

# 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 VISTA  
KULA, MAUI, HAWAII

REGISTRATION NO. 1042

### **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: January 30, 1979

Expires: March 1, 1980

#### 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION FILED WITH THE REAL ESTATE COMMISSION ON SEPTEMBER 22, 1978, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 24, 1979. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of October 25, 1978 on MAUI VISTA, Registration No. 1042, the Developer has provided additional information and reports that certain changes have been made in the project.

This Final Public Report amends the Preliminary Public Report, becoming a part of the registration of the MAUI VISTA condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary Report (yellow paper stock) and securing from each purchaser and prospective purchaser a signed receipt signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and issuance of this Final Public Report.
3. The Developer advises that the Declaration of Horizontal Property Regime and attached By-Laws are recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13420, Page 91, and that the Condominium Map has been designated Map No. 592.
4. Advertising and 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 the Horizontal Property Act, Chapter 514A, Hawaii Revised Statutes, as amended, and the Rules and Regulations promulgated pursuant thereto.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, January 30, 1979, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the Preliminary Public Report of October 25, 1978 under the topical headings of DESCRIPTION, MANAGEMENT AND OPERATIONS, OWNERSHIP OF LAND AND ENCUMBRANCES AGAINST TITLE, RULE OF THE BOARD OF WATER SUPPLY, COUNTY OF MAUI, and STATUS OF PROJECT has been changed only as specifically set forth below. A new topical heading, FINANCING, has been added. The Developer reports that no other information in the Preliminary Public Report has been changed.

DESCRIPTION: The Developer has disclosed that the material and immaterial changes set forth below will be made to the condominium building plans and consequently to the common areas and apartments subsequent to the issuance of the building permit for the project.

1. The roofs of the apartment buildings will be constructed of composite roofing material and concrete tiles in lieu of composite roofing material and asphalt shingles.
2. The upper three floors of the apartment buildings will be constructed with 28-foot, pre-cast concrete planks in lieu of 14-foot, poured-in-place concrete bays and the alternate interior party walls will be constructed of metal studs and gypsum board in lieu of concrete blocks.

3. The area of all apartments, including the manager's apartment will be increased by 28 to 33 square feet and the area of the lanais of all ground floor apartments will be increased by 71 square feet.
4. The second floor one-half bath of all two-bedroom apartments will be increased to a full bath with the construction of a shower.
5. The stairway railing and loft bedroom railing of all two-bedroom apartments will be constructed using an open metal rail in lieu of a metal stud and gypsum board rail.
6. The bathtub located in the first floor bathroom of all two-bedroom apartments and in the bathroom of all one-bedroom apartments will be constructed with a ceramic tile wainscot.
7. The medicine cabinet located in all the bathrooms of all apartments will be a wall-mounted fixture in lieu of an over-the-counter fixture.
8. The apartment walls along the balcony and entry corridors of all apartment buildings will be constructed of metal studs and gypsum board in lieu of concrete blocks.
9. Apartment buildings 1 and 2 will each be serviced by one (1) elevator and four (4) stairways in lieu of one (1) elevator and three (3) stairways.
10. The mechanical and equipment buildings for each swimming pool will be constructed with a sloped roof in lieu of a flat roof.

In addition to the foregoing changes, the Developer has also disclosed that it has exercised its option to construct one (1) additional swimming pool and two (2) additional tennis courts and, therefore, the project will have a total of three (3) swimming pools and six (6) tennis courts.

The two hundred and eighty (280) apartments contained within the apartment buildings vary in type and number as follows:

Type A: Nine (9) apartments, each containing approximately six hundred and five (605) square feet, exclusive of a lanai, and consisting of one bedroom, one bathroom, kitchen and living-dining room. Each Type A apartment has a lanai of approximately seventy-nine (79) square feet, except for apartment numbers 1101, 2101 and 3101, which have lanais of approximately one hundred and fifty-eight (158) square feet.

Type A1: Eighteen (18) one-bedroom apartments, which are identical to the Type A apartments except for a reverse floor plan. Each Type A1 apartment has a lanai of approximately seventy-nine (79) square feet except for apartment numbers 1118, 1125, 2112, 2124, 3113 and 3122, which have lanais of approximately one hundred and fifty-eight (158) square feet.

