

**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

CHANNEL HOUSE  
Baker and Front Streets  
Lahaina, Maui, Hawaii

REGISTRATION NO. 947

**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: February 10, 1978  
Expires: March 10, 1979

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 NOVEMBER 2, 1977 AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 8, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. CHANNEL HOUSE is a proposed leasehold residential condominium project which shall consist of four (4) buildings containing thirty-nine (39) residential apartments. The project will also contain a recreation deck, swimming pool, Jacuzzi and forty-nine (49) parking stalls.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of this proposed condominium project and the issuance of this Preliminary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the 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. The Developer has advised the Commission that advertising and promotional materials required to be filed pursuant to the rules and regulations promulgated by the Commission will be submitted prior to public exposure.
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 the CHANNEL HOUSE condominium project. The Developer is responsible for placing a true copy of this Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed receipt for said Preliminary Public Report from all purchasers and prospective purchasers is also the responsibility of the Developer.
7. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, February 10, 1978, unless a Final or Supplementary Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: CHANNEL HOUSE.

LOCATION: The land of the project, consisting of approximately 1.11 acres, is situate at the intersection of Baker and Front Street, Lahaina, Maui, Hawaii.

TAX KEY: Second Division, 4-5-3:9.

ZONING: R-2.

DEVELOPER: Insurance Concepts, Inc., a Hawaii corporation, whose principal place of business and post office address is Suite 1404, Pacific Trade Center, 190 South King Street, Honolulu, Hawaii. Telephone number: 524-2500.

ATTORNEY REPRESENTING DEVELOPER: Mukai, Ichiki, Raffetto & MacMillan (Attention: Richard G. MacMillan and Michael R. Garner), 345 Queen Street, Suite 800, Honolulu, Hawaii. Telephone Number: 531-6277.

DESCRIPTION OF PROJECT: The proposed Declaration of Horizontal Property Regime describes the project as follows:

1. Description of Buildings: The project will consist of four (4) buildings containing a total of thirty-nine (39) residential units (hereinafter called "apartments"), which buildings are designated in the proposed Declaration and on the proposed Condominium File Plan as Buildings "A" through "D", inclusive. Said buildings are more particularly described as follows:

(a) Building "A" will be a two-story structure facing on Front Street. Said building will contain twelve (12) apartments, with six (6) apartments on each of its two floors.

(b) Building "B" will be a two-story structure located to the rear of and perpendicular to Building "A". Building "B" will contain four (4) apartments on each of its two floors.

(c) Building "C" will be a two-story structure adjacent to Building "B" and separated from said building by the swimming pool and recreational areas of the project. Building "C" will contain one (1) apartment and recreation rooms on the first floor and two (2) apartments on the second floor. Said recreational rooms will consist of a sauna, weight room, lavatories and pool equipment room, and an exterior lanai and shower stall.

(d) Building "D" will be a two-story "L-shaped", structure located at the easterly (mauka) end of the project. Said building will contain eight (8) apartments on each of its two floors.

Each of the buildings will be primarily of wood construction with wood framing, siding and shake roofs; however, said buildings shall also incorporate concrete, glass, aluminum, gypsum and particle board and allied building materials. In addition to said buildings, the project will also contain a recreation deck, swimming pool and Jacuzzi, and a parking area providing forty-nine (49) parking spaces (including 12 compact stalls).

2. Description of Apartments. The project is divided into thirty-nine (39) separately designated condominium apartments, as more particularly described herein and on said Condominium File Plan. The numbering, unit type, approximate gross area in square feet, number of rooms, and appurtenant common interest of each apartment in the common elements are as follows:

