

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

**FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on

400 HOOKAHI STREET

Wailuku, Maui, Hawaii

REGISTRATION NO. 1521

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: June 24, 1983

Expires: July 24, 1984

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 SUBMITTED OCTOBER 18, 1982 AND INFORMATION SUBSEQUENTLY FILED ON JUNE 2, 1983. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, HAWAII REVISED STATUTES, CHAPTER 514A, as amended.

1. Since issuance of the Preliminary Public Report dated December 21, 1982 on 400 HOOKAHI STREET, the Developer reports that changes have been made in the plan or setup of the project. The changes subsequently made are determined to be a material addition to the information disclosed earlier. The changes made are the addition of a 3'0" x 6'8" wood entry door and a 4'0" x 5'0" window added to the south side of Apartment No. 101. This door and window were not shown on the previous plans. The only other change is the addition of one standard parking stall so that the project now has fourteen (14) standard parking stalls, four (4) compact stalls and one (1) loading zone.

2. The Developer of the project has submitted to the Commission for examination all of the documents deemed necessary for the issuance of this Final Public Report.

3. The Developer reports that the Declaration of Horizontal Property Regime, the By-Laws, and Condominium Map have been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17042 on Pages 384 and 400, respectively, and that the Condominium Map has been designated as Condominium Map No. 872.

4. Developer advises that he has no advertising or promotional materials for use in sales, although he may in the future develop some advertising material.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Hawaii Revised Statutes, Chapter 514A, as amended, and the Rules and Regulations of the Hawaii Real Estate Commission which relate to the Horizontal Property Regimes.

6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, June 24, 1983, unless a Supplementary Public Report issues, or the Commission, upon review of registration, issues an order extending the effective date of this report.

7. This Final Public Report is made a part of the registration of the 400 HOOKAHI STREET condominium project. The Developer is responsible for placing a true copy of 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) and Disclosure Abstract and securing a signed copy of the receipt therefor.

The information under the topical headings of the Preliminary Public Report of December 21, 1982 has not changed except for the topical headings Attorney Representing Developer, Description of Project, Encumbrances and Status of Project.

ATTORNEY REPRESENTING DEVELOPER: McNish Brumbaugh & Honda, (Attention: Douglas S. McNish), 33 Lono Avenue, Suite 380, Kahului, Maui, Hawaii 96732, Telephone: 877-2441.

DESCRIPTION OF PROJECT: The information under this topical heading has not changed except for the following:

In addition to the building, the project now consists of fourteen (14) standard parking stalls (instead of 13), four (4) compact parking stalls and one (1) loading zone stall, a trash bin enclosure at the southeast end of the property, and a chain link fence around the perimeter of the property and landscaping.

Apartment Nos. 101, 102, 103, 104, 105 and 106 are on the first floor and are numbered consecutively from the south to the north. Each has access on the east side through two (2) solid core 4' x 8' wood doors mounted on tracks to provide an 8-foot opening and by a 3'0" x 6'8" wood door. Apartment No. 101 also has access through a standard 3'0" x 6'8" wood door on the south side of the building.

COMMON ELEMENTS: All information under this topical heading in the Preliminary Public Report remains unchanged except that all fourteen (14) parking stalls are included under subparagraph (c).

ENCUMBRANCES: The Developer has filed with the Commission a Preliminary Title Report, dated May 16, 1983, prepared by Title Guaranty of Hawaii, Inc., which states that title to the land is subject to the following encumbrances:

1. For any real property taxes that may be due and owing, reference is made to the Department of Finance, County of Maui.

2. Exception and reservation contained in Deed of Wailuku Sugar Company dated July 21, 1976, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 11563 on Page 120, to-wit:

"Excepting and reserving therefrom, however, unto the Grantor, its successors and assigns, all water and water rights within or appurtenant to all of the lands hereinabove described."

3. Easement "E-1" for electrical and telephone utility purposes, as shown on File Plan No. 1525.

4. A grant in favor of Maui Electric Company, Limited and Hawaiian Telephone Company, dated June 22, 1978, recorded in the Bureau of Conveyances in Liber 13064 on Page 381, granting an easement over said Easement "E-1".

5. Easement "G" for protective landscaping and drainage purposes, as shown on File Plan No. 1525.

6. A grant in favor of Wailuku Industrial Park Owners Association, a Hawaii non-profit corporation, dated June 28, 1978, recorded in the Bureau of Conveyances in Liber 13497 on Page 66, granting an easement over said Easement "G".

7. Declaration of Restrictive Covenants dated June 27, 1977, recorded in the Bureau of Conveyances in Liber 12292 on Page 200, as amended by instrument recorded in Liber 12361 on Page 537.

8. Compliance with Chapter 425 HRS, relating to the registration of F and S/HLF Hui, a Hawaii general partnership, with the State Department of Commerce & Consumer Affairs.

9. Grant in favor of Maui Electric Company, Limited, a Hawaii corporation, dated March 17, 1983, recorded in Liber 16939 on Page 664, granting an easement for electrical purposes.

10. Declaration of Horizontal Property Regime dated April 26, 1983, recorded in the Bureau of Conveyances in Liber 17042 on Page 384 (Condominium Map No. 872).

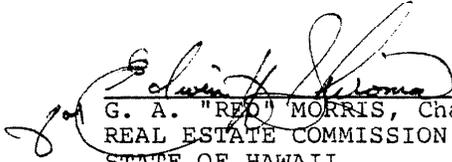
11. Bylaws of the Association of Apartment Owners of 400 Hookahi Street dated May 9, 1983, recorded in the Bureau of Conveyances in Liber 17042 on Page 400.

STATUS OF PROJECT: The project has received a Certificate of Occupancy issued April 22, 1983 from the County of Maui, Public Works Department.

The 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 October 18, 1982, and information subsequently filed on June 2, 1983.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1521 filed with the Commission on October 18, 1982.

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.


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

Distribution:

DEPARTMENT OF FINANCE
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION
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REGISTRATION NO. 1521

June 24, 1983