Type B: Eighty-four (84) apartments, each containing approximately five hundred and eighty-eight (588) square feet, exclusive of a lanai, and consisting of one bedroom, one bathroom, kitchen, and living-dining room. Each Type B apartment has a lanai of approximately seventy-one (71) square feet except for apartment numbers 1103, 1105, 1107, 1109, 1111, 1115, 1117, 1120, 1122, 1124, 2103, 2107, 2109, 2111, 2115, 2117, 2119, 2121, 2123, 3103, 3105, 3107, 3112, 3116, 3119 and 3121, which have lanais of approximately one hundred and forty-two (142) square feet.

Type B1: Eighty-two (82) one-bedroom apartments, which are identical to the Type B apartments except for a reverse floor plan. Each Type B1 apartment has a lanai of approximately seventy-one (71) square feet except for apartment numbers 1102, 1104, 1106, 1108, 1110, 1112, 1116, 1121, 1123, 2102, 2104, 2108, 2110, 2114, 2116, 2118, 2120, 2122, 3102, 3104, 3106, 3108, 3111, 3115, 3117 and 3120, which have lanais of approximately one hundred and forty-two (142) square feet.

Type C1: Two (2) apartments, each containing approximately six hundred and thirty-one (631) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, and consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type C2: Two (2) apartments, each containing approximately six hundred and fifteen (615) square feet, exclusive of a lanai of approximately one hundred and forty-five (145) square feet, and consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type D: Three (3) two-story apartments, each containing approximately eight hundred and forty-five (845) square feet, exclusive of a lanai of approximately seventy-nine (79) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

Type D1: Six (6) two-bedroom, two-story apartments, which are identical to the Type D apartments except for a reverse floor plan.

Type E: Twenty-nine (29) two-story apartments, each containing approximately eight hundred and twenty-two (822) square feet, exclusive of a lanai of approximately seventy-one (71) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

Type E1: Twenty-eight (28) two-bedroom, two-story apartments, which are identical to the Type E apartments except for a reverse floor plan.

Type F: One (1) two-story apartment, containing approximately eight hundred and seventy-five (875) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

Type G: One (1) apartment, containing approximately five hundred and eighty-four (584) square feet, exclusive of a lanai of approximately one hundred and forty-five (145) square feet, and consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type H: Three (3) apartments, each containing approximately six hundred and sixteen (616) square feet, exclusive of a lanai, and consisting of one bedroom, one bathroom, kitchen and living-dining room. Each Type H apartment has a lanai of approximately seventy-one (71) square feet except for apartment number 3118, which has a lanai of approximately one hundred and forty-two (142) square feet.

Type H1: Two (2) one-bedroom apartments, which are identical to the Type H apartments except for a reverse floor plan. Each Type H1 apartment has a lanai of approximately seventy-one (71) square feet.

Type J: Six (6) apartments, each containing approximately six hundred and three (603) square feet, exclusive of a lanai, and consisting of one bedroom, one bathroom, kitchen and living-dining room. Each Type J apartment has a lanai of approximately seventy-three (73) square feet except for apartment numbers 2113 and 3114, which have lanais of approximately one hundred and forty-five (145) square feet.

Type K: One (1) two-story apartment, containing approximately eight hundred and fifty-five (855) square feet, exclusive of a lanai of approximately seventy-one (71) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

Type K1: One (1) two-bedroom, two-story apartment, which is identical to the Type K apartment except for a reverse floor plan.

Type L: Two (2) two-story apartments, each containing approximately eight hundred and forty-two (842) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

Each apartment has immediate access to a balcony passage on the floor on which it is located, which leads to the elevator and stairways, which in turn afford access to the common elements at ground level and the street by walkways and driveways.

The floor area of each respective apartment measured as set forth in the Declaration, including the separately itemized area of each such apartment's appurtenant lanai and the appurtenant individual percentage interest in the common elements are hereinafter listed. The first digit of each apartment number indicates the building within which the apartment is located, the second digit indicates the floor of the building on which the apartment is located, and the last two digits indicate the apartment.

|                | <u>Apt. No.</u> | <u>Type</u> | <u>Sq. Ft.</u><br><u>Apt. Area</u> | <u>Sq. Ft.</u><br><u>Lanai Area</u> | <u>% Interest</u><br><u>Common Area</u> |
|----------------|-----------------|-------------|------------------------------------|-------------------------------------|---|
| <u>Bldg. 1</u> | 1101            | A           | 605                                | 158                                 | .332                                    |
|                | 1102            | B1          | 588                                | 142                                 | .322                                    |
|                | 1103            | B           | 588                                | 142                                 | .322                                    |
|                | 1104            | B1          | 588                                | 142                                 | .322                                    |
|                | 1105            | B           | 588                                | 142                                 | .322                                    |
|                | 1106            | B1          | 588                                | 142                                 | .322                                    |
|                | 1107            | B           | 588                                | 142                                 | .322                                    |
|                | 1108            | B1          | 588                                | 142                                 | .322                                    |
|                | 1109            | B           | 588                                | 142                                 | .322                                    |
|                | 1110            | B1          | 588                                | 142                                 | .322                                    |
|                | 1111            | B           | 588                                | 142                                 | .322                                    |
|                | 1112            | B1          | 588                                | 142                                 | .322                                    |

