

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
NOHONANI
Rural Route 1
Mahinahina, Maui, Hawaii

REGISTRATION NO. 521

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: October 16, 1973
Expires: November 16, 1974

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 JANUARY 29, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 9, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 521, dated April 12, 1973, the Developer has prepared, assembled and forwarded additional information to that filed in the January 29, 1973, submittal. This Final Public Report is made a part of the registration on the Nohonani 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.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, Bylaws of 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 executed on October 26, 1972, together with the Bylaws of the Association of Apartment Owners were recorded on April 23, 1973, in the Bureau of Conveyances in Liber 9092, Page 101. The approved floor plans have been recorded and designated as Condominium Map No. 272.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, October 16, 1973, unless a Supplementary Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report of January 29, 1973, in the topical headings hereinafter set forth has been amended. Information disclosed in the remaining topical headings has not been disturbed. The amendments to the information disclosed and their respective topical headings are as follows:

OWNERSHIP OF TITLE: The Notice of Intention states that the ownership to the fee title of the land submitted to the horizontal property regime is vested in Lokelani Construction Co., Inc., the developer herein.

A Preliminary Title Report prepared by First American Title Company of Hawaii, Inc., dated July 13, 1973, updating a Preliminary Report dated January 23, 1973, certifies that the fee simple title to the land is vested in said Lokelani Construction Co., Inc.

ENCUMBRANCES AGAINST TITLE: Said preliminary title report as of July 13, 1973, certifies that the records reveal no liens or encumbrances against said title, save and except the following: (a) Construction Loan Mortgage in favor of the Trustees of Fidelity Mortgage Investors, a Massachusetts trust, dated March 10, 1973, recorded in the Bureau of Conveyances in Liber 8192, Page 411, and Amendment thereto dated December 7, 1972, recorded in Liber 8833, Page 271; (b) The reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Grant Nos. 4433 and 415; (c) The decision of the Supreme Court of the State of Hawaii in In Re Application of Ashford, 50 Haw. 314 (1968), as the same affects the seaward boundary of the land submitted to the Horizontal Property Regime; (d) Declaration of Horizontal Property Regime for Nohonani and Bylaws attached thereto recorded in Liber 9092, Page 101, and the floor plans therefor recorded as Condominium Map No. 272.

Real property taxes due for the fiscal year 1972-1973 have been paid in full.

STATUS OF THE PROJECT: The construction of the project has been completed. A Certificate of Occupancy has been issued by the County of Maui, and Notice of Completion has been published. A copy of the Affidavit of Publication filed on July 10, 1973, in the Second Circuit Court in Wailuku, Maui, is on file with the Commission.

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 January 29, 1973, and information subsequently filed as of October 9, 1973. The information disclosed in the Commission's Preliminary Public Report of April 12, 1973, should be carefully reviewed by purchaser and prospective purchasers.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 521 filed with the Commission on January 29, 1973.

This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white.



(for) DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Department, County of Maui
Federal Housing Administration
Escrow Agent

Date: October 16, 1973
Registration No. 521