

# **PULEHU FARM, LLC**

## **Kula 'I'o Frequently Asked Questions**

June 2010

### ***What is the Elevation?***

Elevation ranges from approx. 2,000 to 2,350 feet above sea level.

### ***What is the average rainfall of this area?***

Over the past 20 years the annual rainfall has averaged 22.26". The range has been as low as 7.6" to as much as 43.4". A copy of the rainfall report is available.

### ***What is the general weather pattern of this area?***

Kula is noted for its stable weather pattern and clear skies. Maui's predominant trade winds from the northeast are buffered by the ridgeline of Makawao Kahakapao Forest Reserve. Light winds typically run up the mountain during the day and down the mountain at night. Temperatures range from 50 to 80 degrees during the winter months and 60 to 85 degrees during the summer. Typically, temperatures are 5 to 10 degrees cooler during the day and 10 to 15 degrees cooler at night than sea level.

### ***What was the land used for prior to preliminary subdivision approval of Kula 'I'o?***

The previous owner, Maui Land & Pine used the land for thirty plus years growing pineapple until approx. 2004. Prior use was pasture.

The soil has been tested for nutrients. A copy of the soil report is available.

### ***Are there CCR's? (Covenants Conditions and Restrictions)***

There are CCR's in place to benefit all owners of Kula 'I'o. Many of these covenants are intended to promote quality construction and the feel of a rural, open, country setting. Some of the most common CCR's are: minimum interior house size, maximum building elevations, setbacks and water allocations. A copy of the CCR's is available upon request.

### ***Is there a Home Owners Association?***

Yes, there will be both a Home Owners Association and a Water Association.

### ***How much are the HOA and Water Association Fees?***

Monthly association fees are presently estimated at \$237.00 for HOA and \$320.00 for the Water Association (\$557.00 total). These are estimates based on a projected operating budget.

### ***What will the improvements be like?***

All roads will be private and enter through a stunning lava rock wall gated entry. All the utilities will be underground. A common postal mail station will be at the main entry, in addition there will be a recreational trail located along the southwesterly side of the subdivision.

## **Kula 'I'o Frequently Asked Questions**

### ***How is water provided to my lot?***

Water for domestic and agricultural landscaping use shall be supplied to each parcel by a well and delivered by the private water system. The well is located on Lot 7 within the subdivision. There will be two (2) 60,000 gallon large capacity storage tanks for potable water and a 1.6 million gallon reservoir for non-potable water located on Lot 2.

Each lot shall be serviced by two 3/4" water meters. One water meter will be for domestic use (potable water). The potable water is treated to meet or exceed all State and Federal drinking water standards and guidelines. The second meter will deliver water for irrigation use (non-potable water). Parcels consisting of 15 acres or larger will be issued a 1" water meter for the non-potable water.

### ***Has the water been tested?***

Yes. The water was subject to a series of laboratory analyses in compliance with State and Federal requirements. The water source extends to a depth of over 2,100 feet. The quality of the water is considered excellent.

### ***Are there water restrictions?***

Every lot is allowed a specific amount of both potable and non potable water per month according to the size of the lot.

Each owner is allowed a maximum of 2,250 gallons per day of domestic (potable) water.

Irrigation water (non potable) is dependent upon the size of the lot and is approx. 856/gal/day/acre.

### ***Is there a fee for the water?***

Yes, just as you pay for County Water, there is a fee for private water. The well will be owned and managed by the Kula 'I'o Water Association and each lot owner will be a member. Each owner pays for the amount of water that they use. The first 15,000 gallons of domestic (potable) water is included in the monthly water assessment fee.

Estimated costs are as follows:

- Domestic water \$6.00 /1000 gallons
- Agricultural (non potable) \$4.50 / 1000 gallons

### ***Has an Archeological Survey been done?***

Yes. A study was completed and there were no further recommendations for action required. The report does make reference that there may be some petroglyphs located in the gulches bordering the property, though none were located by the archeologists that surveyed the entire property.

**Kula 'I'o**  
**Frequently Asked Questions**

***When will the subdivision be completed?***

The Developer is seeking to achieve a Bonded Final Subdivision Approval from the County of Maui by October 1, 2010. Construction would begin within 30 days, or by November 1, 2010. Once this work begins they are estimating 13 months to complete the work.

***When can I take possession of and close on my lot?***

Lots will close within 45 days of Bonded Final Subdivision Approval. Physical possession of the lots during the construction phase will be limited due to the ongoing construction activities, however, with adequate notice, the Developer and the contractor will be able to accommodate visits and in some cases, actual construction on a particular lot.

***When will I be able to commence building?***

The Developer is amenable to allowing Buyers and their architects visiting their lots during escrow.

Once the project enters the construction phase the new lot owners will be granted access to their lots to the degree that it can be done safely and does not hinder construction of the subdivision infrastructure. When possible the Developer intends to allow access to landowners for site work and agricultural development, during the construction. The County of Maui may withhold building permits until the completion of the subdivision. Under some circumstances and on a case by case evaluation the County has allowed construction of dwellings while a subdivision is undergoing construction. In these cases the land owner is usually required to sign a non-occupancy agreement until the subdivision is completed. Kula 'I'o owners shall be advised to contact and work with the County directly if they wish to construct prior to the approval of subdivision improvements.

***How do I proceed with an offer on the lot(s) of my choice?***

We will provide you with a copy of the Developer's Purchase Contract to complete together with your Realtor, representative, or attorney. Submit the Purchase Contract with your initial \$10,000 deposit. Upon acceptance, escrow will be opened with Fidelity National Title & Escrow in Pukalani.