|                | <u>Apt. No.</u> | <u>Type</u>      | <u>Sq. Ft.</u><br><u>Apt. Area</u> | <u>Sq. Ft.</u><br><u>Lanai Area</u> | <u>% Interest</u><br><u>Common Area</u> |
|----------------|-----------------|------------------|------------------------------------|-------------------------------------|---|
| <u>Bldg. 1</u> | 1113            | (Not used)       |                                    |                                     |   |
| (cont'd.)      | 1114            | C2               | 615                                | 145                                 | .337                                    |
|                | 1115            | B                | 588                                | 142                                 | .322                                    |
|                | 1116            | B1               | 588                                | 142                                 | .322                                    |
|                | 1117            | B                | 588                                | 142                                 | .322                                    |
|                | 1118            | A1               | 605                                | 158                                 | .332                                    |
|                | 1119            | (Manager's Unit) |                                    |                                     |   |
|                | 1120            | B                | 588                                | 142                                 | .322                                    |
|                | 1121            | B1               | 588                                | 142                                 | .322                                    |
|                | 1122            | B                | 588                                | 142                                 | .322                                    |
|                | 1123            | B1               | 588                                | 142                                 | .322                                    |
|                | 1124            | B                | 588                                | 142                                 | .322                                    |
|                | 1125            | A1               | 605                                | 158                                 | .332                                    |
|                | 1201            | A                | 605                                | 79                                  | .332                                    |
|                | 1202            | B1               | 588                                | 71                                  | .322                                    |
|                | 1203            | B                | 588                                | 71                                  | .322                                    |
|                | 1204            | B1               | 588                                | 71                                  | .322                                    |
|                | 1205            | B                | 588                                | 71                                  | .322                                    |
|                | 1206            | B1               | 588                                | 71                                  | .322                                    |
|                | 1207            | B                | 588                                | 71                                  | .322                                    |
|                | 1208            | B1               | 588                                | 71                                  | .322                                    |
|                | 1209            | B                | 588                                | 71                                  | .322                                    |
|                | 1210            | B1               | 588                                | 71                                  | .322                                    |
|                | 1211            | B                | 588                                | 71                                  | .322                                    |
|                | 1212            | B1               | 588                                | 71                                  | .322                                    |
|                | 1213            | B                | 588                                | 71                                  | .322                                    |
|                | 1214            | B1               | 588                                | 71                                  | .322                                    |
|                | 1215            | B                | 588                                | 71                                  | .322                                    |
|                | 1216            | B1               | 588                                | 71                                  | .322                                    |
|                | 1217            | B                | 588                                | 71                                  | .322                                    |
|                | 1218            | A1               | 605                                | 79                                  | .332                                    |
|                | 1219            | C1               | 631                                | 73                                  | .346                                    |
|                | 1220            | B                | 588                                | 71                                  | .322                                    |
|                | 1221            | B1               | 588                                | 71                                  | .322                                    |
|                | 1222            | B                | 588                                | 71                                  | .322                                    |
|                | 1223            | B1               | 588                                | 71                                  | .322                                    |
|                | 1224            | B                | 588                                | 71                                  | .322                                    |
|                | 1225            | A1               | 605                                | 79                                  | .332                                    |
|                | 1301            | A                | 605                                | 79                                  | .332                                    |
|                | 1302            | B1               | 588                                | 71                                  | .322                                    |
|                | 1303            | B                | 588                                | 71                                  | .322                                    |
|                | 1304            | B1               | 588                                | 71                                  | .322                                    |
|                | 1305            | B                | 588                                | 71                                  | .322                                    |
|                | 1306            | B1               | 588                                | 71                                  | .322                                    |
|                | 1307            | B                | 588                                | 71                                  | .322                                    |
|                | 1308            | B1               | 588                                | 71                                  | .322                                    |
|                | 1309            | B                | 588                                | 71                                  | .322                                    |
|                | 1310            | B1               | 588                                | 71                                  | .322                                    |
|                | 1311            | B                | 588                                | 71                                  | .322                                    |
|                | 1312            | B1               | 588                                | 71                                  | .322                                    |

