

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

KIHEI MANOR
2136 Konou Place
Kihei, Maui, Hawaii

REGISTRATION NO. 1085

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: July 20, 1979
Expires: August 20, 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 and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 6, 1979 AND INFORMATION SUBSEQUENTLY FILED ON JULY 17, 1979. THE DEVELOPER BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of May 10, 1979 on KIHEI MANOR, Registration No. 1085, the Developer reports that certain material changes have been made in the project. This Final Public Report amends the Preliminary Public Report becoming a part of the KIHEI MANOR condominium registration.

This Final Public Report is made a part of the registration on the KIHEI MANOR 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 Public Report (yellow paper stock). Securing a signed copy of the receipt for both public reports from each purchaser is also the responsibility of the Developer.

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 the issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a Report of the Approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, dated May 21, 1979, with the By-Laws of the Association of Apartment Owners, was filed with the Bureau of Conveyances of the State of Hawaii in Liber 13705 on Page 612, on May 23, 1979.

The Registrar of said Bureau of Conveyances has designated Condominium Map Number 617 to the project.

4. No advertising or promotional material has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. Purchasers or prospective purchasers are advised to acquaint themselves with the provisions of Chapter 514A, Hawaii Revised Statutes, and the condominium rules and regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, July 20, 1979, unless a Supplementary Public Report is issued 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 issued May 10, 1979, has not been disturbed except for the following:

ENCUMBRANCES AGAINST TITLE: A policy of title insurance issued by Title Insurance and Trust Company, as of May 23, 1979, certifies that the records reveal no liens or encumbrances against said title, save and except:

- (1) Real property taxes for fiscal year July 1, 1979 to June 30, 1980.
- (2) The restrictive covenants contained in that certain Deed dated August 7, 1968 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 6208 on Page 325.
- (3) That certain Agreement dated May 25, 1978 and recorded in Liber 12991 on Page 682, by and between Randall Antoku, as "Applicant", and the County of Maui,

through its Department of Water Supply, a political entity duly created and existing under the laws of the State of Hawaii, as "County".

- (4) Covenants, conditions, restrictions, easements, reservations and all other provisions set forth in Declaration of Horizontal Property Regime dated May 21, 1979, recorded in Liber 13705 on Page 612 and the By-Laws attached thereto as the same are or may hereafter be amended in accordance with law, said Declaration or By-Laws. (Project covered by Condominium Map No. 617.)
- (5) Mortgage by and between Randall Antoku, unmarried, as Mortgagor, and State Savings and Loan Association, a Utah corporation, as Mortgagee, dated May 21, 1979, and recorded in Liber 13705 on Page 664, in the amount of \$475,000.00.

MANAGEMENT AND OPERATION: The initial responsible managing agent to manage and control the property subject at all times to direction of the Board of Directors is Randall Antoku, whose place of business and post office address is 35 Walaka Street, Kalama Terrace, P-304, Kihei, Hawaii 96753.

FINANCING OF THE PROJECT: The Developer's attorney has advised the Commission that the Developer has obtained a Construction Mortgage from State Savings and Loan Association.

STATUS OF THE PROJECT: The Developer's attorney has advised the Commission that construction of the project commenced on or about November 24, 1978. The estimated date of completion is December 31, 1979, as set forth by the Developer in his verified Statement of Costs dated July 3, 1979.

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 February 6, 1979, and information subsequently filed on July 17, 1979.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1085 filed with the Commission February 6, 1979.

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

 (for)
AH KAU YOUNG, Chairman
Real Estate Commission
State of Hawaii

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 1085
July 20, 1979