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REAL ESTATE COMMISSION
DEPARTMENT OF TREASURY & REGULATION
STATE OF HAWAII

205 EMPIRE BLDG.
HONOLULU 13, HAWAII

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

On
"100 WELLS-KANOA BUILDING"
Corner of Wells Street and Kanoa Street
Wailuku, County of Maui
State of Hawaii

REGISTRATION NO. 4

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.

March 14, 1963

SPECIAL ATTENTION

Particular attention of prospective purchasers is directed to the following:

- (1) "100 WELLS-KANOA BUILDING" is a completed and occupied condominium business office project, on fee simple land.

The Developer advises that the project was conceived and constructed to be expressed to the Horizontal Property Regimes statute as proposed before the 1961 Session of the Legislature.

- (2) Forms of the sale contract, agreement of sale, mortgage, by-laws of the council of co-owners have been prepared, submitted to the commission and are on file with the Developer.

DEVELOPER: MAUI REALTY COMPANY, 100 Wells-Kanoa Building, Wailuku, Maui, Hawaii. A Hawaiian corporation registered with the Treasury Department on July 1, 1959, its officers

Donald H. Tokunaga	President	100 Wells-Kanoa, Wailuku
Douglas R. Sodehani	Vice-President	" " "
Stella Kuwae	Secretary	" " "
Kazuo Sugiki	Treasurer	" " "

NAME OF PROJECT: "100 WELLS-KANOA BUILDING"

LOCATION: This fee simple property, of a total land area of 14,572 sq. ft. more or less, situate at the southwest corner of the intersection of Wells Street and Kanoa Street, being LOT NUMBER FIVE (5) of the "WAIALE PLACE BUSINESS SUBDIVISION" in the town of Wailuku, the county seat for the County of Maui, State of Hawaii and is further identified at the street address 100 Wells-Kanoa Streets and TAX MAP KEY: SECOND DIVISION, 3-4-10-7.

DESCRIPTION: A street level building of approximately 5,184 sq. ft., one floor structure on a reinforced concrete slab foundation. The main walls are hollow tile and the roof is of diamond-ribbed aluminum resting on wooden frame rafters.

Apartments No. 1 and No. 2 each have a total floor area of 1,440 square feet. Apartments No. 3, No. 4 and No. 5 each have a total area of 768 square feet. The Developer advises that there will be 17 parking stalls available in a marked macadam area adjoining the building. Apartments No. 1 and No. 2, in addition to the storage room and toilet facilities existing for each apartment, each have their own moderately sized conference room.

GENERAL COMMON ELEMENTS: The Developer advises that the General Common Elements will include:

- (1) All land and all portions of the property not located within any apartment;
- (2) All roofs, foundations, pipes, ducts, conduits, wires and other utility installations to the outlets, bearing walls, columns and girders, to the unfinished surfaces.

LIMITED COMMON ELEMENTS: The Developer advises that the air conditioning system which serves Apartments No. 1 and No. 2 is a limited common element reserved for the use of said apartments, and the owners of such apartments shall be solely responsible for the maintenance and repair thereof.

OWNERSHIP TO TITLE: MAUI REALTY COMPANY, INC., a Hawaii corporation, 100 Wells-Kanoa Building, Wailuku, Maui, Hawaii owns the property in fee simple. Recorded in Book 4141 on Page 150-153 in the Bureau of Conveyances.

ENCUMBRANCES AGAINST TITLE: The Developer states that there is a mortgage in favor of THE FIRST NATIONAL BANK, dated November 17, 1961, as recorded in Book 4166 on Page 75 in the Bureau of Conveyances.

A reservation in favor of Wailuku Sugar Company, its successors and assigns, of any and all water rights of any nature belonging or appertaining to the said property.

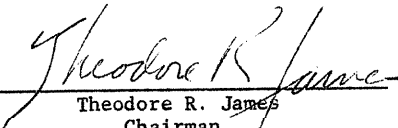
Rights and right of way for utility lines in favor of Maui Electric Company, Ltd. and Hawaiian Telephone Company as set forth in leases dated May 28, 1948, and July 20, 1950 respectively, and recorded in the Bureau of Conveyances in Book 2615 on Page 62 and Book 2367 on Page 471, respectively.

The reservation in favor of the State of Hawaii of all mineral and metallic mines is found in Royal Patent Number 1966.

INTEREST TO BE CONVEYED PURCHASER: The Developer advises that each of the five (5) apartment purchasers will receive an apartment deed to a certain apartment and a pro-rata share as tenants-in-common, with other co-owners, in the common elements of the project.

MANAGEMENT AND OPERATION: MAUI REALTY COMPANY, INC. is identified as the property management agency and will have contact with the Council of Co-Owners in the capacity of manager.

STATUS OF PROJECT: The construction on this building was completed on January 15, 1962 and from that time to the date of the Commission's report it has been operating as an established office building.


Theodore R. James
Chairman

cc: DEPT. OF TAXATION
BUREAU OF CONVEYANCES
DEPT. TREASURY & REGULATION
(Business Registration Division)