|                | <u>Apt. No.</u> | <u>Type</u> | <u>Sq. Ft.<br/>Apt. Area</u> | <u>Sq. Ft.<br/>Lanai Area</u> | <u>% Interest<br/>Common Area</u> |
|----------------|-----------------|-------------|------------------------------|-------------------------------|-----------------------------------|
| <u>Bldg. 1</u> |                 |             |                              |                               |                                   |
| (cont'd.)      | 1313            | B           | 588                          | 71                            | .322                              |
|                | 1314            | B1          | 588                          | 71                            | .322                              |
|                | 1315            | B           | 588                          | 71                            | .322                              |
|                | 1316            | B1          | 588                          | 71                            | .322                              |
|                | 1317            | B           | 588                          | 71                            | .322                              |
|                | 1318            | A1          | 605                          | 79                            | .332                              |
|                | 1319            | C1          | 631                          | 73                            | .346                              |
|                | 1320            | B           | 588                          | 71                            | .322                              |
|                | 1321            | B1          | 588                          | 71                            | .322                              |
|                | 1322            | B           | 588                          | 71                            | .322                              |
|                | 1323            | B1          | 588                          | 71                            | .322                              |
|                | 1324            | B           | 588                          | 71                            | .322                              |
|                | 1325            | A1          | 605                          | 79                            | .332                              |
|                | 1401            | D           | 845                          | 79                            | .463                              |
|                | 1402            | E1          | 822                          | 71                            | .451                              |
|                | 1403            | E           | 822                          | 71                            | .451                              |
|                | 1404            | E1          | 822                          | 71                            | .451                              |
|                | 1405            | E           | 822                          | 71                            | .451                              |
|                | 1406            | E1          | 822                          | 71                            | .451                              |
|                | 1407            | E           | 822                          | 71                            | .451                              |
|                | 1408            | E1          | 822                          | 71                            | .451                              |
|                | 1409            | E           | 822                          | 71                            | .451                              |
|                | 1410            | E1          | 822                          | 71                            | .451                              |
|                | 1411            | E           | 822                          | 71                            | .451                              |
|                | 1412            | E1          | 822                          | 71                            | .451                              |
|                | 1413            | E           | 822                          | 71                            | .451                              |
|                | 1414            | E1          | 822                          | 71                            | .451                              |
|                | 1415            | E           | 822                          | 71                            | .451                              |
|                | 1416            | E1          | 822                          | 71                            | .451                              |
|                | 1417            | E           | 822                          | 71                            | .451                              |
|                | 1418            | D1          | 845                          | 79                            | .463                              |
|                | 1419            | F           | 875                          | 73                            | .480                              |
|                | 1420            | E           | 822                          | 71                            | .451                              |
|                | 1421            | E1          | 822                          | 71                            | .451                              |
|                | 1422            | E           | 822                          | 71                            | .451                              |
|                | 1423            | E1          | 822                          | 71                            | .451                              |
|                | 1424            | E           | 822                          | 71                            | .451                              |
|                | 1425            | D1          | 845                          | 79                            | .463                              |
| <u>Bldg. 2</u> | 2101            | A           | 605                          | 158                           | .332                              |
|                | 2102            | B1          | 588                          | 142                           | .322                              |
|                | 2103            | B           | 588                          | 142                           | .322                              |
|                | 2104            | B1          | 588                          | 142                           | .322                              |
|                | 2105            | (Not used)  |                              |                               |                                   |
|                | 2106            | C2          | 615                          | 145                           | .337                              |
|                | 2107            | B           | 588                          | 142                           | .322                              |
|                | 2108            | B1          | 588                          | 142                           | .322                              |
|                | 2109            | B           | 588                          | 142                           | .322                              |
|                | 2110            | B1          | 588                          | 142                           | .322                              |
|                | 2111            | B           | 588                          | 142                           | .322                              |
|                | 2112            | A1          | 605                          | 158                           | .332                              |

