



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
313 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu 1, Hawaii

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

on  
MAKAHA BEACH CABANAS  
Farrington Highway, Waianae  
Honolulu, Hawaii

REGISTRATION NO. 51

**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.

December 11, 1964

SPECIAL ATTENTION

Particular attention of purchasers and prospective purchasers is directed to the following:

- (1) MAKAHA BEACH CABANAS is a proposed leasehold condominium project consisting of one hundred and forty-two (142) apartments.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Certificate of Limited Partnership; Master Lease; Assignment of Lease; Sublease; Apartment Lease; Declaration of Horizontal Property Regime; By-Laws of the Association of Apartment Owners; House Rules; Agreement of Purchase and Sale; Certificate of Title; Release of Mortgage; Escrow Agreement; Statement of Program of Financing; Amendment of Lease; Mortgage; Lessor's Consent; Building Plans and Specifications, including Copy of Building Contract and Bond.
- (3) The Developer has submitted final architectural and engineering drawings and plans for Building "A".
- (4) The Developer proposes to make application for a building permit from the City and County of Honolulu.
- (5) The Purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) passed by the Legislature of the State of Hawaii in 1961, which statute was amended by the Legislature in 1962 and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECT: MAKAHA BEACH CABANAS

DEVELOPER: A limited partnership, SUMMER PLACE, consisting of Makaha Beach Cabanas, Inc., as General Partner and various named individuals as Limited Partners.

ATTORNEY REPRESENTING DEVELOPER: Hiroshi Sakai, 303 Capital Investment Building, Honolulu, Hawaii, Telephone 576-365.

LOCATION: In Makaha, Waianae, City and County of Honolulu, State of Hawaii, where the western end of the minor thoroughfare, Lahilahi Street, connects with Farrington Highway. The zoning is hotel-apartment.

TAX KEY: FIRST DIVISION 8-4-04-14, 15, 16 and 17

DESCRIPTION: The land is a leasehold and comprises 97,749 square feet. The 7-story building will be a reinforced concrete building of seventy (70) apartment units covering a ground space of about 6,780 square feet with ten (10) apartments on each floor and will be designated Building "A". The other building is a 9-story reinforced concrete building of seventy-two (72) apartment units covering a ground space of about 5,644 square feet with eight (8) apartment units on each floor. The two buildings are connected to each other by a central elevator structure and stairway by means of concrete walkways for all floors. There will be no basement. The Developer gives notices that there will be seventy-one (71) parking stalls available for this project.

Each of the floors of both buildings will contain one-bedroom apartments. In Building "A" the rooms of the apartments will be numbered A 101 through A 110 and likewise on each floor starting with A 201, A 301, A 401, A 501, A 601, A 701, all of them through 10. In Building "B" the numbering will commence from B 111, B 112, B 113, B 114, B 115 through B 118 and likewise for the second, third, fourth, fifth, sixth, seventh, eighth and ninth floors, the apartment numbers will commence from B 211, B 311, B 411, B 511, B 611, B 711, B 811 and B 911. Each apartment contains approximately 456 square feet within its perimeter walls consisting of the following rooms: one bedroom, one bathroom, one kitchen, living room and an attached lanai of 64 square feet.

COMMON ELEMENTS: The Developer states that the Common Elements will include the two buildings and areas adjacent thereto in Area 2 as follows: (a) the land described in the Declaration; (b) the foundations, columns, girders, beams, supports, bearing walls, chases, entry, halls, stairs, walkways, entrances and exits of said building; (c) all yards, recreation and refuse areas; (d) all ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, cold and hot water, refuse and telephone; (e) two automatic electric passenger elevators; and (f) all other parts of the property existing for the common use or necessary to the existence, maintenance and safety of the buildings.

LIMITED COMMON ELEMENTS: The Developer advises that the limited common elements will be such of the common elements which are rationally related on to a single building as against the other building in Area 2 of the project, or are rationally related only to Building "A" as against Building "B" and vice versa, to the extent of such rational relationship.

RESERVATIONS: The Developer represents that the following reservations are incorporated in the condominium project:

- (1) The Sublessor, Makaha Beach Development Company, reserves the right in its discretion to allocate common interests and common elements appurtenant to Area 1 by filing a revised plan of the subdivision of Area 1 into separate common interests provided that such allocation shall not exceed 432/1000 common interest.
- (2) The Sublessor reserves the right to lease, rent, mortgage, encumber, use, occupy, construct, improve or otherwise utilize Area 1 described herein for any present or future use that is permitted under the zoning law.

OWNERSHIP TO TITLE: The Developer advises that a Certificate of Title issued by Security Title Corporation on September 15, 1964 notes that the Owner of the land is Hawaiian Resorts, Ltd., that the same was leased to Benjamin Masao Hayashi on September 27, 1963. There is filed for the Commission's examination an assignment of lease dated October 19, 1964 from Benjamin Masao Hayashi to Makaha Beach Cabanas, Trustee of Makaha Beach Development Company.

ENCUMBRANCES AGAINST TITLE: The Developer advises (1) a portion of Area 1 adjacent to Lahilahi Street is subject to a 10 foot building set back line and (2) a reservation of mineral rights is reserved in favor of the State of Hawaii.

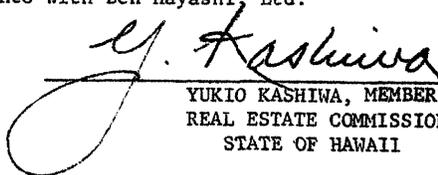
INTEREST TO BE CONVEYED PURCHASER. Each owner of an apartment, whether owned jointly or singly, shall have a 4/1000 undivided interest in and to the land, buildings and the common elements of Area 2. For purposes of voting on matters requiring action by the apartment owners, there shall be a total of 1000 votes, the number of votes being allocated 568/1000 common interest for Area 2 and 432/1000 common interest for Area 1. There shall be 4/1000 vote for each such apartment, whether owned jointly or singly.

PURCHASE MONEY HANDLING: The Developer has filed with the Commission for examination a specimen copy of the escrow agreement to be executed by the Developer and the escrow agent to be selected.

Note: It is incumbent upon the purchaser or prospective purchaser that he reads this escrow agreement which establishes how the proceeds from the sale of apartments are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATION: The By-Laws of Association of Apartment Owners gives the Board of Directors the authority to employ a management agent or manager. As of the date of this report, no "Manager" has been identified.

STATUS OF PROJECT: In his Notice of Intention, the Developer advises that construction on the project will start as soon as interim financing is approved. A building contract will be entered into with Ben Hayashi, Ltd.

  
YUKIO KASHIWA, MEMBER  
REAL ESTATE COMMISSION  
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION  
DEPARTMENT OF REGULATORY AGENCIES  
(Business Registration Division)  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION