

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
AUHANA KULEANA
Auhana Street
Kihei, Maui, Hawaii

REGISTRATION NO. 911

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 but may only take reservations therefore after

- (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: June 21, 1977
Expires: July 21, 1978

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 MAY 9, 1977 AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 13, 1977. 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. AUHANA KULEANA is a proposed fee simple condominium project consisting of ten apartment units, contained in three two-story buildings. There are a total of 20 parking stalls, 10 of which are covered.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report.

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 yet been filed in the office of the recording officer.
4. No advertising or promotional matter has 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 Chapter 514 Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Preliminary Public Report is made a part of the registration of AUHANA KULEANA condominium project. The Developer is responsible for placing this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and securing a signed copy of the Receipt for Horizontal Property Regime Public Report.
7. This Preliminary Public Report automatically expires 13 months after date of issuance, June 21, 1977, unless a Final or Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: AUHANA KULEANA

LOCATION: The 35,087 square feet of land committed to the Regime is located on Auhana Street, Kihei, Island of Maui, State of Hawaii.

TAX KEY: SECOND DIVISION 3-9-17-38, 39 and 40.

ZONING: Apartment (A-1)

DEVELOPER: AUHANA ENT., a general partnership registered in the State of Hawaii, whose place of business is 313 Ano Street, Kahului, Maui, Hawaii, 96732. Telephone: 877-0232. The partners are BERNICE W. FLOOD, 2274 South Kihei Road, Kihei, Maui, Hawaii, and MANFRED E. SIMSON and GERARDINE F. SIMSON, 3747 Effingham Place, Los Angeles, California.

ATTORNEY REPRESENTING DEVELOPER: SANFORD J. LANGA, Wailuku Townhouse Building, Wailuku, Maui, Hawaii; telephone: 244-9168.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime states that the project is to consist of ten freehold estates comprised of the spaces within the center planes of the perimeter walls, fences, floors and ceilings of each of the ten apartment units contained in three wood-frame buildings with reinforced concrete foundation, and described as follows:

- (1) Each apartment contains three bedrooms, a hallway and two baths on the second floor; one kitchen, one dining room, one living room, a lanai, a hallway, a garage, a storage area and a lavatory on the first floor; a staircase connecting the first and second floors, and an outdoor yard area and lanai. The floor area of each apartment, including the garage/storage area, entry area and lanai area, is as follows:

101	1809 square feet
102	1728 square feet
103	1728 square feet
201	1809 square feet

202	1728 square feet
203	1726 square feet
301	1809 square feet
302	1728 square feet
303	1728 square feet
304	1728 square feet

The yard area of each apartment is as follows:

101	1062 square feet
102	725 square feet
103	1407 square feet
201	1320 square feet
202	889 square feet
203	1459 square feet
301	1062 square feet
302	625 square feet
303	625 square feet
304	1756 square feet

- (2) The apartments are located in the manner shown on the said Condominium Map, and are numbered as follows: Building "A" contains three apartments designated as 101, 102 and 103. Building "B" contains three apartments designated as 201, 202 and 203. Building "C" contains four apartments designated as 301, 302, 303 and 304.
- (3) Each apartment has two entries, one each at front and back, and access by way of exterior walkways and driveways on the first floor level.
- (4) The respective apartments shall not be deemed to include any pipes, wires, conduits or other utility lines running through the apartments which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions within its perimeter.

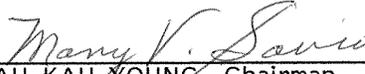
COMMON ELEMENTS: One freehold estate is designated of all remaining portions of the project, herein called "common elements", including specifically, but not limited to:

- (1) Said land in fee simple;
- (2) All foundations, columns, girders, beams, supports, roofs, chases, entries and walkways of said buildings;
- (3) All yards, grounds and landscaping not included in apartments;
- (4) All parking areas, except garages;
- (5) All ducts, electrical equipment, wiring and other central and appurtenant installations including power, light, water, sewage system, irrigation system and telephone.

LIMITED COMMON ELEMENTS: All of the driveways of the project are limited common elements, and each is reserved for the exclusive use of the apartment or apartments served by it, as follows:

- (1) Each driveway area designated on the condominium map as Limited Common Element 101 through Limited Common Element 304 is appurtenant to and for the exclusive use of the apartment bearing the same number.

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


(for) AU KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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PLANNING DEPARTMENT, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 911
June 21, 1977