

**WAILEA / MAKENA MAINTENANCE FEES 2004
AS OF 3/28/2004**

<u>PROPERTY:</u>	<u>SIZE:</u>	<u>MONTHLY MAINTENANCE FEES:</u>
<u>CONDOMINIUMS</u>		
<i>Ekahi: Effective 1/1/04</i>	Studio	\$284.00
(Pat) 879-2770	1B/1B	\$465.00
	1B/1B (18A)	\$573.00
	1B/1.5B	\$581.00
	1B/2B	\$519.00 - \$558.00
	2B/2B	\$687.00
	2B/2.5B	\$663.00 - \$923.00
<i>Elua: (See Attach for Ea. Unit)</i>	1B/1B	\$626.00 (891 sq.ft.)
(John) 879-4055 @ of 1/14/04	1B/2B	\$664-\$758 (940-1041 sq.ft.)
	2B/1B	\$660-\$671 (945-955 sq. ft.)
	2B/2B	\$882-\$1076 (1269-1536 sq. ft.)
	3B/2B	\$1098-\$1190 (1568-1701 sq. ft.)
	3B/3B	\$1224.00 (1749 sq.ft.)
<i>Ekolu:</i>	Plan A	\$396.00
(Dennis/Jean) 879-2222	Plan B	\$486.00
@ of 1/14/04	Plan C	\$721.00
<i>Grand Champions:</i>	Tennis Villas	\$437.00
(Toni) 874-3700 @ of 1/14/04	Plan 1	\$340.00
	Plan 2	\$376.00
	Plan 3	\$541.00
<i>Na Hale O Makena: @ of 1/14/04</i>	Ground Floor	\$789.00
Heidi Veneble-Makii & Assoc.	Middle Floor	\$1,069.00
242-7180	Top Floor	\$1,246.00
<i>The Palms at Wailea:</i>		
Susan (Destination Maui) 244-9020	Phase 1	\$470.61 - \$874.46 @ of 10/1/03
	Phase 2	\$449.57 - \$790.75 (N/C for 2004)
<i>Wailea Point: 879-6106 Bobby</i>	N/C for 2004	\$775.86 - \$1768.91
<i>Polo Beach: 879-5266</i>	2B/2B	\$850.00 @ of 2/1/04
<i>Wailea Fairway Villas: N/C for 2004</i>	2B/2B	\$326.30
Susan (Destination Maui) 244-9020	3B/3B	\$555.00
<i>Makena Surf: 874-0616</i>	1.7% increase for 2004	\$570.00-\$1922.00
<u>HOMESITES</u>		
<i>Wailea Fairway Estates: (Oihana Prop Mgmt-244-7684)</i>		\$330/Paid qrtly, \$110/mo.
<i>Wailea Kai:</i>		\$125.00
<i>Wailea Golf Estates:(Oihana Prop Mgmt-244-7684)</i>		\$660/Paid qrtly, \$220/mo.
<i>Wailea Kialoa:</i>		\$603/Paid qrtly, \$201/mo.
<i>Wailea Golf Vistas:</i>	Paid quarterly	\$132.00 lot only / \$153.00 house & lot
<i>Wailea Pualani:</i>		\$165.00
<i>Wailea Highlands:</i>		\$339.00
<i>ANNUAL TAX ESTIMATES:</i>	<i>thru 6/30/04</i>	
Annual rate based on 100% of assessed value x tax rate.		
Primary Residence:		\$3.55 per \$1,000.00
Vacation Rental:		\$8.30 per \$1,000.00
Second Home/Non-Vacation Rental:		\$5.86 per \$1,000.00
<i>WAILEA COMMUNITY ASSOCIATION ASSESSMENTS: (Gin) 874-6866 @ of 1/14/04</i>		
Studio	1.0 voting units	\$161.50/Annual, \$80.75 Paid Semi Ann.
1 Bedroom	1.25 " "	\$201.86/Annual, \$100.93 Paid Semi Ann.
2 Bedroom	1.50 " "	\$242.24/Annual, \$121.12 Paid Semi Ann.
3 Bedroom	1.75 " "	\$282.62/Annual, \$141.31 Paid Semi Ann.
Res &/or Lot	2.0 " "	\$323.00/Annual, \$161.50 Paid Semi Ann.

