

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

THIRD  
**SUPPLEMENTARY**

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

on

MAUI SUNSET  
(formerly Maui Pacific Shores)

Kihei, Maui, Hawaii

REGISTRATION NO. 652

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

It was prepared as a supplement to an earlier Report dated <sup>May 20, 1974, August 13, 1974</sup> and July 23, 1976 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: July 12, 1977  
Expires: January 23, 1978

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 OF JULY 5, 1977. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Supplementary Public Report of May 20, 1974, the Final Public Report of August 13, 1974, and the Second Supplementary Public Report of July 23, 1976, changes determined to be a material revision to the information first disclosed have been reported.

This Third Supplementary Public Report amends and supplements the previous reports and is made a part of the registration on MAUI SUNSET (formerly Maui Pacific Shores) condominium project.

The Developer is responsible for placing a true copy of this Third Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers along with a true copy of the Supplementary Public Report of May 20, 1974 (pink paper stock), the Final Public Report of August 13, 1974 (white paper stock) and the Second Supplementary Public Report of July 23, 1976 (pink paper stock). Securing a signed copy of the receipt for all four public reports from each such party is also the responsibility of the Developer.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the updating of information disclosed therein.

The change in the common elements and the interest to be conveyed to purchasers requires a change in all documents previously submitted to the Commission wherever said common elements and interests are described.

3. An Amendment to Declaration of Horizontal Property Regime, amending the Declaration of Horizontal Property Regime recorded in the Bureau of Conveyances in Liber 10084, at Page 389, and the Declaration of Covenants, Conditions and Restrictions and By-Laws attached to said Declaration and incorporated therein by reference, has been executed and recorded in said Bureau in Liber 11521 at page 373. The approved floor plans designated as Condominium Map No. 375 are effective as originally recorded.

Further Amendments to Declaration of Horizontal Property Regime have been executed and recorded in said Bureau, to wit: Second Amendment to Declaration of Covenants, Conditions and Restrictions and By-Laws of Association of Apartment Owners of Maui Sunset, Liber 12156, Page 475; Third Amendment to Declaration of Covenants, Conditions and Restrictions and By-Laws of Association of Apartment Owners of Maui Sunset, Liber 12156, Page 480; Fourth Amendment to Declaration of Horizontal Property Regime Maui Sunset, Liber 12156, Page 487; and Fifth Amendment to Declaration of Horizontal Property Regime Maui Sunset, Liber 12216, Page 326.

4. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
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 promulgated thereunder which relate to Horizontal Property Regimes.
6. This Third Supplementary Public Report automatically expires on January 23, 1978, unless the Commission, upon review of registration, issues an order extending the effective period of this Report.

The Developer has requested and the Commission has granted a third extension of the previous Public Reports to January 23, 1978, through this Third Supplementary Public Report.

Only certain information previously reported under the topical headings of ATTORNEY REPRESENTING DEVELOPER, DESCRIPTION, COMMON ELEMENTS and INTEREST TO BE CONVEYED TO PURCHASERS have been amended. Otherwise, the information recited in the Supplementary Public Report of May 20, 1974, as amended by the Final and Second Supplementary Public Reports remain applicable. The purchaser or prospective purchaser is advised to read carefully that certain May 20, 1974, Supplementary Public Report, the August 13, 1974, Final Public Report and the July 23, 1976, Second Supplementary Public Report with respect to the information previously reported under topical headings not set forth hereinabove.

ATTORNEY REPRESENTING DEVELOPER: Carlsmith & Dwyer, Attorneys at Law, A Law Corporation (Attention: Curtis W. Carlsmith or John R. Dwyer, Jr.), Suite 2102 Davies Pacific Center, 841 Bishop Street, Honolulu, Hawaii, 96813. Telephone No. (808) 524-7200.

DESCRIPTION: Only the following information has been corrected and only to the extent indicated below. Otherwise, the information given in the Supplementary Public Report of May 20, 1974, remains unchanged.

The following thirty-one (31) apartments are C-Two Bedroom Apartments: A-208, A-217, A-308, A-317, A-408, A-417, A-508, A-517, B-115, B-116, B-117, B-208, B-215, B-216, B-217, B-218, B-308, B-315, B-316, B-317, B-318, B-408, B-415, B-416, B-417, B-418, B-508, B-515, B-516, B-517 and B-518.

Each C-Two Bedroom Apartment shall consist of two bedrooms, two baths, kitchen, hall, living-dining room and lanai, and each such apartment shall have an approximate enclosed floor space of 927 square feet, a lanai of approximately 113 square feet, and an approximate total floor area of 1040 square feet.

The following one hundred and thirty-four (134) apartments are D-One Bedroom Apartments: A-102, A-103, A-104, A-105, A-106, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-202, A-203, A-204, A-205, A-206, A-207, A-209, A-210, A-211, A-212, A-213, A-214, A-215, A-216, A-302, A-303, A-304, A-305, A-306, A-307, A-309, A-310, A-311, A-312, A-313, A-314, A-315, A-316, A-402, A-403, A-404, A-405, A-406, A-407, A-409, A-410, A-411, A-412, A-413, A-414, A-415, A-416, A-502, A-503, A-504, A-505, A-506, A-507, A-509, A-510, A-511, A-512, A-513, A-514, A-515, A-516, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-113, B-114, B-118, B-202, B-203, B-204, B-205, B-206, B-207, B-209, B-210, B-211, B-212, B-213, B-214, B-302, B-303, B-304, B-305, B-306, B-307, B-309, B-310, B-311, B-312, B-313, B-314, B-402, B-403, B-404, B-405, B-406, B-407, B-409, B-410, B-411, B-412, B-413, B-414, B-502, B-503, B-504, B-505, B-506, B-507, B-509, B-510, B-511, B-512, B-513, and B-514.

Each D-One Bedroom Apartment shall consist of one bedroom, two baths, kitchen, hall, living-dining room, and a lanai, and each such apartment shall have an approximate enclosed floor space of 681 square feet, a lanai of approximately 112 square feet, and an approximate total floor area of 793 square feet.

COMMON ELEMENTS: Paragraph (c) has been amended to include all drainage systems, including storm drain systems, to the common elements of the project.

INTEREST TO BE CONVEYED TO PURCHASERS: The Developer advises that the percentage of undivided common interest in the common elements appertaining to apartments A-207, A-307, A-407, A-507, A-208, A-308, A-408 and A-508 as reflected in the Final Public Report of August 13, 1974, was erroneous due to the inadvertent transposition of certain figures.

Therefore, said percentages have been corrected, and the percentage of undivided interest in the common elements appertaining to the above apartments is as set forth below:

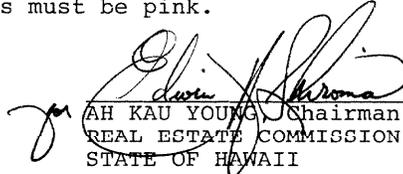
<u>Apartment No.</u>	<u>Percentage</u>
A-207	.3708
A-307	.3708
A-407	.3708
A-507	.3708
A-208	.4862
A-308	.4862
A-408	.4862
A-508	.4862

-----

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 of July 5, 1977.

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

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

  
AH KAU YOUNG, 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  
July 12, 1977