

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

MAUI PACIFIC SHORES
Kihei, Maui, Hawaii

REGISTRATION NO. 652

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: August 13, 1974
Expires: September 13, 1975

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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 18, 1974, AND INFORMATION SUBSEQUENTLY FILED AS LATE AS AUGUST 12, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, HAWAII REVISED STATUTES, CHAPTER 514.

1. Since the issuance of the Commission's Supplementary Public Report of May 20, 1974 on MAUI PACIFIC SHORES, Registration No. 652, the Developer has submitted additional information to that filed with its Notice of Intention of January 18, 1974. This Final Public Report is made a part of the registration on MAUI PACIFIC SHORES. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Supplementary Public Report (pink paper stock). Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.
2. All documents deemed necessary for the registration of the condominium project and issuance of this Final Report have been submitted by the Developer to the Commission for examination.

An updated Title Report, dated June 26, 1974, prepared by Security Title Corporation, shows that Maui Maalaea Bay Land is the owner in fee simple of the property submitted to this Horizontal Property Regime.

The Declaration of Horizontal Property Regime, with By-Laws attached, and a copy of the approved floor plans have been filed in the Bureau of Conveyances of the State of Hawaii. The Declaration, with By-Laws attached, is recorded in Book 10084 at Page 389. The approved floor plans have been designated as Condominium Map No. 375.

3. Promotional and advertising materials have 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 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

Only certain information previously reported under the topical headings of COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, OWNERSHIP OF TITLE, and ENCUMBRANCES AGAINST TITLE, have been amended since the issuance of the Supplementary Public Report dated May 20, 1974. Otherwise, the information recited in said Supplementary Public Report remains applicable.

COMMON ELEMENTS: The Declaration states that the common elements include:

- (a) The land heretofore described in fee simple.
- (b) All foundations, floor slabs, columns, girders, beams, supports, bearing walls, roofs, structural frame (except that the windows, and window frames, doors and door frames, and the wall air conditioning unit, for each apartment, located within the structural frame of the apartment building shall be

a part of the apartment, and not a common element), corridors, stairs, elevators, and elevator shafts, of the apartment building.

- (c) All yards, planting areas, the swimming pool and other common recreational facilities; lobbies, offices, elevator machine rooms, compactor rooms, storage rooms, trash chutes, and the sewage treatment plant.
- (d) All central and appurtenant installations for services such as power, light, telephone, gas, water, television, sewage disposal, and other utilities, and all tanks, pumps, motors, fans, compressors, ducts and other apparatus and installations existing for common use.
- (e) All other parts of the horizontal property regime necessary or convenient to its existence, maintenance, and safety, or normally in common use.

INTEREST TO BE CONVEYED TO PURCHASERS: The Developer advises that the percentage of undivided common interest in the common elements appertaining to the apartments as reflected in the proposed Declaration and set forth in the Supplementary Public Report was erroneous due to the inadvertent transposition of certain figures.

Therefore, said percentages have been recomputed and the Declaration, as executed and recorded, reflects that the percentage of undivided interest in the common elements appertaining to the apartments is as set forth in "Exhibit A", attached hereto and made a part hereof.

OWNERSHIP OF TITLE: A policy of Title Insurance, dated June 26, 1974, issued by Security Title Corporation, certifies that title to the land is vested in Maui Maalaea Bay Land, a Minnesota Limited Partnership, qualified to do business in the State of Hawaii.

ENCUMBRANCES AGAINST TITLE: The Policy of Title Insurance, dated June 26, 1974, issued by Security Title Corporation, certifies that there are no liens or encumbrances of whatever kind or nature of record against said title save and except as following:

1. Reservation to the State of Hawaii of all the minerals and the right to prospect for, mine, and remove the minerals as set forth in Section 182-2, Chapter 182 of the Hawaii Revised Statutes.
2. Grant dated January 18, 1974, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 9754 at Page 85, in favor of the County of Maui, granting an easement of open and clear space for the purpose of preserving clear and unobstructed view from Kihei Road Highway to the sea.
3. Mortgage and Financing Statement dated June 20, 1974, recorded in Liber 9992 at Page 307, made by Maui Maalaea Bay Land, in favor of Kassler & Co.

