

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

THE MAHANA AT KAAPALI  
Honokowai, Kaanapali, Maui

REGISTRATION NO. 570

### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated September 28, 1973 issued by the Real Estate Commission on the above 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 26, 1974  
Expires: October 28, 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 7, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 26, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of September 28, 1973, on "The Mahana at Kaanapali", Registration No. 570, the Developer reports that changes have been made in the plan or setup as presented in the Preliminary Report issued on September 28, 1973.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of "The Mahana at Kaanapali" registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. The buyer shall sign the required receipt (RECO Form 25) signifying that he has had an opportunity to read the two reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been filed in the office of the recording officer.
4. Preliminary advertising and promotional matter have been submitted pursuant to rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Hawaii Revised Statutes, Chapter 514, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
6. This Supplementary Public Report automatically expires on October 28, 1974, unless a further Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information included in the topical heading entitled DESCRIPTION and in the topical heading entitled COMMON ELEMENTS in the Preliminary Public Report has been amended. Information disclosed in the remaining headings has not been disturbed.

DESCRIPTION: The Developer advises that certain of the percentages of common area appurtenant to the apartments set forth in the Preliminary Public Report and certain of the floor areas of the apartments set forth in the Declaration and in the Preliminary Public Report have been revised. The correct percentage of common area and the correct floor area of each apartment measured as set forth in the Declaration, together with the area of its appurtenant lanai and/or garden patio are as follows:

<u>Apartment No.</u>	<u>Total Living Area in Square Feet</u>	<u>Lanai or Garden Patio</u>	<u>Percentage of Common Area</u>
100 Commercial	980		.474802%
101	1190	312	.488358%
102	610	154	.295534%
103	610	154	.295534%
104	1008	188	.488358%
105	1008	154	.488358%
106	1008	188	.488358%
107	1008	188	.488358%
108	1008	188	.488358%
109	1526	312	.720909%
111	1190	312	.488358%
112	610	154	.295534%
113	610	154	.295534%
114	1008	188	.488358%
115	1008	154	.488358%
116	1008	188	.488358%
117	1008	188	.488358%
118	1008	188	.488358%
119	1526	312	.720909%
201	1418	240	
202	540	84	.261620%
203	540	84	.261620%
204	938	118	.454444%
205	938	84	.454444%
206	938	118	.454444%
207	938	118	.454444%
208	938	118	.454444%
209	1454	240	.686996%
211	1418	240	.686996%
212	540	84	.261620%
213	540	84	.261620%
214	938	118	.454444%
215	938	84	.454444%
216	938	118	.454444%
217	938	118	.454444%
218	938	118	.454444%
219	1454	240	.686996%
301	1418	240	.686996%
302	540	84	.261620%
303	540	84	.261620%
304	938	118	.454444%
305	938	84	.454444%
306	938	118	.454444%
307	938	118	.454444%
308	938	118	.454444%
309	1454	240	.686996%
311	1418	240	.686996%
312	540	84	.261620%
313	540	84	.261620%
314	938	118	.454444%
315	938	84	.454444%
316	938	118	.454444%
317	938	118	.454444%
318	938	118	.454444%
319	1454	240	.686996%