| <u>Apartment No.</u> | <u>Floor Plan Type</u> | <u>Approx. Living Area in Sq. Ft.</u> | <u>Approx. Lanai Area in Sq. Ft.</u> | <u>No. of Rooms</u> | <u>Percentage Common Interest</u> |
|----------------------|------------------------|---------------------------------------|--------------------------------------|---------------------|-----------------------------------|
| <u>Building A</u>    |                        |                                       |                                      |                     |                                   |
| A101                 | 2 Br.                  | 800                                   | 48                                   | 5                   | 3.6418                            |
| A102                 | Studio                 | 315                                   | 17                                   | 3                   | 1.4258                            |
| A103                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| A104                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| A105                 | Studio                 | 315                                   | 17                                   | 3                   | 1.4258                            |
| A106                 | 2 Br.                  | 800                                   | 48                                   | 5                   | 3.6418                            |
| A201                 | 2 Br.                  | 800                                   | 48                                   | 5                   | 3.6418                            |
| A202                 | Studio                 | 315                                   | 17                                   | 3                   | 1.4258                            |
| A203                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| A204                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| A205                 | 2 Br.                  | 800                                   | 48                                   | 5                   | 3.6418                            |
| A206                 | Studio                 | 315                                   | 17                                   | 3                   | 1.4258                            |
| <u>Building B</u>    |                        |                                       |                                      |                     |                                   |
| B101                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| B102                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| B103                 | Studio                 | 324                                   | 17                                   | 3                   | 1.4644                            |
| B104                 | 2 Br.                  | 791                                   | 48                                   | 5                   | 3.6032                            |
| B201                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| B202                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| B203                 | Studio                 | 324                                   | 17                                   | 3                   | 1.4644                            |
| B204                 | 2 Br.                  | 791                                   | 48                                   | 5                   | 3.6032                            |
| <u>Building C</u>    |                        |                                       |                                      |                     |                                   |
| C201                 | 2 Br.                  | 791                                   | 48                                   | 5                   | 3.6032                            |
| C202                 | Studio                 | 324                                   | 17                                   | 3                   | 1.4644                            |
| <u>Building D</u>    |                        |                                       |                                      |                     |                                   |
| D101                 | 2 Br.                  | 800                                   | 48                                   | 5                   | 3.6418                            |
| D102                 | Studio                 | 315                                   | 17                                   | 3                   | 1.4258                            |
| D103                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| D104                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| D105                 | 1 Br.                  | 556                                   | 48                                   | 4                   | 2.5900                            |
| D106                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| D107                 | Studio                 | 324                                   | 17                                   | 3                   | 1.4644                            |
| D108                 | 2 Br.                  | 791                                   | 48                                   | 5                   | 3.6032                            |
| D201                 | 2 Br.                  | 800                                   | 48                                   | 5                   | 3.6418                            |
| D202                 | Studio                 | 315                                   | 17                                   | 3                   | 1.4258                            |
| D203                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| D204                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| D205                 | 1 Br.                  | 556                                   | 48                                   | 4                   | 2.5900                            |
| D206                 | 1 Br.                  | 542                                   | 48                                   | 4                   | 2.5338                            |
| D207                 | Studio                 | 324                                   | 17                                   | 3                   | 1.4644                            |
| D208                 | 2 Br.                  | 791                                   | 48                                   | 5                   | 3.6032                            |

2. Description of Apartments. The project is divided into thirty-nine (39) separately designated condominium apartments, as more particularly described herein and on said Condominium File Plan. The numbering, unit type, approximate gross area in square feet, number of rooms, and appurtenant common interest of each apartment in the common elements are as follows:

| <u>Apartment No.</u> | <u>Floor Plan Type</u> | <u>Approx. Living Area in Sq. Ft.</u> | <u>Approx. Lanai Area in Sq. Ft.</u> | <u>No. of Rooms</u> | <u>Percentage Common Interest</u> |
|----------------------|------------------------|---------------------------------------|--------------------------------------|---------------------|-----------------------------------|
| <u>Building A</u>    |                        |                                       |                                      |                     |                                   |
| A101                 | Studio                 | 332                                   | 44                                   | 3                   | 1.4258                            |
| A102                 | 2 Br.                  | 848                                   | 44                                   | 5                   | 3.6418                            |
| A103                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| A104                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| A105                 | 2 Br.                  | 848                                   | 44                                   | 5                   | 3.6418                            |
| A106                 | Studio                 | 332                                   | 44                                   | 3                   | 1.4258                            |
| A201                 | Studio                 | 332                                   | 44                                   | 3                   | 1.4258                            |
| A202                 | 2 Br.                  | 848                                   | 44                                   | 5                   | 3.6418                            |
| A203                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| A204                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| A205                 | 2 Br.                  | 848                                   | 44                                   | 5                   | 3.6418                            |
| A206                 | Studio                 | 332                                   | 44                                   | 3                   | 1.4258                            |
| <u>Building B</u>    |                        |                                       |                                      |                     |                                   |
| B101                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| B102                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| B103                 | 2 Br.                  | 839                                   | 44                                   | 5                   | 3.6032                            |
| B104                 | Studio                 | 341                                   | 44                                   | 3                   | 1.4644                            |
| B201                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| B202                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| B203                 | 2 Br.                  | 839                                   | 44                                   | 5                   | 3.6032                            |
| B204                 | Studio                 | 341                                   | 44                                   | 3                   | 1.4644                            |
| <u>Building C</u>    |                        |                                       |                                      |                     |                                   |
| C101                 | 2 Br.                  | 839                                   | 44                                   | 5                   | 3.6032                            |
| C201                 | 2 Br.                  | 839                                   | 44                                   | 5                   | 3.6032                            |
| C202                 | Studio                 | 341                                   | 44                                   | 3                   | 1.4644                            |
| <u>Building D</u>    |                        |                                       |                                      |                     |                                   |
| D101                 | Studio                 | 332                                   | 44                                   | 3                   | 1.4258                            |
| D102                 | 2 Br.                  | 848                                   | 44                                   | 5                   | 3.6418                            |
| D103                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| D104                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| D105                 | 1 Br.                  | 603                                   | 44                                   | 4                   | 2.5900                            |
| D106                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| D107                 | 2 Br.                  | 839                                   | 44                                   | 5                   | 3.6032                            |
| D108                 | Studio                 | 341                                   | 44                                   | 3                   | 1.4644                            |
| D201                 | Studio                 | 332                                   | 44                                   | 3                   | 1.4258                            |
| D202                 | 2 Br.                  | 848                                   | 44                                   | 5                   | 3.6418                            |
| D203                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| D204                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| D205                 | 1 Br.                  | 603                                   | 44                                   | 4                   | 2.5900                            |
| D206                 | 1 Br.                  | 590                                   | 44                                   | 4                   | 2.5338                            |
| D207                 | 2 Br.                  | 839                                   | 44                                   | 5                   | 3.6032                            |
| D208                 | Studio                 | 341                                   | 44                                   | 3                   | 1.4644                            |

All areas set forth hereinabove were computed by measuring from the outside of the exterior walls and from the centerline of interior party walls, and no reduction has been made to account for interior walls, ducts, vent shafts and the like located within the perimeter walls.

3. Types of Apartments.

1. Subject to minor variations in their respective floor plans and gross floor areas, each of the eleven (11) apartments designated hereinabove as a "Studio" unit shall contain a sleeping/living room, a bathroom, kitchen and adjacent lanai with storage closet.

2. Subject to minor variations in their respective floor plans and gross floor areas, each of the twelve (12) apartments designated as a "two bedroom" unit hereinabove shall contain an entry foyer, a living/dining area, two bedrooms, a bathroom, a kitchen, and adjacent lanai with storage closet.

3. Subject to minor variations in their respective floor plans and gross floor areas, each of the sixteen (16) apartments designated hereinabove as a "one bedroom" unit will contain an entry foyer a living/dining room, one bedroom, a bathroom, a kitchen and an adjacent lanai with storage closet.

4. Access. Each apartment on the ground floor of its building has immediate access to its entries and to the walkways connecting said building to the parking and recreational areas of the project. Each apartment above the ground floor has immediate access to its entries and to a stairway leading to the ground floor.