4. The terms and provisions of that certain Building Loan Agreement dated June 20, 1974, recorded in Liber 9992 at Page 341.
5. Undated Financing Statement recorded on June 26, 1974, in said Bureau of Conveyances in Liber 9992 at Page 384.
6. Second Mortgage dated April 2, 1974, recorded in Liber 9827 at Page 237, made by Leisure Industries, Inc. in favor of Ludy Augustine Perreira (as to that portion of the land formally known as Lot 6-A-1-A). By instrument dated June 20, 1974, recorded in Liber 9992 at Page 329, said Second Mortgage was subordinated to the lien of that certain Mortgage and Financing Statement dated June 20, 1974, recorded in Liber 9992 at Page 307.

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 January 18, 1974 and information subsequently filed as late as August 12, 1974.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 652, filed with the Commission on January 18, 1974.

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.


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

Distribution :

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

REGISTRATION NO. 652
August 13, 1974

EXHIBIT A

Apartment No.	A-101	.5531
	A-201	.5531
	A-301	.5531
	A-401	.5531
	A-501	.5531
	A-102	.3708
	A-202	.3708
	A-302	.3708
	A-402	.3708
	A-502	.3708
	A-103	.3708
	A-203	.3708
	A-303	.3708
	A-403	.3708
	A-503	.3708
	A-104	.3708
	A-204	.3708
	A-304	.3708
	A-404	.3708
	A-504	.3708
	A-105	.3708
	A-205	.3708
	A-305	.3708
	A-405	.3708
	A-505	.3708
	A-106	.3708
	A-206	.3708
	A-306	.3708
	A-406	.3708
	A-506	.3708
	A-107	.3708
	A-207	.4862
	A-307	.4862
	A-407	.4862
	A-507	.4862
	A-108	.3708
	A-208	.3708
	A-308	.3708
	A-408	.3708
	A-508	.3708
	A-109	.3708
	A-209	.3708
	A-309	.3708
	A-409	.3708
	A-509	.3708

Apartment No.	A-110	.3708
	A-210	.3708
	A-310	.3708
	A-410	.3708
	A-510	.3708
	A-111	.3708
	A-211	.3708
	A-311	.3708
	A-411	.3708
	A-511	.3708
	A-112	.3708
	A-212	.3708
	A-312	.3708
	A-412	.3708
	A-512	.3708
	A-113	.3708
	A-213	.3708
	A-313	.3708
	A-413	.3708
	A-513	.3708
	A-114	.3708
	A-214	.3708
	A-314	.3708
	A-414	.3708
	A-514	.3708
	A-115	.3708
	A-215	.3708
	A-315	.3708
	A-415	.3708
	A-515	.3708
	A-116	.3708
	A-216	.3708
	A-316	.3708
	A-416	.3708
	A-516	.3708
	A-117	.3708
	A-217	.4862
	A-317	.4862
	A-417	.4862
	A-517	.4862
	A-118	.5330
	A-218	.5330
	A-318	.5330
	A-418	.5330
	A-518	.5330
	A-119	.5550
	A-219	.5550
	A-319	.5550
	A-419	.5550
	A-519	.5550

Apartment No.	A-120	.5550
	A-220	.5550
	A-320	.5550
	A-420	.5550
	A-520	.5550
	A-121	.5550
	A-221	.5550
	A-321	.5550
	A-421	.5550
	A-521	.5550
	A-122	.7704
	A-222	.7704
	A-322	.7704
	A-422	.7704
	A-522	.7832
	B-101	.5531
	B-201	.5531
	B-301	.5531
	B-401	.5531
	B-501	.5531
	B-102	.3708
	B-202	.3708
	B-302	.3708
	B-402	.3708
	B-502	.3708
	B-103	.3708
	B-203	.3708
	B-303	.3708
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	B-206	.3708
	B-306	.3708
	B-406	.3708
	B-506	.3708
	B-107	.3708
	B-207	.3708
	B-307	.3708
	B-407	.3708
	B-507	.3708

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	B-208	.4862
	B-308	.4862
	B-408	.4862
	B-508	.4862
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	B-522	.5550
	B-123	.7704
	B-223	.7704
	B-323	.7704
	B-423	.7704
	B-523	.7832