ZONING FACT SHEET

USE ZONES	COTTAGE ++			BLD'G. HT. (ft)	FRONT	YARD SETBACKS (ft)		SIDE	% LOT COVERAGE	FLOOR AREA RATIO
	LOT AREA (sf)	LOT WIDTH (ft)	BLD'G. HT. (ft)			FRONT	REAR			
R-1 RESIDENTIAL	6,000 SF	60 FT	2 STORIES & 30 FEET	15 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET			
R-2 RESIDENTIAL	7,500 SF	65 FT	3 STORIES & 30 FEET	15 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET			
R-3 RESIDENTIAL	10,000 SF	70 FT	4 STORIES & 30 FEET	15 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET			
A-1 APARTMENT	10,000 SF	70 FT	2 STORIES & 30 FEET	1 & 2 STORIES = 15 FEET	1 & 2 STORIES = 15 FEET	1 & 2 STORIES = 15 FEET	1 & 2 STORIES = 10 FEET	25%	LOT SIZE LESS THAN 3 AC=50% OTHERS=40%	
A-2 APARTMENT	10,000 SF	70 FT	4 STORIES	3 & 4 STORIES = 20 FEET	3 & 4 STORIES = 20 FEET	3 & 4 STORIES = 20 FEET	3 & 4 STORIES = 15 FEET	35%	90%	
H-1 HOTEL	10,000 SF	70 FT	2 STORIES	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	1 & 2 STORIES=10 FT 5 & 6 STORIES=20 FT	25%	50%	
H-M HOTEL	15,000 SF	85 FT	6 STORIES	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	3 & 4 STORIES=15 FT 5 & 6 STORIES=20 FT	30%	100%	
H-2 HOTEL	20,000 SF	100 FT	12 STORIES	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	1/2 THE HEIGHT OF THE BLDG WITH A MIN - 15 FEET	7 & 8 STORIES=25 FT 9-12 STORIES=30 FT	35%	150%	
B-R RESORT COMMERCIAL *	6,000 SF	60 FT	2 STORIES & 35 FEET	15 FEET	NONE**	NONE**	NONE**			
B-1 BUSINESS	6,000 SF	60 FT	2 STORIES & 30 FEET	15 FEET	1 STORY = 6 FT 2 STORIES = 10 FT	1 STORY = 6 FT 2 STORIES = 10 FT	1 STORY = 6 FT 2 STORIES = 10 FT		200%	
B-2 BUSINESS	6,000 SF	60 FT	6 STORIES	NONE EXCEPT WHEN ABUTTING RESIDENTIAL, APARTMENT OR HOTEL DISTRICT THEN SPACING IN ACCORDANCE WITH ABUTTING DISTRICT.**	NONE EXCEPT WHEN ABUTTING RESIDENTIAL, APARTMENT OR HOTEL DISTRICT THEN SPACING IN ACCORDANCE WITH ABUTTING DISTRICT.**	NONE EXCEPT WHEN ABUTTING RESIDENTIAL, APARTMENT OR HOTEL DISTRICT THEN SPACING IN ACCORDANCE WITH ABUTTING DISTRICT.**			300%	
B-3 BUSINESS	6,000 SF	60 FT	12 STORIES	DEVELOPMENT DESIGN GUIDELINES	REAR & SIDE: NONE EXCEPT ABUTTING LOTS IN DISTRICTS W/ SETBACKS	REAR & SIDE: NONE EXCEPT ABUTTING LOTS IN DISTRICTS W/ SETBACKS				
BCT COUNTRY TOWN	6,000 SF	80 FT	2 STORIES 35 FEET	NONE IF LOCATED WITHIN BUSINESS (B) OR INDUSTRIAL (M) DISTRICTS, OTHERWISE 10' MINIMUM.	NONE IF LOCATED WITHIN BUSINESS (B) OR INDUSTRIAL (M) DISTRICTS, OTHERWISE 10' MINIMUM.	NONE IF LOCATED WITHIN BUSINESS (B) OR INDUSTRIAL (M) DISTRICTS, OTHERWISE 10' MINIMUM.				
M-1 INDUSTRIAL	7,500 SF	65 FT	4 STORIES & 48 FEET	10 FEET	NONE IN (B) OR (M) OTHERWISE 10 FT	NONE IN (B) OR (M) OTHERWISE 15 FT	NONE IN (B) OR (M) OTHERWISE 15 FT			
M-2 INDUSTRIAL	10,000 SF	75 FT	6 STORIES	20 FEET	NONE ON (B) OR (M) OTHERWISE 10 FT	NONE ON (B) OR (M) OTHERWISE 10 FT				
AIRPORT	20,000 FT	100 FT	EST. BY STATE AIRPORT ZONING	15 FEET	1 STORY 6 FT STORIES 10 FT	1 STORY 6 FT STORIES 10 FT	1 STORY 6 FT 2 STORIES 10 FT			
INTERIM	6,000 FT	80 FT	2 STORIES 20 FEET	20 FEET	15 FEET	15 FEET	10 FEET			
AGRICULTURE	2 ACRES	200 FT	2 STORIES & 30 FEET	15 FEET	1 STORY / 6 FEET STORY / 10 FEET	1 STORY / 6 FEET STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET			
RURAL RU-0.5	1/2 ACRE	100 FT	2 STORIES & 30 FEET	15 FEET	1 STORY / 6 FEET STORY / 10 FEET	1 STORY / 6 FEET STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET			
RIURAL RU-1	1 ACRE 2 ACRE	100 FT	2 STORIES & 30 FEET	15 FEET	1 STORY / 6 FEET STORY / 10 FEET	1 STORY / 6 FEET STORY / 10 FEET	1 STORY / 6 FEET 2 STORY / 10 FEET			
ALL SHORELINE PROPERTIES ARE SUBJECT TO SHORELINE SETBACK LAW.										
*PARKING REGULATION: 1/100 SF OF SERVING OR DINING AREA.										
**EXCEPT WHERE THE SIDE OR REAR YARD ABUTS A LOT IN ANY RESIDENTIAL, APARTMENT HOUSE, OR HOTEL DISTRICT, THIS ABUTTING SIDE OR REAR YARD SHALL BE TEN (10) FT.										
***FOR APARTMENT, APARTMENT-HOTEL OR HOTEL USES, SPACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF APARTMENT AND HOTEL DISTRICTS.										
++COTTAGE (ACCESSORY DWELLINGS): MAXIMUM GROSS COVERED FLOOR AREA (INCLUDING ANY STORAGE, COVERED DECKS, WALKWAYS, PATIOS, LANAIS & SIMILAR STRUCTURES, BUT EXCLUDING AN ATTACHED CARPORT OR PARKING SPACE).										
+++LOT AREAS WITH 43,560 - 87,119 SF MAY HAVE A 800 SF COTTAGE, & LOT AREAS WITH 87,120 SF OR MORE MAY HAVE A 1,000 SF COTTAGE										