

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ADDENDUM TO
SUPPLEMENTARY
PUBLIC REPORT
OF JANUARY 22,
1965

on
MAKAHA BEACH CABANAS
Farrington Highway and Lahilani Street
Waianae, 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.

Issued: October 14, 1969

Expires: November 14, 1970

SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 17, 1964, PLUS INFORMATION SUBSEQUENTLY FILED JANUARY 12, 1965 AND ADDITIONAL INFORMATION FILED AS RECENT AS OCTOBER 2, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION INITIALLY OF HIS INTENTION TO SELL AND LATER ADVISING THE COMMISSION OF CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Commission's Final Public Report of December 11, 1964 and the Supplementary Public Report of January 22, 1965 on MAKAHA BEACH CABANAS, Registration No. 51, the Developer reports that changes have been made in the plan or set up as presented in the November 17, 1964 notice of intention to sell and that revisions have been made to the information filed with the Commission on January 12, 1965.
2. Developer under date of October 2, 1969 filed with the Commission the following:

- a. Financing Commitment Letter dated June 30, 1969 from Pacific Savings and Loan Association.
 - b. Copy of Escrow Agreement dated September 25, 1969, with Pacific Savings and Loan Association.
 - c. Copy of Title Report dated September 19, 1969 by Security Title Corporation.
 - d. Plans and specifications prepared by Tongg Associates, Inc. dated September 17, 1969.
 - e. Form of Receipt, Ratification and Subordination to be executed by all purchasers.
 - f. Copy of Financing Statement.
3. The changes subsequently made are determined to be a material revision to the information disclosed earlier which, on examination, caused the Commission to publish a Final Public Report and a Supplementary Public Report. This Addendum to Supplementary Public Report (pink paper stock) amends the Supplementary Public Report dated January 22, 1965 (pink paper stock), and the Final Public Report (white paper stock), becoming a part of the MAKAHA BEACH CABANAS registration.

The Developer is responsible for placing a true copy of this Addendum to Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Supplementary Preliminary Report dated January 22, 1965 and the Final Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read all three reports.

4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and updating information disclosed therein.
5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
6. The Commission, pursuant to Section 514-54, Hawaii Revised Statutes, issues this order extending the effective period of this report:

THIS ADDENDUM TO SUPPLEMENTARY PUBLIC REPORT OF JANUARY 22,
1965 EXTENDS THE EFFECTIVE PERIOD OF THE FINAL PUBLIC REPORT.
THE REPORT IS NO LONGER EFFECTIVE AFTER NOVEMBER 14, 1970.

NAME OF PROJECT: MAKAHA BEACH CABANAS

ATTORNEY REPRESENTING DEVELOPER: HIROSHI SAKAI, 909 City Bank Building, 810 Richards Street, Honolulu, Hawaii, Telephone 531-4171.

DESCRIPTION: The description of the land and buildings remains unchanged since the Final Public Report dated December 11, 1964 and Supplementary Public Report dated January 22, 1965. The building which is the subject of this report is the 9-story building, Building "B", as described in said Final and Supplementary Public Reports. The total number of parking stalls is to be increased to 162, subject to change by the Developer in its sole discretion. Parking stalls are not appurtenant to apartments.

Plans and specifications for Building "B", prepared by Tongg Associates, Inc. dated September 17, 1969, have been filed with the Commission and are on file at the office of the Developer.

FINANCING PROGRAM: A financing commitment for the project has been made with Pacific Savings and Loan Association, a Hawaii corporation. A copy of this commitment, contained in a letter dated June 30, 1969 from the President of Pacific Savings and Loan Association to the Developer has been filed with the Commission.

PURCHASE MONEY HANDLING: A new Escrow Agreement dated September 25, 1969 has been executed with Pacific Savings and Loan Association as Escrow Agent.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners gives the Board of Directors the authority to employ a management agent or manager. The management agent is Aaron M. Chaney, Inc., 1600 Kapiolani Boulevard, Honolulu, Hawaii, Telephone 946-1411.

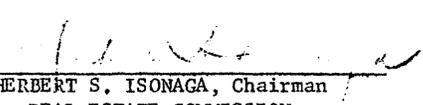
OWNERSHIP TO TITLE: Ownership of title is as stated in the Final Public Report dated December 11, 1964. A title report issued September 19, 1969 by Security Title Corporation has been filed with the Commission.

STATUS OF PROJECT: The name of the contractor is the same as that specified in the Final Public Report dated December 11, 1964. The completion date is estimated to be 11 months after the commencement of construction.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted November 17, 1964 and information subsequently filed as late as October 2, 1969.

This ADDENDUM TO SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 51 filed with the Commission on November 17, 1964.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.


HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:sw

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

October 14, 1969
Registration No. 51