



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

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

on
MAKAHA BEACH CABANAS
Farrington Highway and Lahilahi Street
Waianae, Honolulu, Hawaii

REGISTRATION NO. 51

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above 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.

January 22, 1965

SPECIAL ATTENTION

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

- (1) Since the issuance of the Commission's Final Report of December 11, 1964 on this proposed Horizontal Property Regime project, the Developer has advised that changes have been incorporated into the development. This Supplementary Public Report amends the December 11, 1964 document becoming a part of the Public Report on MAKAHA BEACH CABANAS. The Developer is responsible for placing this Supplementary Public Report in the hands of all purchasers and prospective purchasers.
- (2) MAKAHA BEACH CABANAS is a proposed leasehold condominium project consisting of one hundred and sixty-two (162) apartments.
- (3) 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

TAX KEY: FIRST DIVISION 8-4-04-14

DESCRIPTION: The arrangement of apartments and buildings reflects the following changes:

Two nine-story apartment buildings consisting of Building "A" containing nine floors (vice seven floors described in the initial Public Report) with ten apartments on each floor for a total of ninety units. Building "B" remains unchanged as described in the December 11, 1964 document.

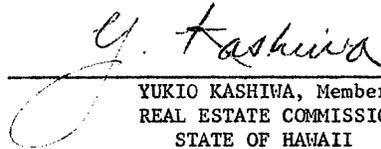
Numbering for Building "A", which will have two additional floors, will be A801 through A810 and A901 through A910.

The total number of parking stalls to be increased to 81.

RESERVATIONS: The Developer amends the Area 1 reservations incorporated in the project as follows:

- (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 512/1160 common interest.

INTEREST TO BE CONVEYED PURCHASER: Under the revisions submitted by the Developer, each owner of an apartment, whether owned jointly or singly, shall have a 4/1160 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 1160 votes, the number of votes being allocated 648/1160 common interest for Area 2 and 512/1160 common interest allocated for Area 1.


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