

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
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**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

ON

MAUI HILL
Kamaole, Kihei, Maui

REGISTRATION NO. 1177

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

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a 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: February 1, 1980
Expires: January 21, 1981

SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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 ON SEPTEMBER 17, 1979, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 26, 1980. 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 AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of November 5, 1979 and Final Public Report of December 21, 1979 on MAUI HILL, Registration No. 1177, the Developer has forwarded additional information reflecting the fact that material changes have been made in the documents and plans for the project.
2. The Developer shall be responsible for placing this Supplementary Public Report (pink paper stock), the Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock), and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.
3. This Supplementary Public Report automatically expires January 21, 1981, unless a subsequent Supplementary Public Report is issued, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Except for the information under the topical headings which follow, the information in the Preliminary Public Report dated November 5, 1979 and in the Final Public Report dated December 21, 1979, has not been changed.

DESCRIPTION OF THE PROJECT: The Developer advises that Apartment Type I, which is the one-bedroom unit, shall have two bathrooms instead of one bathroom.

ENCUMBRANCES AGAINST TITLE: The Developer advises that it is in the process of entering into a Termination of Easement Agreement with the County of Maui to terminate that certain Grant of Easement in favor of the Board of Water Supply of the County of Maui dated October 3, 1975 and recorded in Liber 10952 at Page 144.

The Developer has obtained Board of Land and Natural Resources approval of a grant of easement in perpetuity from the State of Hawaii for access and utility purposes and is in the process of obtaining final approval from the State of Hawaii of said grant.

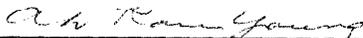
An updated Preliminary Title Report issued by Title Guaranty of Hawaii, Incorporated, dated January 3, 1980, reflects that that certain lot 5-A, well site, consisting of .01 acre, more or less, does not exist as a separate parcel and has been divided between and consolidated with lots 5-A-1 and 5-A-2.

STATUS OF THE PROJECT: The Developer advises that construction of the project will commence on or about March 1980, and completion is scheduled for about August 1981.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the Notice of Intention submitted on September 17, 1979, and information subsequently filed as of January 26, 1980.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1177 filed with the Commission on September 17, 1979.

This Report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimilies must be pink.



AH KAU YOUNG, Chairman
Real Estate Commission
State of Hawaii

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Escrow Agent

Registration No. 1177
February 1, 1980