

**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**

KULAVIEW  
Kula, Maui, Hawaii

REGISTRATION NO. 1275

**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 15, 1980  
Expires: August 15, 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 MARCH 20, 1980, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JUNE 25, 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 May 14, 1980 on KULAVIEW, Registration No. 1275, 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 of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report. The Developer shall be responsible for placing this 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. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, and the Rules and Regulations of the Hawaii Real Estate Commission which relates to Horizontal Property Regimes.
4. This Final Public Report automatically expires thirteen (13) months after date of issuance, July 15, 1980, 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.

Except for the information under the topical headings which follow, the information in the Preliminary Public Report dated May 14, 1980, has not materially changed.

OWNERSHIP OF TITLE: A Preliminary Title Report issued by Title Guaranty of Hawaii Incorporated, dated June 18, 1980 reflects that fee simple title to the property is vested in Kulaview Ventures, the Developer.

ENCUMBRANCES AGAINST TITLE: The Preliminary Title Report issued by Title Guaranty of Hawaii Incorporated, dated June 18, 1980 states that title to the property is subject to the following encumbrances:

1. Real property taxes that may be due and owing; reference is made to the Office of the Tax Assessor, Second Division.
2. The restrictive covenants and conditions set forth in that certain Declaration dated August 22, 1960 recorded in Liber 3910 at Page 490.
3. Mortgage dated May 23, 1978 by and between John S. Porter and Rachel E. Porter, husband and wife, as Mortgagor and Pioneer Federal Savings and Loan Association of Hawaii, a Federal corporation, as Mortgagee, recorded in Liber 12920 at page 792.
4. The restrictions, conditions and other provisions set forth in Declaration of Horizontal Property Regime dated March 7, 1980 recorded in Liber 14578 at page 130 and the By-laws attached thereto. (Project covered by Condominium Map No. 697.)

5. Mortgage, Security Agreement and Financing Statement dated June 16, 1980 by and between Kulaview Ventures, a Hawaii partnership, as Mortgagor and John S. Porter and Rachel E. Porter, husband and wife, as Mortgagee, recorded in Liber 14797 at page 57.

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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 Notice of Intention submitted on March 20, 1980, and information subsequently filed as of June 25, 1980.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1275 filed with the Commission on March 20, 1980.

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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G. E. "Red" Morris, Chairman  
Real Estate Commission  
State of Hawaii

DISTRIBUTION:

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Registration No. 1275

July 15, 1980