

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
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FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

WAILUKU MANOR
510 Imi Place
Wailuku, Maui, Hawaii

REGISTRATION NO. 1305

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: May 14, 1981
Expires: June 14, 1982

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 APRIL 30, 1980 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 8, 1981. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION OF MATERIAL CHANGES IN THE PROJECT IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on WAILUKU MANOR, Registration No. 1305, dated May 28, 1980, and the Supplementary Public Report dated December 26, 1980, the Developer has submitted additional information material to the project.

2. The Developer 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.
3. The Declaration and By-Laws dated January 27, 1981, have been recorded in the Bureau of Conveyances of Hawaii in Liber 15428 at Page 181. The approved floor plans have been recorded and designated as Condominium Map No. 796.
4. No advertising and promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the rules and regulations promulgated thereunder which relate to the Horizontal Property Act.
6. This Final Public Report amends both the Preliminary and Supplementary Public Reports, becoming a part of the registration on the WAILUKU MANOR condominium project. The Developer has the responsibility of placing true copies of this Final Public Report (white paper stock), Supplementary Public Report (pink paper stock), the Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the aforesaid documents is also the responsibility of Developer.
7. This Final Public Report automatically expires thirteen months after the date of issuance, May 14, 1981, unless a Second Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

With the exception of ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT, the information under the topical headings of the Preliminary Public Report of May 28, 1980 and Supplementary Public Report of December 26, 1980, has not been disturbed.

ENCUMBRANCES AGAINST TITLE: The Preliminary Title Report dated March 20, 1981 issued by Title Guaranty of Hawaii Incorporated reveals that title to the land committed to the regime is encumbered with the following encumbrances:

1. For any real property taxes which may be due and owing, reference is made to the Office of the Tax Assessor of the Second Division.
2. Reservation in favor of the State of Hawaii of all mineral and metallic rights.
3. A 15-foot building setback line as shown on File Plan No. 709.

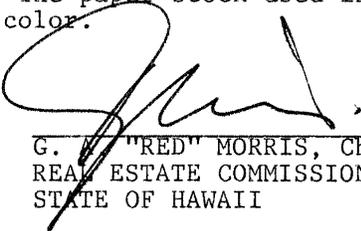
4. Grant in favor of Maui Electric Company, Limited, and Hawaiian Telephone Company, dated December 4, 1961, recorded in Liber 4181 at Page 276; granting an easement for utility purposes.
5. Restrictive covenants contained in Deed dated July 14, 1972 recorded in Liber 8505 at Page 206.
6. That certain Agreement dated February 26, 1980 and recorded in Liber 14553 at Page 62, made by and between the County of Maui, Department of Water Supply, "County", and Carmel, Inc., Mansour Movafagh its President, "Applicant".
7. That certain Section VI(c) Agreement For Central Maui Areas dated September 16, 1980, recorded in Liber 15037 at Page 314, made by and between the County of Maui, Department of Water Supply, as "County", and Carmel, Inc., Mansour Movafagh its President, as "Applicant".
8. The restrictions, covenants, agreements, obligations, conditions, easements and other provisions set forth in Declaration of Horizontal Property Regime dated January 27, 1981, recorded in said Bureau of Conveyances in Liber 15428 at Page 181. Condominium Map No. 796 has been assigned to the project.

STATUS OF PROJECT: The construction of the project was completed in March, 1981.

The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted April 30, 1980, and additional information subsequently filed as of April 8, 1981.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1305 filed with the Commission on April 30, 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 in color.


G. "RED" MORRIS, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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REGISTRATION NO. 1305

May 14, 1981