked, one behind the other.

NOTE: The re-designation of parking stalls only affects the following Dwellings: 12, 13, 14, 15, 16, 18, 19, 28, and 36.

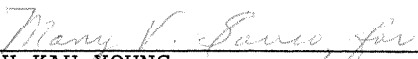
The Developer has advised the Commission that the purchasers may use their parking stalls as boat stalls, and the Developer may building minor structures to provide cover for such boat stalls.

STATUS OF PROJECT: The project has been completed and ready for occupancy as evidenced by Notices of Completion filed in the First Circuit Court on August 23, 1977.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted October 5, 1976 and additional information subsequently filed as of October 19, 1977.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 881 filed with the Commission on October 5, 1976.

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.



AH KAU YOUNG
Real Estate Commission
State of Hawaii

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October 20, 1977
Registration No. 881