|                             | <u>Apt. No.</u> | <u>Type</u> | <u>Sq. Ft.</u><br><u>Apt. Area</u> | <u>Sq. Ft.</u><br><u>Lanai Area</u> | <u>% Interest</u><br><u>Common Area</u> |
|-----------------------------|-----------------|-------------|------------------------------------|-------------------------------------|---|
| <u>Bldg. 2</u><br>(cont'd.) | 2113            | J           | 603                                | 145                                 | .332                                    |
|                             | 2114            | B1          | 588                                | 142                                 | .322                                    |
|                             | 2115            | B           | 588                                | 142                                 | .322                                    |
|                             | 2116            | B1          | 588                                | 142                                 | .322                                    |
|                             | 2117            | B           | 588                                | 142                                 | .322                                    |
|                             | 2118            | B1          | 588                                | 142                                 | .322                                    |
|                             | 2119            | B           | 588                                | 142                                 | .322                                    |
|                             | 2120            | B1          | 588                                | 142                                 | .322                                    |
|                             | 2121            | B           | 588                                | 142                                 | .322                                    |
|                             | 2122            | B1          | 588                                | 142                                 | .322                                    |
|                             | 2123            | B           | 588                                | 142                                 | .322                                    |
|                             | 2124            | A1          | 605                                | 158                                 | .332                                    |
|                             | 2201            | A           | 605                                | 79                                  | .332                                    |
|                             | 2202            | B1          | 588                                | 71                                  | .322                                    |
| 2203                        | B               | 588         | 71                                 | .322                                |   |
| 2204                        | B1              | 588         | 71                                 | .322                                |   |
| 2205                        | B               | 588         | 71                                 | .322                                |   |
| 2206                        | B1              | 588         | 71                                 | .322                                |   |
| 2207                        | B               | 588         | 71                                 | .322                                |   |
| 2208                        | B1              | 588         | 71                                 | .322                                |   |
| 2209                        | B               | 588         | 71                                 | .322                                |   |
| 2210                        | B1              | 588         | 71                                 | .322                                |   |
| 2211                        | B               | 588         | 71                                 | .322                                |   |
| 2212                        | A1              | 605         | 79                                 | .332                                |   |
| 2213                        | J               | 603         | 73                                 | .332                                |   |
| 2214                        | B1              | 588         | 71                                 | .322                                |   |
| 2215                        | B               | 588         | 71                                 | .322                                |   |
| 2216                        | B1              | 588         | 71                                 | .322                                |   |
| 2217                        | B               | 588         | 71                                 | .322                                |   |
| 2218                        | B1              | 588         | 71                                 | .322                                |   |
| 2219                        | B               | 588         | 71                                 | .322                                |   |
| 2220                        | B1              | 588         | 71                                 | .322                                |   |
| 2221                        | B               | 588         | 71                                 | .322                                |   |
| 2222                        | B1              | 588         | 71                                 | .322                                |   |
| 2223                        | B               | 588         | 71                                 | .322                                |   |
| 2224                        | A1              | 605         | 79                                 | .332                                |   |
| 2301                        | A               | 605         | 79                                 | .332                                |   |
| 2302                        | B1              | 588         | 71                                 | .322                                |   |
| 2303                        | B               | 588         | 71                                 | .322                                |   |
| 2304                        | B1              | 588         | 71                                 | .322                                |   |
| 2305                        | B               | 588         | 71                                 | .322                                |   |
| 2306                        | B1              | 588         | 71                                 | .322                                |   |
| 2307                        | B               | 588         | 71                                 | .322                                |   |
| 2308                        | B1              | 588         | 71                                 | .322                                |   |
| 2309                        | B               | 588         | 71                                 | .322                                |   |
| 2310                        | B1              | 588         | 71                                 | .322                                |   |
| 2311                        | B               | 588         | 71                                 | .322                                |   |
| 2312                        | A1              | 605         | 79                                 | .332                                |   |

