

**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**

on  
IAO GARDENS  
Vineyard Street at Muliwai Drive  
Wailuku, Island & County of Maui  
State of Hawaii

REGISTRATION NO. 823

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

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ 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 Condo-  
minium 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: January 12, 1977  
Expires: May 27, 1977

SPECIAL ATTENTION

A comprehensive reading by the prospective purchaser is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE NOTICE OF INTENTION TO ESTABLISH A HORIZONTAL PROPERTY REGIME SUBMITTED ON NOVEMBER 13, 1975 AND INFORMATION SUBSEQUENTLY SUBMITTED AS OF DECEMBER 17, 1976. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES AS AMENDED.

1. Since the issuance of the Commissions Preliminary Public Report, dated April 27, 1976 on IAO GARDENS, Registration 823, the developer reports that changes have been made in the plans as originally filed, the notice of intention to sell, and as to the information previously filed with the Commission. The changes are determined to be a material revision to the information disclosed earlier which, on examination, has caused the Commission to publish this Supplementary Public Report.

2. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock) and becomes a part of the IAO GARDENS 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. Securing a signed copy of the receipt for both reports is also the responsibility of the Developer.
3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and issuance of the Preliminary and Supplementary Public Reports.
4. Advertising and promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
6. This Supplementary Public Report will expire on the same date as the Preliminary, May 27, 1977, unless the Commission, upon review of the registration, issues an order extending the period of both reports, or unless the Final Public Report is issued before such date.

The information under the topical headings in the Preliminary Public Report of April 27, 1976 has not been disturbed with the exception of those listed below:

DEVELOPER: Pacific Horizon Corporation, a Hawaii corporation, whose principal office is located at Suite 211, 1993 S. Kihei Road, Kihei, Maui, Hawaii 96753, whose mailing address is P.O. Box 238, Kihei, Maui, Hawaii 96753 and whose business telephone number is (808) 879-3005. The principal officers of the corporation are R. W. Gibson, President, Timmothy L. Truesdale, Vice President, and Lesley M. Alexander, Secretary/Treasurer.

NOTE: A partnership Dissolution Statement dissolving Hale Kahawai Associates was filed in the office of the Director of the Department of Regulatory Agencies on September 10, 1976. Under that Agreement all obligations, rights, privileges, and duties of Hale Kahawai Associates have been assumed by Pacific Horizon Corporation.

ATTORNEY REPRESENTING DEVELOPER: R. W. Gibson, Suite 211, 1993 S. Kihei Road, P.O. Box 238, Kihei, Maui, Hawaii 96753. Telephone: (808) 879-3005.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime, as amended, and other documents filed with the Commission, show:

1. The project consists of 39 apartment units contained in one four-story, full basement, reinforced concrete and frame building. The basement will contain 44 parking stalls, one assigned to each unit and individual storage areas. Additional parking and a swimming pool will be located contiguous to the building. One elevator will serve the parking level and the three residential floors above. Each floor contains 13 units numbered consecutively from 0 through 12 and are referenced by a numerical

prefix indicating the floor upon which the respective apartment (s) is located, thus apartments on the first floor are numbered 100 through 112, apartments on the second floor 200 through 212, and apartments on the third floor 300 through 312.

2. Of the 39 apartments in the project, 30 are two-bedroom, two-bath, units, 6 are one-bedroom, one-bath, units and 3 are studio units. Said apartments, except that apartments on the third floor will have ceilings showing open beams and roof joists, are of three typical types described as follows:

Apartment Type	Apartment Floor Area					Numbering of Apartment Units of this Apartment Type
	Number of Bed Rms.	Baths	Living-Area	Lanai-Area	Total Area	
A	2	2	839.28	88.44	927.72	101,102,103,104,105,106,107,108,109,110,201,202,203,204,205,206,207,208,209,210,301,302,303,304,305,306,307,308,309,310
B	1	1	510.89	76.88	587.77	111,112,211,212,311,312
C	studio	1	333.41	103.00	436.41	100,200,300

3. All Type A apartments have a combined living-dining area, kitchen, lanai, two bedrooms and two baths. All Type B apartments have a combined living-dining area, kitchen, lanai, one bedroom, and one bath. All Type C apartments have a combined living-dining and sleeping area, kitchen, lanai and one bath. All apartments are of one level construction.

4. Each apartment is furnished with the following: 1 range with continuous cleaning oven and hood containing light and exhaust fan; 1 hot water heater; 1 garbage disposal; 1 combination washer and dryer unit; 1 dishwasher; 1 frost-free refrigerator with icemaker attachment and separate freezer compartment; drapes and carpets except in kitchen and bath (s) where floor covering will be asphalt vinyl tile. All units will contain cabinetry in kitchen and bath (s); formica countertops in kitchen and ceramic tile in bath (s). All appliances and carpets and drapes will be color coordinated.

5. A total of 49 parking stalls will be provided. Of these 44 will be located on the ground level of the parking garage and the remaining 5 will be located at ground level adjacent to the garage entrance to the parking structure. One covered stall will be assigned to each apartment and the remaining 10 stalls will be sold to apartment owners on a first come-first service basis. Unsold stalls will be made available to the Association at the project's completion. The basement will also contain 39 storage locker compartments capable of being locked and will be assigned one to each condominium apartment unit.

6. The respective apartments shall not be deemed to include the exterior surfaces of the perimeter walls, the party walls, the attic area and roof, the area below the floor, and the areas wherein any pipes, shafts, wires, conduits or other utility or service lines run through such apartments which are utilized for or serve more than one apartment, the same being deemed common elements. Each apartment shall be deemed to include the adjacent lanai and all interior walls which are not party walls, the surface of floors and ceilings, and all fixtures and appurtenances originally installed therein.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project herein called the "common interest" and the same proportionate share in all common profits and the expense of the project and for all other purposes, including voting, as follows:

LICENSING DIVISION  
REGULATORY DIVISION  
STATE OF HAWAII

Type Apt.	Square feet	% Common Interest in Common Elements Each Apartment	No. Apts.	Total Area Each Type Sq. Ft.	% Common Interest per Type-Total
A	927.72	2.83989	30	27831.60	85.19674
B	587.77	1.79925	6	3526.62	10.79551
C	436.41	1.33591	3	1309.23	4.00775
			39	32667.45	100.00000

FINANCING OF PROJECT: The Developer has advised the Commission that as of date hereof THC Mortgage Company is unable to fulfill its commitment for construction (interim financing). Other sources are being sought. The take-out (permanent financing) through Gibraltar Savings & Loan Association of Los Angeles, California, is effective until October 15, 1977. Currently, interim financing is anticipated to be provided by American Security Bank of Hawaii and take-out financing by Hawaiian Federal Savings and Loan of Honolulu.

STATUS OF PROJECT: The Developer had advised the Commission that it intended to file its application for building permit with Maui County on or before October 10, 1976 and call for bids concurrently. A construction contract has not been filed nor an interim loan obtained, so no construction is presumed to have occurred as of this date.

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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 November 13, 1975, and additional information subsequently filed as of December 17, 1976.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 823, filed with the Commission on November 13, 1975.

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.

*Ah Kau Young*  
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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. 823  
January 12, 1977