



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
THE MARINA CLUB
Kawaiahae Street and Kawaiahae Place
Honolulu, Hawaii

REGISTRATION NO. 59

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.

March 24, 1965

SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

- (1) THE MARINA CLUB is a proposed leasehold Horizontal Property Regime project consisting of twenty-one (21) dwelling units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice Of Intention; Articles of Association and Affidavit of Officers, By-Laws of the Developer; Certificate of Title; Sale Deposit Contract (on offer to lease); Declaration of Horizontal Property Regime; Verified Statement - Description of Land and Buildings; By-Laws of the Association of Dwelling Owners; Sale Deposit Contract; Contract of Sale; Assignment and Consent - Dwelling Lease; Escrow Agreement; Agency Contract; Management Contract; Building Contract; Preliminary Drawings and Plans; Specifications; and Statement of Financing.
- (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: THE MARINA CLUB

DEVELOPER: Personal Security Investment Company, Inc., 2424 Kalakaua Avenue, Honolulu, Hawaii, Telephone 933158. A Hawaii corporation, registered with the Director, Department of Regulatory Agencies, State of Hawaii, February 15, 1963.

The officers are as follows:

L. L. Fortna, President	225 Liliuokalani Ave., Apt 10C Honolulu, Hawaii
Robert S. Craig, