REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
HALE PAU HANA
Kamaole Beach Lots, Kihei
Island and County of Maui
Hawaii

REGISTRATION NO. 175

IMPORTANT — Read This Report Before Buying

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

It reflects information obtained by the Real Estate Commission in its investigation of the 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 but may only take reservations therefore after

(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: September 15, 1967
Expires: October 15, 1968

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 and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 20, 1967. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. HALE PAU HANA is a proposed fee simple condominium project consisting of seventy-six (76) units arranged throughout four structures. Building "A" is of seven (7) floors and contains forty-six (46) apartments; Building "B" is of two (2) floors and contains twelve (12) apartments and Building "C" has three (3) floors and seventeen (17) apartments. The commercial apartment, Building "D", is a one-story structure housing a restaurant and offices. There are seventy-seven (77) parking stalls available on the grounds of the project.

2. The Developer has submitted to the Commission for examination a filing of documents and exhibits which are complete except for some particular requirement, or requirements, which can be expected to be completed as part of the registration.

3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly by ACT 244, L. 1967 effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

5. If the Final Public Report is not issued within one (1) year from the date of this Preliminary Public Report, September 15, 1967, purchasers and prospective purchasers shall be entitled to refund of all monies paid without further obligation.

NAME OF PROJECT: HALE PAU HANA

LOCATION: The approximate 1.84 Kihei acreage committed to the regime is at Kamaole Beach Lots, Kamaole, Kula, Island and County of Maui, Hawaii. The Makena (South) boundary of the property abuts Kamaole Beach Park, a government-operated facility for public use. The site of the building project is on the makai (West) side of the Kihei-Makena Road and approximately fourteen (14) miles from the town of Wailuku, the county seat.

TAX KEY: SECOND DIVISION 3-9-05-6 and 7

ZONING: Hotel

DEVELOPER: HALE PAU HANA, INC., a Hawaii corporation, registered with the Department of Regulatory Agencies, State of Hawaii, on September 12, 1967. The officers are as follows:

Gordon Sarkissian	President and Director	Kihei, Maui, Hawaii
Theodore James	Vice President, Treasurer and Director	439 First National Bank Bldg. Honolulu, Hawaii
Ernestine M. Sarkissian	Secretary and Director	Kihei, Maui, Hawaii
Gordon H. Damon	Director	416 First National Bank Bldg. Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Henshaw, Conroy & Hamilton, (Attn: Mr. Dwight M. Rush), 1410 First National Bank Building, Honolulu, Hawaii. Telephone: 561-002.

DESCRIPTION: The project consists of seventy-six (76) units arranged in four (4) buildings, designated on the plans to be recorded in the office of the recording officer as "Building A", "Building B", "Building C" and "Building D", all constructed principally of reinforced concrete floor and roof slabs and concrete walls. The apartments are designated on the typical floor plans that are to be recorded as follows:

(a) Apartments numbered 102 to 107, inclusive, are located on the first floor;

Apartments numbered 201 to 207, inclusive, are located on the second floor;

Apartments numbered 301 to 307, inclusive, are located on the third floor;

Apartments numbered 401 to 407, inclusive, are located on the fourth floor;

Apartments numbered 501 to 507, inclusive, are located on the fifth floor;

Apartments numbered 601 to 607, inclusive, are located on the sixth floor; and

Penthouse apartments numbered 703 to 707, inclusive, are located on the seventh floor of Building A.

(b) Apartments numbered 1 to 6, inclusive, are located on the ground floor; and

Apartments numbered 15 to 20, inclusive, are located on the second floor of the building designated on said plans as Building B.

(c) Apartments numbered 7 to 14, inclusive, are located on the ground floor;

Apartments numbered 21 to 28, inclusive, are located on the second floor; and

Penthouse Apartment No. 32 is located on the third floor of the building designated on said plans as Building C.

(d) Commercial Apartment "D" comprises all of the floor area in Building D as shown on said plans.

Each apartment contains the number of rooms and the approximate floor area according to its respective plan, which plans are designated 1 to 6, as follows:

1. Typical Unit "Building A":
Thirty-six (36) apartments, #102 to #107, inclusive, #201 to #206 inclusive, #301 to #306 inclusive, #401 to #406 inclusive, #501 to #506 inclusive and #601 to #606 inclusive, in Building A, consist of one bedroom, two bathrooms, one living room, one kitchen, one lanai and an entry hall, and contain approximately 817 square feet of floor area, including the lanai. These apartments are identified on said plans as "Typical Unit Building A".

2. End Unit "Building A":

Six (6) apartments, #207, #307, #407, #507, #607 and #707, in Building A, consist of two bedrooms, two bathrooms, one living room, one kitchen, a hallway and one lanai, and contain approximately 1,112 square feet of floor area, including the lanai. These apartments are identified on said plans as "End Unit Building A".

3. Typical Unit "Buildings B & C":

Twenty-eight (28) apartments, being all of the apartments in Building B and Building C, except for the penthouse unit in Building C, consist of one bedroom, one bathroom, one kitchen, one living room, a hallway and one lanai, and contain approximately 702 square feet of floor area, including the lanai.

4. Penthouse Plan "Building C":

One (1) penthouse apartment on the third floor of Building C is designated Apartment 32 and consists of three bedrooms, three bathrooms, one living room-dining room combination, a kitchen, a hallway and three lanais, and contains approximately 2,824 square feet of floor area, including the lanais.

5. 7th Floor Unit Plan "Building A":

Four (4) penthouse apartments, #703, #704, #705, and #706, located on the seventh floor of Building A, consist of two bedrooms, two

bathrooms, one kitchen, one living room-dining room combination, a hallway and one lanai, and contain approximately 1,226 square feet of floor area, including the lanai.

6. Commercial Unit Plan:

Commercial Apartment "D" consists of two office rooms, a kitchen, a cocktail room, a dining room, public toilet rooms and storage rooms, and contains approximately 3,360 square feet of floor space.

The apartments are numbered and located in the manner shown on the condominium map to be recorded in the Bureau of Conveyances of the State of Hawaii.

Each apartment in Buildings A, B and C has immediate access to a walkway across the face of the buildings, and stairways leading to the ground floor from the 2nd and 3rd floors of Buildings B and C. In Building A the walkways on the upper floors lead to an elevator and two stairways.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding the apartments or any pipes, wires, conduits or other utility lines running through such apartments which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and the built-in fixtures.

COMMON ELEMENTS: The specimen Declaration states that one freehold estate is to be designated of all remaining portions of the projects, called "common elements", including but not limited to: (a) Said land in fee simple; (b) all foundations, floor slabs, columns, girders, beams, supports, bearing walls, roofs, chases, entries, stairways, walkways and elevator of said buildings; (c) all yards, grounds, landscaping, mailboxes and refuse facilities; (d) all parking areas and driveways; (e) all ducts, electrical equipment, wiring and other central and appurtenant installations including power, light, water, sewage treatment system, water sprinkling system and telephone; (f) one automatic electric passenger elevator with elevator housing and appurtenant equipment; (g) swimming pool, swimming pool recreation area and equipment and well site; (h) storage units and laundry area located in Building A and next to Buildings C and D; and (i) unit designated Apartment #101 which is reserved for the resident manager of the project.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called the "limited common elements", are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows: (a) The stairway from the 2nd to the 3rd floor of Building C shall be appurtenant to and for the exclusive use of the penthouse apartment on the 3rd floor of this building; and (b) each stairway in Buildings B and C serving all units shall be appurtenant to and for the exclusive use of the apartments of the building so served.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest as follows:

Typical Unit Building A	1.21%
End Unit Building A	1.61%
Typical Unit Buildings B & C	1.05%
Penthouse Plan Building C	4.92%
7th Floor Unit Plan Building A	1.83%
Commercial Unit Plan "D"	5.03%

in all of the common elements of the project, herein called "common interest", and the same proportionate share in all common profits and expenses of the project and for all other purposes including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: Except for the commercial apartment, the apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and the owners of the respective apartments shall have the absolute right to lease or rent such apartments for transient purposes, subject to all the provisions of this Declaration. The commercial unit may be used for any commercial purpose consistent with the zoning of the property.

OWNERSHIP TO TITLE: The Notice of Intention states that ownership to title is vested in Harold M. Johnson and Mary W. Johnson, husband and wife, as Tenants by the Entirety, whose residence is 2494 E. Manoa Rd., Honolulu, Hawaii. The Policy of Title Insurance, submitted for examination as part of the registration, was issued September 19, 1966 by Security Title Insurance Company, a California corporation authorized to do business in Hawaii, verifies that the vestees as to the Fee Simple Estate are Harold M. Johnson and Mary W. Johnson.

The owners have entered into an Option Agreement on November 18, 1966 as "Sellers_ giving and granting Ernestine M. Sarkissian, Gordon Sarkissian, Gordon H. Damon and Theodore James as "Purchasers" an exclusive option to purchase, upon terms and condition set forth in the Option Agreement. A copy of this unrecorded agreement has been filed with the Commission and is made a part of the registration.

ENCUMBRANCES AGAINST TITLE: Taxes - real property for the Year 1967, 1st Installment Paid, 2nd Installment $321.72 delinquent after November 20, 1967. Mortgage - dated February 5, 1963, recorded on February 5, 1963 in the Bureau of Conveyances of the State of Hawaii in Book 4454, Page 470, made by La Ronde Restaurants, Inc., a Hawaii corporation, as Mortgagor to Laura R. Burdick, as Mortgagee, to secure the repayment of the sum of $105,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor.

PURCHASE MONEY HANDLING: A copy of the September 11, 1967 executed Escrow Agreement identifies Security Title Corporation, a Hawaii corporation, as the Escrow. On examination the specimen Deposit Receipt and Contract and executed Escrow Agreement are found to be in compliance with Chapter 170A, Revised Laws of Hawaii, and particularly Sec. 170A-33., and Sec. 170A-33.1 through 170A-33.5 as incorporated in the Horizontal Property Act through ACT 244 (L. 1967) effective June 6, 1967.

It is incumbent upon the purchaser and prospective purchasers that he reads with care the Deposit Receipt and Contract and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of units and all sums from any source are placed in trust, as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATIONS: The administration of the project vests with the Board of Directors, who are vested with this responsibility in the By-Laws of the Association of Apartment Owners. The Board of Directors shall annually employ a responsible Hawaii corporation as Managing Agent. A property manager, Aaron M. Chaney, Inc., has been identified in the Notice of Intention.

STATUS OF PROJECT: The declarant states that construction has not commenced at the site. The Developer anticipates that construction will start upon securing sufficient sales and financing. The name of the contractor is entered in the registration as Gunther Schmidt, but no building contract has been negotiated.

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 July 20, 1967 and additional information subsequently filed as of September 12, 1967.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be yellow in color.

Y. Kashiwa

YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:sw

Distribution
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING AND TRAFFIC COMMISSION, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION

September 15, 1967
Registration No. 175