

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
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P. O. BOX 3469
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FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

On
LAHAINA ROADS
Front Street
Lahaina
Island and County of Maui
Hawaii

REGISTRATION NO. 176

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 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: February 15, 1968
Expires: March 15, 1969

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 26, 1967 AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 5, 1968.

1. The Developer has complied with Sec. 170A-13.6, R.L.H., and has fulfilled the requirements for the issuance of a Final Public Report prior to completion of construction.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 176 dated September 22, 1967, the Developer has prepared and forwarded additional information to that filed in the July 26, 1967 submittal. This Final Public Report is made a part of the registration on the LAHAINA ROADS condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium and the issuance of this Final Public Report.
4. The Developer, under date November 16, 1967, reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, with By-Laws attached thereto, executed June 12, 1967 and filed in the Bureau of Conveyances, State of Hawaii, as Document No. 450.12 in Liber 5065, Page 428, on November 15, 1967.

The Registrar has designated Condominium Map No. 99 to the project.

5. No advertising or promotional matter has been submitted 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 Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly by ACT 244, L. 1967 and effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report expires thirteen months from the date of issuance, February 15, 1968, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF THE PROJECT: LAHAIIA ROADS

No changes have been made in the plans and specifications. No changes have been made to any of the documents filed with the Commission. At the date of this report, the abstractor advises that all tax payments are current.

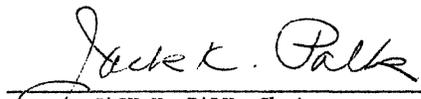
MANAGEMENT AND OPERATIONS: No management agreement is contemplated until one is executed by the Association of Apartment Owners. The Developer states that he will supply whatever management services are required in the interim.

STATUS OF PROJECT: The Developer advises that he is prepared to and desires to commence construction immediately.

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 26, 1967 and information subsequently filed as of February 5, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 176 filed with the Commission on July 26, 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 white.


 JACK K. PALK, Chairman
 REAL ESTATE COMMISSION
 STATE OF HAWAII

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February 15, 1968
 Registration No. 176