|                             | <u>Apt. No.</u> | <u>Type</u> | <u>Sq. Ft.<br/>Apt. Area</u> | <u>Sq. Ft.<br/>Lanai Area</u> | <u>% Interest<br/>Common Area</u> |
|-----------------------------|-----------------|-------------|------------------------------|-------------------------------|-----------------------------------|
| <u>Bldg. 2</u><br>(cont'd.) | 2313            | J           | 603                          | 73                            | .332                              |
|                             | 2314            | B1          | 588                          | 71                            | .322                              |
|                             | 2315            | B           | 588                          | 71                            | .322                              |
|                             | 2316            | B1          | 588                          | 71                            | .322                              |
|                             | 2317            | B           | 588                          | 71                            | .322                              |
|                             | 2318            | B1          | 588                          | 71                            | .322                              |
|                             | 2319            | B           | 588                          | 71                            | .322                              |
|                             | 2320            | B1          | 588                          | 71                            | .322                              |
|                             | 2321            | B           | 588                          | 71                            | .322                              |
|                             | 2322            | B1          | 588                          | 71                            | .322                              |
|                             | 2323            | B           | 588                          | 71                            | .322                              |
|                             | 2324            | A1          | 605                          | 79                            | .332                              |
|                             | 2401            | D           | 845                          | 79                            | .463                              |
|                             | 2402            | E1          | 822                          | 71                            | .451                              |
|                             | 2403            | E           | 822                          | 71                            | .451                              |
|                             | 2404            | E1          | 822                          | 71                            | .451                              |
|                             | 2405            | E           | 822                          | 71                            | .451                              |
|                             | 2406            | E1          | 822                          | 71                            | .451                              |
|                             | 2407            | E           | 822                          | 71                            | .451                              |
|                             | 2408            | E1          | 822                          | 71                            | .451                              |
|                             | 2409            | E           | 822                          | 71                            | .451                              |
|                             | 2410            | E1          | 822                          | 71                            | .451                              |
|                             | 2411            | E           | 822                          | 71                            | .451                              |
|                             | 2412            | D1          | 845                          | 79                            | .463                              |
| 2413                        | L               | 842         | 73                           | .462                          |                                   |
| 2414                        | E1              | 822         | 71                           | .451                          |                                   |
| 2415                        | E               | 822         | 71                           | .451                          |                                   |
| 2416                        | E1              | 822         | 71                           | .451                          |                                   |
| 2417                        | E               | 822         | 71                           | .451                          |                                   |
| 2418                        | E1              | 822         | 71                           | .451                          |                                   |
| 2419                        | E               | 822         | 71                           | .451                          |                                   |
| 2420                        | E1              | 822         | 71                           | .451                          |                                   |
| 2421                        | E               | 822         | 71                           | .451                          |                                   |
| 2422                        | E1              | 822         | 71                           | .451                          |                                   |
| 2423                        | E               | 822         | 71                           | .451                          |                                   |
| 2424                        | D1              | 845         | 79                           | .463                          |                                   |
| <u>Bldg. 3</u>              | 3101            | A           | 605                          | 158                           | .332                              |
|                             | 3102            | B1          | 588                          | 142                           | .322                              |
|                             | 3103            | B           | 588                          | 142                           | .322                              |
|                             | 3104            | B1          | 588                          | 142                           | .322                              |
|                             | 3105            | B           | 588                          | 142                           | .322                              |
|                             | 3106            | B1          | 588                          | 142                           | .322                              |
|                             | 3107            | B           | 588                          | 142                           | .322                              |
|                             | 3108            | B1          | 588                          | 142                           | .322                              |
|                             | 3109            | (Not used)  |                              |                               |                                   |
|                             | 3110            | G           | 584                          | 145                           | .320                              |
|                             | 3111            | B1          | 588                          | 142                           | .322                              |
|                             | 3112            | B           | 588                          | 142                           | .322                              |

|                             | <u>Apt. No.</u> | <u>Type</u> | <u>Sq. Ft.<br/>Apt. Area</u> | <u>Sq. Ft.<br/>Lanai Area</u> | <u>% Interest<br/>Common Area</u> |
|-----------------------------|-----------------|-------------|------------------------------|-------------------------------|-----------------------------------|
| <u>Bldg. 3</u><br>(cont'd.) | 3113            | A1          | 605                          | 158                           | .332                              |
|                             | 3114            | J           | 603                          | 145                           | .332                              |
|                             | 3115            | B1          | 588                          | 142                           | .322                              |
|                             | 3116            | B           | 588                          | 142                           | .322                              |
|                             | 3117            | B1          | 588                          | 142                           | .322                              |
|                             | 3118            | H           | 616                          | 142                           | .338                              |
|                             | 3119            | B           | 588                          | 142                           | .322                              |
|                             | 3120            | B1          | 588                          | 142                           | .322                              |
|                             | 3121            | B           | 588                          | 142                           | .322                              |
|                             | 3122            | A1          | 605                          | 158                           | .332                              |
|                             | 3201            | A           | 605                          | 79                            | .332                              |
|                             | 3202            | B1          | 588                          | 71                            | .322                              |
|                             | 3203            | B           | 588                          | 71                            | .322                              |
|                             | 3204            | B1          | 588                          | 71                            | .322                              |
|                             | 3205            | B           | 588                          | 71                            | .322                              |
|                             | 3206            | B1          | 588                          | 71                            | .322                              |
|                             | 3207            | B           | 588                          | 71                            | .322                              |
|                             | 3208            | B1          | 588                          | 71                            | .322                              |
|                             | 3209            | H1          | 616                          | 71                            | .338                              |
|                             | 3210            | B           | 588                          | 71                            | .322                              |
|                             | 3211            | B1          | 588                          | 71                            | .322                              |
|                             | 3212            | B           | 588                          | 71                            | .322                              |
|                             | 3213            | A1          | 605                          | 79                            | .332                              |
|                             | 3214            | J           | 603                          | 73                            | .332                              |
|                             | 3215            | B1          | 588                          | 71                            | .322                              |
|                             | 3216            | B           | 588                          | 71                            | .322                              |
|                             | 3217            | B1          | 588                          | 71                            | .322                              |
|                             | 3218            | H           | 616                          | 71                            | .338                              |
|                             | 3219            | B           | 588                          | 71                            | .322                              |
|                             | 3220            | B1          | 588                          | 71                            | .322                              |
|                             | 3221            | B           | 588                          | 71                            | .322                              |
|                             | 3222            | A1          | 605                          | 79                            | .332                              |
|                             | 3301            | A           | 605                          | 79                            | .332                              |
|                             | 3302            | B1          | 588                          | 71                            | .322                              |
|                             | 3303            | B           | 588                          | 71                            | .322                              |
|                             | 3304            | B1          | 588                          | 71                            | .322                              |
|                             | 3305            | B           | 588                          | 71                            | .322                              |
|                             | 3306            | B1          | 588                          | 71                            | .322                              |
|                             | 3307            | B           | 588                          | 71                            | .322                              |
|                             | 3308            | B1          | 588                          | 71                            | .322                              |
|                             | 3309            | H1          | 616                          | 71                            | .338                              |
|                             | 3310            | B           | 588                          | 71                            | .322                              |
|                             | 3311            | B1          | 588                          | 71                            | .322                              |
|                             | 3312            | B           | 588                          | 71                            | .322                              |

