

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

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

on

HONOKOWAI EAST
Honokowai
Lahaina, Maui, Hawaii

REGISTRATION NO. 500

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: July 6, 1973
Expires: August 6, 1974

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 NOVEMBER 27, 1972, AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 5, 1973. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION AND DATA OF MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Preliminary Report on the HONOKOWAI EAST project, Registration No. 500, dated March 29, 1973, the Developer has submitted additional information and requested a Final Report on the project. This Final Report is made a part of the registration, a copy of which the Developer is required to provide all purchasers or prospective purchasers of apartments.

2. The Developer has complied with Chapter 514, Hawaii Revised Statutes, and has fulfilled the requirements of the Commission for the issuance of this Final Public Report prior to the completion of construction.
3. No advertising and 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 the Association of Apartment Owners), 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 of Association of Apartment Owners attached, dated April 13, 1973, was recorded in the Bureau of Conveyances, State of Hawaii, on April 17, 1973, in Liber 9084, Page 173.

The Bureau of Conveyances has designated Condominium File Plan No. 271 to the project.

5. 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.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, July 6, 1973, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the Preliminary Public Report of March 29, 1973, with the exception of the following has not been disturbed.

NAME OF PROJECT: HONOKOWAI EAST

DESCRIPTION: The Developer advises the Commission that the Manager's Apartment is counted as part of the fifty-one (51) units in the project and will be offered on a limited time basis to the Association of Apartment Owners at the original sale price, and that by amendment to the Declaration, the apartment sizes have been changed as described in Exhibit "A" attached hereto and made a part hereof.

INTEREST TO BE CONVEYED TO PURCHASER: The percentage interest in the common elements and voting has been changed as described in Exhibit "B" attached hereto and made a part hereof.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report prepared by Hawaii Escrow & Title, Inc., dated June 29, 1973, certifies that title to the property is subject to:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 4564.

2. The Developer has complied with Chapter 514, Hawaii Revised Statutes, and has fulfilled the requirements of the Commission for the issuance of this Final Public Report prior to the completion of construction.
3. No advertising and 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 the Association of Apartment Owners), 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 of Association of Apartment Owners attached, dated April 13, 1973, was recorded in the Bureau of Conveyances, State of Hawaii, on April 17, 1973, in Liber 9084, Page 173.

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6. This Final Public Report automatically expires thirteen (13) months after date of issuance, July 6, 1973, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the Preliminary Public Report of March 29, 1973, with the exception of the following has not been disturbed.

NAME OF PROJECT: HONOKOWAI EAST

DESCRIPTION: The Developer advises the Commission that there is no change except, to clarify that the Manager's Apartment is counted as part of the fifty-one (51) units in the project and will be offered on a limited time basis to the Association of Apartment Owners at the original sale price.

INTEREST TO BE CONVEYED TO PURCHASER: No change from the Preliminary Public Report except, that the percentage interest in the common elements and voting for Apartment 101 has been changed from 2.2218 to 2.2244.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report prepared by Hawaii Escrow & Title, Inc., dated June 29, 1973, certifies that title to the property is subject to:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 4564.

2. Reservation of an easement (10 feet wide) for the County of Maui pipeline.
3. Reservation - right to discharge, etc., noise, smoke, etc., in connection with sugar cane plantations operations as reserved in instrument of Pioneer Mill Co., Limited, dated December 28, 1967, recorded in Liber 5917, Page 321.
4. Declaration of Horizontal Property Regime with By-Laws, dated April 13, 1973, recorded in Liber 9084, Page 173.
5. Lease dated March 10, 1972, in favor of the Developer recorded in Liber 8583, Page 294.
6. Mortgage dated September 13, 1972, in favor of Amfac Financial Corporation, recorded in Liber 8583, Page 327.
7. Assignment of various second (2nd) mortgages as security, dated September 13, 1972, in favor of Amfac Financial Corporation, recorded in Liber 8583, Page 340.
8. Taxes that may be due and owing on the land, reference is hereby made to the office of the Tax Assessor of the Second Taxation Division.

STATUS OF PROJECT: The Developer reports that work on the project commenced August 1, 1972, and the estimated date of completion is August 1, 1973.

FINANCING: The Developer advises that Amfac Financial is providing the construction financing and State Mutual Savings and Loan of Los Angeles shall provide mortgage loans to individually qualified purchasers of the units.

The prospective purchaser or purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted November 27, 1972, and additional information subsequently filed as of July 5, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 500 filed with the Commission on November 27, 1972.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be white in color.