5. Limits of Apartments. The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment, any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as provided in the proposed Declaration. Subject to the foregoing, each apartment shall be deemed to include all of the walls and partitions which are not load-bearing within its perimeter walls, any glass windows or panels within its perimeter, the inner decorated or finished surfaces of all walls, floors and ceilings, all adjacent lanais, and any fixtures and appliances originally installed therein.

COMMON ELEMENTS. The proposed Declaration states that the common elements shall include, but shall not be limited to:

1. All of the land of the project;

2. All foundations, columns, girders, beams, floor slabs, supports, unfinished perimeter and load-bearing walls (except for the inner decorated surface within each unit), roofs, stairways, walkways, entrances and exits of the buildings;

3. All yards, grounds, walkways, landscaping, refuse facilities, the swimming pool and Jacuzzi and their filtration equipment, the sauna, weight room, pool equipment common lavatories, recreation deck, and all other recreational facilities and appurtenances;

4. All driveways and parking areas, including all of the parking stalls of the project;

5. All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities, installations which serve more than one apartment for services such as power, light, water, gas, air conditioning, refuse, telephone and radio and television signal distribution; and

6. Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance or safety, and normally in common use.

LIMITED COMMON ELEMENTS: The proposed Declaration provides that certain parts of the common elements, designated as "limited common elements", are set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

1. The stairways of each building providing access for the apartments on the second floor thereof shall be appurtenant to and for the exclusive use of the apartment or apartments served thereby.

2. All other common elements of the project which are related to less than all of said apartments or buildings shall be limited to the use of such apartments or buildings.

PARKING LICENSE: Each apartment owner shall have the right and license to park one (1) passenger car, or other vehicle which is no larger than an ordinary passenger car, in the parking areas at all times and from time to time. The owner's parking license for each apartment is appurtenant to that apartment for the term of the condominium conveyance document 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 apartment even though the owner's parking license is not expressly mentioned or described in the lease, conveyance or other instrument. The Board of Directors of the Association shall at all times have sole and exclusive control over the determination of where within the parking areas any vehicle which is being parked pursuant to the owner's parking license shall be parked from time to time. However, no space will be permanently assigned to any owner or apartment. The Board shall have the further right to designate the parking stalls to be utilized for guest parking.

NOTE: Purchasers are advised that the Board of Directors have the discretionary authority to reassign parking stalls whenever and for whatever reason they may choose.

INTEREST TO BE CONVEYED TO PURCHASERS: Developer shall, by means of a condominium conveyance document, convey the apartment and the undivided percentage interest in the common elements (exclusive of land) appurtenant thereto, and sublease an undivided percentage interest, equal to the above-stated percentage interest, in the land described in the proposed Declaration. The percentage interest appurtenant to each apartment is set forth hereinabove under the heading "Description of Project" and shall be the same proportionate share in all common profits and expenses of the project, and for all other purposes including voting.

RESTRICTIONS AS TO USE: The apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and may be utilized in long-term or transient rentals. The owners of the respective apartments shall have the absolute right to rent or lease such apartments subject to all provisions of the proposed Declaration.

The House Rules provides, in part, that no livestock, poultry, rabbits, or other animals whatsoever shall be allowed or kept in any part of the project.

OWNERSHIP OF TITLE: An abstract of title, dated December 1, 1977, issued by Title Guaranty of Hawaii, Inc., indicates that title to the land is vested in Frank H. Sylva.

ENCUMBRANCES AGAINST TITLE: The abstract of title referred to above reports that title to the land is subject to the following:

1. For any real property taxes that may be due and owing, reference is made to the Office of the Tax Assessor, Second Division.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. A lease in favor of Maui Electric Company Limited, and Hawaiian Telephone Company, dated October 13, 1967, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 5893 at Page 226; granting rights-of-way twenty-five (25) feet in width over the property for a term of thirty-five (35) years and thereafter from year to year until terminated.
4. A lease in favor of Developer, dated November 1, 1977, and recorded as aforesaid in Liber 12543 at Page 15, for a term of seventy (70) years.
5. NOTE: The property is subject of a quiet title action pending in the Second Circuit Court of the State of Hawaii, Civil No. 3569, Frank H. Sylva vs. Heirs of Wahinepio (w), Heirs of John Baker; Heirs of Nowelo (w), aka Noelo (w), aka Mary (w); Heirs of Koelele (k); Heirs of Robert Hoapili Baker, aka R. H. Baker, et al. A copy of the complaint filed in said action is on file with the Real Estate Commission. Developer has been advised by legal counsel that said quiet title action should be favorably concluded and all adverse claims against the title of the property extinguished prior to the first conveyance of any apartment.

