

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
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**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
THE KEALIA CONDOMINIUM
191 Kihei Road, Waikapu,
Wailuku, Maui, Hawaii

Registration No. 747

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

It was prepared as a supplement to an earlier Report dated January 29, 1975 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 19, 1975

Expires: February 29, 1976

SPECIAL ATTENTION

A comprehensive reading of this 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 17, 1975, AND SUBSEQUENT INFORMATION FILED AS OF DECEMBER 5, 1975. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, AND SUBMITTING INFORMATION AND DATA IN MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report dated January 29, 1975, the Developer reports that changes have been made in the information which was presented in the Final Public Report.

2. This Supplementary Public Report is made a part of the registration of THE KEALIA condominium project. The Developer is responsible for placing a true copy of this 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). Securing a signed copy of the Receipt of this Supplementary Public Report as well as the Final Public Report previously issued, is also the responsibility of the Developer.
3. Advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans; have been recorded in the office of the recording officer.

The Declaration of Horizontal Property Regime, together with the By-Laws of Association of Apartment Owners attached thereto, was recorded in the State of Hawaii Bureau of Conveyances in Liber 10383, at Page 171, and Condominium Map No. 396 has been assigned to the project by said office.

The First Amendment of the Declaration of Horizontal Property Regime was recorded in the aforesaid Bureau in Liber 11067, at Page 584.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the condominium rules and regulations which relate to horizontal property regimes.
6. This Supplementary Public Report automatically expires February 29, 1976, unless another Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Only the following information has been altered, and only to the extent indicated below. Otherwise, the information given in the Final Public Report still applies.

DESCRIPTION:

DESCRIPTION OF APARTMENTS

The Final Public Report on this project issued January 29, 1975 stated that each apartment shall include a dishwasher.

The Developer advises that while this remains true for all non-studio apartments in the project, the five studio apartments and only the five studio apartments will not include a dishwasher and that the Declaration of Horizontal Property Regime has been amended to delete the dishwasher from each of the studio apartments. All other information in the Final Public Report for this project remains the same.

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 January 17, 1975, and subsequent information filed as of December 5, 1975.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 747 filed with the Commission on January 27, 1975.

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.



DOUGLAS R. SOBETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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Escrow Agent

Registration No. 747

December 19, 1975