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

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 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 22, 1967
Expires: October 22, 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 26, 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. LAHAINA ROADS is a proposed lease condominium project consisting of forty-two (42) dwelling units arranged throughout a single building of five stories. There are forty-two (42) parking stalls available at the first floor level, which is open.

2. The Developer of the project 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 this 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 22, 1967, purchasers and prospective purchasers shall be entitled to refund of all monies paid without further obligation.

NAME OF PROJECT: LAHAINA ROADS

LOCATION: The approximate 30,102 square feet of land committed to the regime is situate on the makai (West) side of Front Street at Mala, Lahaina, Island and County of Maui, Hawaii.

TAX KEY: SECOND DIVISION 4-5-13-27

ZONING: A-3

DEVELOPER: AmCan Development Company, Inc., Box 487, Kahului, Maui, Hawaii. Telephone 76-341. A Hawaii corporation registered with the Department of Regulatory Agencies on March 30, 1965. The officers are as follows:

Max M. Maude	President	P. O. Box 487 Kahului, Maui, Hawaii
Kenneth G. Strachen	Vice President	P. O. Box 2370 Kitimat, B.C., Canada
Robert L. Taggesell	Secretary-Treasurer	P. O. Box 487 Kahului, Maui, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Pratt, Moore, Burtz and Case (Attn: Mr. Ted Gamble Clause) 1100 First National Bank Building, Honolulu, Hawaii. Telephone 567-261.

DESCRIPTION: The proposed building is five stories. The first story is open. The second, third, and fourthstories each contain eleven one-bedroom apartments and two two-bedroom apartments. The fifth story contains three penthouse apartments each of which has two bedrooms. The building and incidental improvements also include storage rooms, access stairs, swimming pool equipment, central electrical distribution equipment and forty-two (42) parking stalls.

The building is constructed of reinforced concrete floor and roof slab and beams on reinforced concrete columns, reinforced concrete block piers and concrete encased steel pipe columns.

Forty-two separately designated and described leasehold apartments are established as the apartments of the condominium and under the Horizontal Property Regime. These dwelling units are numbered and located as follows:

Apartment No.	Floor	Location	No. of Bedrooms
201	2	Extreme left viewed from front side and not the beach.	2
202	2	Immediately right of 201	1
203	2	" " " 202	1
204	2	" " " 203	1
205	2	" " " 204	1
206	2	" " " 205	1
207	2	" " " 206	1
208	2	" " " 207	1
209	2	" " " 208	1
210	2	" " " 209	1

Apartment No.	Floor	Location	No. of Bedrooms
211	2	Immediately right of 210	1
212	2	" " " 211	1
214	2	" " " 212	2
301	3	Extreme left viewed from front side and not the beach.	2
302	3	Immediately right of 301	1
303	3	" " " 302	1
304	3	" " " 303	1
305	3	" " " 304	1
306	3	" " " 305	1
307	3	" " " 306	1
308	3	" " " 307	1
309	3	" " " 308	1
310	3	" " " 309	1
311	3	" " " 310	1
312	3	" " " 311	1
314	3	" " " 312	2
401	4	Extreme left viewed from front side and not the beach.	2
402	4	Immediately right of 401	1
403	4	" " " 402	1
404	4	" " " 403	1
405	4	" " " 404	1
406	4	" " " 405	1
407	4	" " " 406	1
408	4	" " " 407	1
409	4	" " " 408	1
410	4	" " " 409	1
411	4	" " " 410	1
412	4	" " " 411	1
414	4	" " " 412	2
1	5	Extreme left viewed from front side and not the beach.	2
2	5	Immediately right of 1	2
3	5	" " " 2	2

One Bedroom Apartments: All one-bedroom apartments consist of living room with kitchenette and lanai adjoining, entry hall with storage, a bedroom and a bathroom. All apartments contain approximately 736 square feet, total usable floor space, including 640 square feet inside plus a lanai of about 96 square feet.

Two-Bedroom Apartments: All two-bedroom apartments consist of a living room leading to lanai, a kitchen, two bedrooms and a bathroom. All two-bedroom apartments contain approximately 849 square feet of usable floor space including about 758 square feet inside and a lanai of about 91 square feet. Each apartment opens immediately upon a stairway.