PURCHASE MONEY HANDLING: An executed Escrow Agreement, dated October 1, 1977, identifies Title Guaranty Escrow Services, Inc., a Hawaii corporation, as the escrow agent. Upon examination, the specimen Deposit Receipt and Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly §514-35 through §514-40.

Among other provisions, the Escrow Agreement provides that a purchaser under a Sales Contract shall be entitled to a return of his funds, without interest and less the \$25.00 escrow cancellation fee, after purchaser has requested such return and if Escrow shall have received from Developer a written notice that any one of the following has occurred:

(a) Developer shall have requested Escrow to return to purchaser the funds of purchaser then being held by Escrow; or

(b) Developer shall have notified Escrow of Developer's exercise of the option to rescind the Sales Contract pursuant to any right of rescission stated therein or otherwise available to Developer; or

(c) There shall have been a change in the building plans of the project subsequent to the date of Developer's execution of the Sales Contract which change requires the approval of a county officer having jurisdiction over the issuance of building permits unless the purchaser gives his written approval or acceptance of the specific change; or

(d) The Final Report differs in a material respect from this Preliminary Report unless the purchaser has given written approval or acceptance of the changes in said Final Public Report; or

(e) The Final Report shall not have been issued within one (1) year from the date of issuance of this Preliminary Report.

According to the specimen Deposit Receipt and Sales Contract, in the event that less than twenty (20) apartments in the project are sold prior to May 1, 1978, Developer may, at its option, cancel the contract and cause the escrow agent to refund to buyer all monies paid without interest and less a cancellation fee of \$25.00.

The specimen Deposit Receipt and Sales Contract also states: (1) If the project is not completed and ready for occupancy within two (2) years from the date of Buyer's execution of the Sales Contract, then Buyer shall have the right to terminate the Sales Contract and Developer shall cause Escrow to refund all payments previously made without interest, less \$25.00 cancellation fee and Developer shall be relieved and released of all further liability; and (2) All of Buyer's right, title and interest under the Sales Contract are and shall be subject and subordinate to the lien of any mortgage made by Developer to any institutional lender for the purpose of securing the repayment of a construction loan.

It is incumbent upon the purchaser and prospective purchaser to read and understand the Escrow Agreement before executing the Deposit Receipt and Sales Contract, since the Escrow Agreement describes the procedure for receiving and disbursing purchasers' funds, and the Deposit Receipt and Sales Contract specifically provides that the purchaser approves that Escrow Agreement and assumes the benefit and obligations therein provided.

MANAGEMENT OF PROJECT: The By-Laws, which are incorporated in the Declaration, provide that the operation of the project shall be conducted for the Association by a responsible corporate Managing Agent who shall be appointed by the Association in accordance with the By-Laws. Aaron M. Chaney, Inc. has been appointed by Developer as the initial Managing Agent for a term of one (1) year commencing January 1, 1979 or upon the formation of the Owner' Association, whichever shall first occur.

STATUS OF PROJECT: Construction of the project will commence on or about March 1, 1978 and will be completed approximately one (1) year thereafter.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted November 2, 1977 and subsequently filed as of February 8, 1978.

This is a PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT, which is made a part of REGISTRATION NO. 947, dated February 10, 1978. This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow.

  
AH KAU YOUNG, Chairman  
Real Estate Commission  
State of Hawaii

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Commission,  
County of Maui  
Federal Building Administration  
Escrow Agent

Registration No. 947  
February 10, 1978