

IMPORTANT - - Read This Developer Prepared Report Before Buying
This Report Is Not a Commission Approval or Disapproval of This Condominium Project

CONDOMINIUM PUBLIC REPORT

Prepared &
Issued by: Developer: GLORIA A. KEOWN, Trustee
1185 Puu Road, Kalaheo, Hawaii 96741
Project Name I*) PU'U LOLO 2 CONDOMINIUM
Address: Lot 2, Pu'u Lolo Subdivision, Kalaheo, Hawaii

Registration No. 5421

Effective date: July 10, 2018

Expiration date: August 10, 2019

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, in any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

PRELIMINARY:
(yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.

FINAL:
(white) The developer has legally created a condominium and has filed complete information with the Commission.
 No prior reports have been issued.
 This report supersedes all prior public reports.
 This report must be read together with _____

SECOND

SUPPLEMENTARY:
(pink) This report updates information contained in the:
 Preliminary Public Report dated: _____
 Final Public Report dated: _____
 Supplementary Public Report dated: August 23, 2011
 Supersedes all prior public reports
 Must be read together with the Supplementary Report dated August 23, 2011
 This report reactivates the _____
public report(s) which expired on _____

And

(*) Exactly as named in the Declaration
This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report

Not required - Disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

No prior reports have been issued by the developer.

Changes made are as follows:

1. The real estate broker for the Project has changed.
2. This Supplementary Report applies to Unit 2 only.
3. **HRS 514B – New Condominium Law**

A new condominium law for the State of Hawaii took effect as of July 1, 2006, and is codified as Hawaii Revised Statutes, Chapter 514B ("HRS 514B"). The former condominium law, found at Hawaii Revised Statutes Chapter 514A, will continue to be applicable to this Project, subject to certain sections being superseded by HRS 514B. Buyers should retain counsel to answer any questions they may have with regard to the effect HRS 514B will have on this project.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: GLORIA A. KEOWN, Trustee of the Robert E. Keown Trust under unrecorded Trust Agreement dated February 21, 2002, and Trustee of the Gloria A. Keown Trust under unrecorded Trust Agreement dated February 21, 2002 Phone: (808) 332-5878
Business Address: 1185 Puu Road, Kalaheo, Hawaii 96741

Names of officers and directors of developers who are corporations; general partners of a partnership; partners of a Limited Liability Partnership (LLP); or manager and members of a Limited Liability Company (LLC) (attach separate sheet if necessary):

N/A

Real Estate Broker*: MAKAI PROPERTIES, LLC, dba COLDWELL BANKER MAKAI PROPERTIES Phone: (808) 742-7561
(Business)
Business Address: 1941-B Poipu Road Koloa, Hawaii 96756

Escrow: TITLE GUARANTY ESCROW SERVICES, INC. Phone: (808) 533-6261
(Business)
Business Address: 235 Queen Street Honolulu, Hawaii 96813

General Contractor*: N/A Name Phone: _____
(Business)
Business Address:

Condominium Managing Agent*: Self-managed by Association of Unit Owners Phone: _____
(Business)
Business Address: _____

Attorney for Developer: Donald H. Wilson, Esq. Phone: (808) 245-4705
(Business)
Business Address: Belles Graham Proudfoot Wilson & Chun, LLP 4334 Rice Street, Suite 202 Lihue, Hawaii 96766-1388

* For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:
- A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
 - B) Declaration of Condominium Property Regime, as amended.
 - C) Bylaws of the Association of Apartment Owners, as amended.
 - D) House Rules, if any.
 - E) Condominium Map, as amended.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other _____

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer or through the developer's sales agent, if any. The Condominium Property Regime law (Chapter 514A, HRS) and the Administrative Rules (Chapter 107) are available online. Please refer to the following sites:

Website to access official copy of laws: www.capitol.hawaii.gov

Website to access unofficial copy of laws: www.hawaii.gov/dcca/hrs

Website to access rules: www.hawaii.gov/dcca/har

This Public Report is a part of Registration No. 5421 filed with the Real Estate Commission on July 21, 2004.

Reproduction of Report. When reproduced, this report must be on:

YELLOW paper stock

WHITE paper stock

PINK paper stock

- D. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SLH 2000) [Section 514A-1.6] (The developer is required to make this declaration for issuance of an effective date for a final public report.
- E. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

GLORIA A. KEOWN, Trustee of the Robert E. Keown Trust
 under unrecorded Trust Agreement dated February 21, 2002, and
 Trustee of the Gloria A. Keown Trust under unrecorded
 Trust Agreement dated February 21, 2002

 Printed Name of Developer

By 
 Duly Authorized Signatory*

July 2, 2018
 Date

GLORIA A. KEOWN, Trustee, Developer

 Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, County of Kauai

Planning Department, County of Kauai

****Must be signed for a: corporation by an officer; partnership or Limited Liability Partnership (LLP) by the general partner; Limited Liability Company (LLC) by the manager or member; and for an individual by the individual.***

EXHIBIT "J"

DISCLOSURE ABSTRACT

Pursuant to Hawaii Revised Statutes, Section 514(A)-61, the Developer of the Pu'u Lolo 2 Condominium project makes the following disclosures:

1. The Developer of the Project is GLORIA A. KEOWN, Trustee of the Robert E. Keown Trust under unrecorded Trust Agreement dated February 21, 2002, and Trustee of the Gloria A. Keown Trust under unrecorded Trust Agreement dated February 21, 2002, whose mailing address is 1185 Puu Road, Kalaheo, Kauai, Hawaii 96741.

2. The estate broker for the project is MAKAI PROPERTIES, LLC, a Hawaii limited liability company, dba COLDWELL BANKER MAKAI PROPERTIES, whose mailing address is 1941-B Poipu Road, Koloa, Kauai, Hawaii 96756, and whose telephone number is (808) 742-7561.


3. The escrow company for the project is TITLE GUARANTY ESCROW SERVICES, INC., whose mailing address is 4414 Kukui Grove Street, Suite 104, Lihue, Kauai, Hawaii 96766, and whose telephone number is (808) 245-3381.

4. See Exhibit "F" to the Final Public Report for the projected annual maintenance fees. The Developer hereby certifies that the estimations have been based on generally accepted accounting principles.

5. There are no warranties against defects of material and workmanship in individual apartments, common elements or exclusive use areas, and the purchaser buys his/her unit in an "as is" condition.

6. The Developer has not conducted a reserve study in accordance with Section 514A-83.6, and the replacement reserve rules, Subchapter 5, Title 16, Chapter 107, Hawaii Administrative Rules, as amended. There are no depreciable common elements in the Project.

IN WITNESS WHEREOF, the Developer has executed this Disclosure Abstract this 2nd day of July, 2018.



GLORIA A. KEOWN, Trustee of the Robert E. Keown Trust under unrecorded Trust Agreement dated February 21, 2002, and Trustee of the Gloria A. Keown Trust under unrecorded Trust Agreement dated February 21, 2002

RECEIPT

The undersigned has received a copy of the foregoing Disclosure Abstract with Exhibit "F" this
_____ day of _____, 20_____.

Purchaser(s):