 (For) DOUGLAS R. SODEVANI, Chairman
 REAL ESTATE COMMISSION
 STATE OF HAWAII

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

REGISTRATION NO. 500

July 6, 1973

DESCRIPTION OF BUILDING

The project is to consist of fifty-one (51) separately designated and legally described leasehold estates in apartment units in a four (4) story building with a ground floor and elevator. In addition there will be an apartment reserved for the Manager and offered to the Association of Apartment Owners at the original sales price. Construction shall be of reinforced concrete, and reinforced concrete block will be the principal material used in the construction of the building. There will be a parking stall for each apartment and also four (4) stalls for guest parking. There will be a swimming pool, a cabana with restroom facilities and two (2) tennis courts.

The apartments shall be numbered and are situated as follows.

Facing the apartment building from the side starting at the extreme left.

FLOOR

1. 111-109-107-105-103-101-102-104-106-108-110-112
2. 213-211-209-207-205-203-201-202-204-206-208-210-212
3. 313-311-309-307-305-303-301-302-304-306-308-310-312
4. 413-411-409-407-405-403-401-402-404-406-408-410-412

The Apartments and access thereto are more particularly described as follows:

(a) Apartment 101 is a one-bedroom apartment consisting of a bedroom, living room-dining room, a bathroom, a kitchenette, an office, and an enclosed lanai. The apartment will contain 545 square feet plus 98 square feet of lanai.

(b) Apartments 111-213-313-413-112-212-312-412 are two-bedroom apartments consisting of an entry hall, two bedrooms, a living room, kitchenette and eating area, a bathroom, and a lanai. Each two-bedroom apartment will contain 793 square feet including 15 square feet of lanai, except Apartments 111 and 112 will each contain 891 square feet including 98 square feet of lanai.

(c) All other apartments are studio apartments consisting of a living room-dining-sleeping area, a kitchenette and a bathroom and lanai. Each studio unit on the first floor will contain 420 square feet plus 98 square feet of lanai. Each studio unit on the second, third and fourth floor will contain 420 square feet including 15 square feet of lanai.

(d) All first floor units shall have immediate access to the land heretofore described. The remaining units shall have immediate access to the external covered walks, stairways and elevators that connect the units above the ground.

DESIGNATION OF APARTMENTS
APARTMENT NUMBERS, AREA
AND PERCENTAGE INTEREST IN
COMMON ELEMENTS AND FOR VOTING

<u>Unit Number</u>	<u>Area in Square Feet of Each Unit</u>	<u>Percentage Interest in the Common Elements and Voting</u>
<u>First Floor</u>		
101	643.0	2.50161%
111	891.0	3.46625%
109	518.0	2.01517%
107	518.0	2.01517%
105	518.0	2.01517%
103	518.0	2.01517%
102	518.0	2.01517%
104	518.0	2.01517%
106	518.0	2.01517%
108	518.0	2.01517%
110	518.0	2.01517%
112	891.0	3.46625%
<u>Second Floor</u>		
213	793.0	3.08500%
211	420.0	1.63392%
209	420.0	1.63392%
207	420.0	1.63392%
205	420.0	1.63392%
203	420.0	1.63392%
201	420.0	1.63392%
202	420.0	1.63392%
204	420.0	1.63392%
206	420.0	1.63392%
208	420.0	1.63392%
210	420.0	1.63392%
212	793.0	3.08500%

<u>Unit Number</u>	<u>Area in Square Feet of Each Unit</u>	<u>Percentage Interest in the Common Elements and Voting</u>
<u>Third Floor</u>		
313	793.0	3.08500%
311	420.0	1.63392%
309	420.0	1.63392%
307	420.0	1.63392%
305	420.0	1.63392%
303	420.0	1.63392%
301	420.0	1.63392%
302	420.0	1.63392%
304	420.0	1.63392%
306	420.0	1.63392%
308	420.0	1.63392%
310	420.0	1.63392%
312	793.0	3.08500%
<u>Fourth Floor</u>		
413	793.0	3.08500%
411	420.0	1.63392%
409	420.0	1.63392%
407	420.0	1.63392%
405	420.0	1.63392%
403	420.0	1.63392%
401	420.0	1.63392%
402	420.0	1.63392%
404	420.0	1.63392%
406	420.0	1.63392%
408	420.0	1.63392%
410	420.0	1.63392%
412	793.0	3.08500%
	<hr/> 25,705.0 sq.ft.	<hr/> 100.00000%