|                             | <u>Apt. No.</u> | <u>Type</u> | <u>Sq. Ft.</u><br><u>Apt. Area</u> | <u>Sq. Ft.</u><br><u>Lanai Area</u> | <u>% Interest</u><br><u>Common Area</u> |
|-----------------------------|-----------------|-------------|------------------------------------|-------------------------------------|---|
| <u>Bldg. 3</u><br>(cont'd.) | 3313            | A1          | 605                                | 79                                  | .332                                    |
|                             | 3314            | J           | 603                                | 73                                  | .332                                    |
|                             | 3315            | B1          | 588                                | 71                                  | .322                                    |
|                             | 3316            | B           | 588                                | 71                                  | .322                                    |
|                             | 3317            | B1          | 588                                | 71                                  | .322                                    |
|                             | 3318            | H           | 616                                | 71                                  | .338                                    |
|                             | 3319            | B           | 588                                | 71                                  | .322                                    |
|                             | 3320            | B1          | 588                                | 71                                  | .322                                    |
|                             | 3321            | B           | 588                                | 71                                  | .322                                    |
|                             | 3322            | A1          | 605                                | 79                                  | .332                                    |
|                             | 3401            | D           | 845                                | 79                                  | .463                                    |
|                             | 3402            | E1          | 822                                | 71                                  | .451                                    |
|                             | 3403            | E           | 822                                | 71                                  | .451                                    |
|                             | 3404            | E1          | 822                                | 71                                  | .451                                    |
|                             | 3405            | E           | 822                                | 71                                  | .451                                    |
|                             | 3406            | E1          | 822                                | 71                                  | .451                                    |
|                             | 3407            | E           | 822                                | 71                                  | .451                                    |
|                             | 3408            | E1          | 822                                | 71                                  | .451                                    |
|                             | 3409            | K           | 855                                | 71                                  | .469                                    |
|                             | 3410            | E           | 822                                | 71                                  | .451                                    |
|                             | 3411            | E1          | 822                                | 71                                  | .451                                    |
|                             | 3412            | E           | 822                                | 71                                  | .451                                    |
|                             | 3413            | D1          | 845                                | 79                                  | .463                                    |
|                             | 3414            | L           | 842                                | 73                                  | .462                                    |
|                             | 3415            | E1          | 822                                | 71                                  | .451                                    |
|                             | 3416            | E           | 822                                | 71                                  | .451                                    |
|                             | 3417            | E1          | 822                                | 71                                  | .451                                    |
|                             | 3418            | K1          | 855                                | 71                                  | .469                                    |
|                             | 3419            | E           | 822                                | 71                                  | .451                                    |
|                             | 3420            | E1          | 822                                | 71                                  | .451                                    |
|                             | 3421            | E           | 822                                | 71                                  | .451                                    |
|                             | 3422            | D1          | 845                                | 79                                  | .463                                    |