COMMON ELEMENTS: The common elements of the project shall be the land subject to the Horizontal Property Regime as described. The foundations; beams; supports, rock and concrete retaining walls; all walls with the exception of the finished surfaces inside each apartment which inside surfaces shall be elements of the respective apartments; the beams and columns of the buildings; and the stairs and stair landings; the entrances and exits to the condominium as follows: The vehicular entry/exit to the parking area, the pedestrian walks, the pedestrian entrances, all other concrete walks, planting areas, and gardens giving access to the various buildings, the pedestrian entrances from the parking area;

The flat roofs, yards; gardens; swimming pool, parking area; storage areas not specifically included in any apartment; maintenance shop; parking stalls and areas, provided pool equipment; each parking stall shall be a limited common

element appertaining to the apartment corresponding to its designation in accordance with the condominium file plan to be recorded in the office of the recording officer.

Central and appurtenant installations for services including plumbing; sprinkler system; telephone equipment; electrical installations; television antenna system; and trash enclosure; and all ducts and fans;

All intangible personal property, choses in action, debts, monies, reserves, funds, and other assets held by the Association of Apartment Owners for the benefit of the several apartment owners;

And, all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use and which are not part of any apartment.

LIMITED COMMON ELEMENTS: The limited common elements shall be all parking stalls with a number corresponding to the number of an apartment. Each such stall shall appertain to the apartment to which its number corresponds.

INTEREST TO BE CONVEYED PURCHASER: The percentage of undivided interest in the common elements appertaining to each apartment and its owner for all purposes, including voting shall be 02-16/42 percent. Such interest of each apartment is designated the common interest appertaining thereto and is referred to as such. The share of each apartment in the common profits and of the common expenses and its vote for all purposes shall be a proportion of the wholes thereof equal to its common interest.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The building of the condominium and the apartments therein are intended for use as private dwellings and for no other purpose.

OWNERSHIP TO TITLE: The Notice of Intention states that ownership to title is vested in AmCan Development Company, Inc., a Hawaii corporation. The title search report prepared May 19, 1967 by the abstractor, Long & Melone, Ltd., a Hawaii corporation, shows that the leasehold title to the land to be vested in the Developer by Lease from Arthur H. Randle and Erma B. Randle, husband and wife, and Chester J. Barton and Vivian Leola Barton, husband and wife, dated April 2, 1965 and recorded in the Bureau of Conveyances, State of Hawaii, in Liber 5029, Page 289, for a term of eighty-one (81) years from April 1, 1965.

ENCUMBRANCES AGAINST TITLE: Lease - to AmCan Development Company, Inc. by Arthur H. Randle and Erma B. Randle, husband and wife, and Chester J. Barton and Vivian Leola Barton, husband and wife, dated April 2, 1965, recorded in said Bureau of Conveyances. Reservation - mineral or metallic mines reserved to the Hawaiian Government in R.P. 1205. Taxes - as of the date of the Certificate of Title, May 19, 1967, Real Property Taxes for the Year 1967 were a lien; rate pending. Real Property Taxes for the Year 1965 are noted as Delinquent on the title search document.

PURCHASE MONEY HANDLING: A copy of the Escrow Agreement executed August 7, 1967 identifies Security Title Corporation, a Hawaii corporation, as the Escrow. On examination the specimen Reservation Agreement, the specimen Sale Contract and the executed Escrow Agreement are found to be in compliance with 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 purchaser that he reads with care the Reservation Agreement, the Sale 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 responsibility for the administration of the project rests with the Board of Directors under the By-Laws of the Association of Apartment Owners. The powers and duties of the Board include the appointment of any person or firm to act as managing agent. No corporate managing agent has been identified in the notice of intention to sell.

STATUS OF PROJECT: A building contract has been executed between the Developer and Johnson Pacific Company, Contractor. The construction schedule submitted as part of the registration estimates completion of the project for occupancy to be forty-four (44) weeks.

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.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 176 filed with the Commission 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 yellow in color.

JACK K. PALK, 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
ESCROW AGENT

September 22, 1967
Registration No. 176