<u>Apartment No.</u>	<u>Total Living Area in Square Feet</u>	<u>Lanai or Garden Patio</u>	<u>Percentage of Common Area</u>
701	1418	240	.686996%
702	540	84	.261620%
703	540	84	.261620%
704	938	118	.454444%
705	938	84	.454444%
706	938	118	.454444%
707	938	118	.454444%
708	938	118	.454444%
709	1454	240	.686996%
711	1418	240	.686996%
712	540	84	.261620%
713	540	84	.261620%
714	938	118	.454444%
715	938	84	.454444%
716	938	118	.454444%
717	938	118	.454444%
718	938	118	.454444%
719	1454	240	.686996%
801	1418	240	.686996%
802	540	84	.261620%
803	540	84	.261620%
804	938	118	.454444%
805	938	84	.454444%
806	938	118	.454444%
807	938	118	.454444%
808	938	118	.454444%
809	1454	240	.686996%
811	1418	240	.686996%
812	540	84	.261620%
813	540	84	.261620%
814	938	118	.454444%
815	938	84	.454444%
816	938	118	.454444%
817	938	118	.454444%
818	938	118	.454444%
819	1454	240	.686996%
901	1418	240	.686996%
902	540	84	.261620%
903	540	84	.261620%
904	938	118	.454444%
905	938	84	.454444%
906	938	118	.454444%
907	938	118	.454444%
908	938	118	.454444%
909	1454	240	.686996%
911	1418	240	.686996%
912	540	84	.261620%
913	540	84	.261620%
914	938	118	.454444%
915	938	84	.454444%
916	938	118	.454444%
917	938	118	.454444%
918	938	118	.454444%
919	1454	240	.686996%

<u>Apartment No.</u>	<u>Total Living Area in Square Feet</u>	<u>Lanai or Garden Patio</u>	<u>Percentage of Common Area</u>
1001	1418	240	.686996%
1002	540	84	.261620%
1003	540	84	.261620%
1004	938	118	.454444%
1005	938	84	.454444%
1006	938	118	.454444%
1007	938	118	.454444%
1008	938	118	.454444%
1009	1454	240	.686996%
1011	1418	240	.686996%
1012	540	84	.261620%
1013	540	84	.261620%
1014	938	118	.454444%
1015	938	84	.454444%
1016	938	118	.454444%
1017	938	118	.454444%
1018	938	118	.454444%
1019	1454	240	.686996%
1101	1418	240	.686996%
1102	540	84	.261620%
1103	540	84	.261620%
1104	938	118	.454444%
1105	938	84	.454444%
1106	938	118	.454444%
1107	938	118	.454444%
1108	938	118	.454444%
1109	1454	240	.686996%
1111	1418	240	.686996%
1112	540	84	.261620%
1113	540	84	.261620%
1114	938	118	.454444%
1115	938	84	.454444%
1116	938	118	.454444%
1117	938	118	.454444%
1118	938	118	.454444%
1119	1454	240	.686996%
1201	1418	240	.686996%
1202	540	84	.261620%
1203	540	84	.261620%
1204	938	118	.454444%
1205	938	84	.454444%
1206	938	118	.454444%
1207	938	118	.454444%
1208	938	118	.454444%
1209	1454	240	.686996%
1211	1418	240	.686996%
1212	540	84	.261620%
1213	540	84	.261620%
1214	938	118	.454444%
1215	938	84	.454444%
1216	938	118	.454444%
1217	938	118	.454444%
1218	938	118	.454444%
1219	1454	240	.686996%

COMMON ELEMENTS: The Developer advises that a new paragraph has been added to the Declaration with respect to each apartment owner's right to use the parking area, designated a common element in such Declaration, as follows:

P. Parking Rights. The purchaser of each apartment shall have the right to park one (1) passenger car or other vehicle which is no larger than an ordinary passenger car in the parking area at all times and from time to time. The purchaser's parking right for each unit is appurtenant to that unit for the term of the ground lease and may not be leased or transferred independently of, or in any other manner separated from, the apartment to which it is appurtenant and shall be deemed to be leased, conveyed, encumbered or transferred with the unit even though the owner's parking right is not expressly mentioned or described in the lease, conveyance or other instrument. The Board of Directors of the Association or its authorized representative shall at all times have sole and exclusive control over the determination of where within the parking area any vehicle which is being parked pursuant to the purchaser's parking right shall be parked. However, no space will be specifically assigned to any purchaser or unit.

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The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted June 7, 1973, and information subsequently filed as of February 26, 1974.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 570 filed with the Commission on June 7, 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 pink in color.

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

Distribution:

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Registration No. 570  
February 26, 1974