OWNERSHIP OF LAND AND ENCUMBRANCES AGAINST TITLE: An updated Preliminary Report dated January 16, 1979, issued by Title Guaranty of Hawaii, Inc., states that title to Lot 22-B-2, the same being a portion of Lot 22-B of the tract of land known as "Kamaole Homesteads" is held by the Developer subject only to the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the office of the Tax Assessor, second division.
2. That certain mortgage by and between Kaiser Aetna, as mortgagor, and Meyer M. Ueoka, as trustee for MDG Supply, Inc., as mortgagee, dated January 4, 1974 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 9679 at Page 171.
3. That certain agreement by and between KACOR REALTY, Inc. and the County of Maui, Department of Water Supply, dated November 20, 1978 and recorded in the Bureau of Conveyances in the State of Hawaii in Liber 13307 at Page 349.

4. That certain Declaration of Horizontal Property Regime and By-Laws attached thereto dated January 11, 1979, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13420 at Page 91, and Condominium Map No. 592.

In addition, and as disclosed in the Preliminary Public Report, the Developer still reserves the right to mortgage the land and the proposed improvements to secure the repayment of a loan for the construction of improvements and/or for any other purpose and that such mortgage or mortgages shall have priority over any rights that the purchaser may acquire by virtue of the reservation agreement or sales contract until such time as the sale is closed in accordance with the terms thereof.

MANAGEMENT AND OPERATIONS: The Developer has appointed Oihana Property Management & Sales, Inc., as the initial managing agent for the project. A copy of the executed Property Management Agreement, dated November 10, 1978, has been submitted to the Commission.

FINANCING: The Developer has received commitments for permanent financing. The permanent financing will be made available by International Savings and Loan Association and Pioneer Federal Savings and Loan Association, both of Honolulu, Hawaii. The total amount of the loans to be made available by International Savings is nine million dollars (\$9,000,000.00) and the total amount of the loans to be made available by Pioneer Federal is four million five hundred thousand dollars (\$4,500,000.00). A copy of the executed loan commitment letters dated November 21, 1978 and December 18, 1978, respectively, setting forth the conditions for the making of permanent loans by said institutions, have been submitted to the Commission and may be reviewed by each purchaser or prospective purchaser. The Developer disclaims any responsibility or liability for any dealings between purchasers and prospective purchasers and said permanent lenders, which are independent lending institutions.

RULE OF THE BOARD OF WATER SUPPLY, COUNTY OF MAUI: In furtherance of the Board's rule entitled "SPECIAL RULE REGULATING FOR AN INTERIM PERIOD THE APPROVAL OF SUBDIVISION APPLICATION: THE APPROVAL OF BUILDING PERMITS AND THE APPROVAL OF WATER METERS FROM THE MOKUHAU, IAO-KEPANIWAI, AND WAIIEHU WATER SOURCES." The Developer has entered into an agreement with the County of Maui, Department of Water Supply, dated November 20, 1978. This agreement provides in pertinent part: that until acceptance by the County and satisfactory operation of the Central Maui Water Transmission Source and Pipeline projects, no water meter of any size other than a temporary construction meter shall be issued for the project; that the Developer may not petition the County for a certificate of occupancy for the project until after acceptance by the County and satisfactory operation of said projects; that the Developer shall be entitled to water service from the County for the project upon the completion of said projects provided there is no rule and regulation of the Department of Water Supply which prohibits same and provided Developer has complied with all other rules and regulations of said Department with respect to the project; and that the conditions imposed in said agreement shall run with the land and shall bind and constitute notice to all persons or entities who claim an interest in the project.

STATUS OF PROJECT: A contract for the construction of the project has been executed with Hawaiian Dredging and Construction Company, a division of Dillingham Corporation. The Developer reports that it contemplates issuing notice to proceed on or about March 6, 1979, and, based on such date, the estimated completion date for the project is August 27, 1980.

NOTE: Purchasers and prospective purchasers are advised that the Developer has made other modifications and changes to the Declaration and By-Laws which are not specifically mentioned in this Final Report. Each purchaser and prospective purchaser is advised to read with care these documents and to note all changes made.

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A purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted September 22, 1978, information subsequently filed on October 13, 1978, and additional information subsequently filed as of January 24, 1979.

This Final Horizontal Property Regime (Condominium) Public Report is made a part of Registration No. 1042 filed with the Commission on September 22, 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 white.

  
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AH KAU YOUNG, Chairman  
Real Estate Commission  
State of Hawaii

Distribution:

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Federal Housing Administration  
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Registration No. 1042

Date: January 30, 1979