

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
1010 RICHARDUS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**FINAL  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

on  
HONO KAI  
Maalaea Beach Road  
Maalaea, Maui

REGISTRATION NO. 339

**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: September 13, 1971  
Expires: October 13, 1972

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 JUNE 30, 1970 AND INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS LATE AS SEPTEMBER 10, 1971. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. The Developer has complied with Section 514-14, Hawaii Revised Statutes, and has fulfilled the requirements for issuance of a Final Public Report prior to construction.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 339, dated July 27, 1970, and the Supplementary Public Report, dated March 8, 1971, the Developer has prepared, assembled and forwarded additional information.

This Final Public Report is made a part of the registration on HONO KAI 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) and the Supplementary Public Report (pink 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 project and the issuance of this Final Public Report.
4. The Developer 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 executed with By-Laws attached, has been recorded in the Bureau of Conveyances, State of Hawaii, on August 11, 1971, in Liber 7729, Page 420. The Bureau of Conveyances has assigned Condominium Map No. 197 to the project.

5. Advertising and 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 514, Hawaii Revised Statutes, 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, September 13, 1971, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report of July 27, 1970 and the Supplementary Public Report of March 8, 1971, with the exception of INTEREST TO BE CONVEYED PURCHASER, ENCUMBRANCES AGAINST TITLE, PURCHASE MONEY HANDLING, and STATUS OF PROJECT, has not been disturbed.

NAME OF PROJECT: HONO KAI

INTEREST TO BE CONVEYED TO PURCHASER: The landowner has agreed with the Developer to extend the initial term of the apartment leases from 20 to 25 years. The remaining information contained in the Preliminary Public Report of July 27, 1970 under this topical heading remains the same.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted a title report dated August 11, 1971 prepared by Security Title Corporation which certifies that the only additional liens or encumbrances of whatever kind or nature against the title since the issuance of the Commission's Preliminary Public Report are:

1. Power of Attorney dated February 9, 1970, recorded on August 11, 1971 in the Bureau of Conveyances of the State of Hawaii in Book 7729, Page 417, made by Bernice W. Flood, widow, to Sanford J. Langa, granting general powers.
2. The covenants, agreements, obligations, conditions and other provisions set forth in that certain "Hono Kai Declaration of Horizontal Property Regime" dated July 28, 1971, recorded on August 11, 1971 in said Bureau of Conveyances in Book 7729, Page 420, and the By-Laws attached thereto.

PURCHASE MONEY HANDLING: The Developer has complied with the provisions of Section 514-15 of the Hawaii Revised Statutes by filing with the Commission the following:

1. Developer's verified statement of a total development cost.

2. Developer's verified estimated completion date of the entire project is on or about 270 working days after the commencement of construction.
3. Copies or satisfactory evidence of executed construction contracts and bonds therefor are as follows:
  - a. Agreement dated August 12, 1971 by and between Hono Kai Developers, Inc., as Developer, and F & M Contractors, Inc., as contractor, for construction of a forty-six unit apartment complex with swimming pool, grading and connection of all utilities together with carpets, floor covering, drapes and appliances.
  - b. Material payment bond and a performance bond for such grading and construction dated August 13, 1971, issued by The Hawaiian Insurance Guaranty Company, Limited, as surety.

The bond is in the amount of not less than 100% of the construction contract price.
4. A copy of the executed Escrow Agreement which contains provisions in compliance with H.R.S. Section 514-15(6).

STATUS OF PROJECT: The Developer advises that commencement of construction is scheduled for August 17, 1971. A building contract has been executed August 12, 1971 and the contractor is identified as F & M Contractors, Inc. It is estimated that the building will be completed for occupancy in approximately 9 months from the commencement of construction.

The Board of Water Supply of Maui County has entered into an agreement with the Developer for the installation of a new transmission line serving the Maalaea area. The new line will provide sufficient water so that the Board of Water Supply will certify that a building permit may be issued without adversely affecting the water supply of the Maalaea area. The Developer has filed with the Commission copies of Building Permit No. 1637 issued August 17 and 18, 1971 which covers all 46 apartment units.

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 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 June 30, 1970 and information subsequently filed as late as September 10, 1971.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 339 filed with the Commission on June 30, 1970.

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.

  
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 for DOUGLAS R. SODEVANI, Chairman  
 REAL ESTATE COMMISSION  
 STATE OF HAWAII

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Distribution:  
 DEPARTMENT OF TAXATION  
 BUREAU OF CONVEYANCES  
 PLANNING COMMISSION, COUNTY OF MAUI  
 FEDERAL HOUSING ADMINISTRATION  
 ESCROW AGENT

Registration No. 339  
 September 13, 1971

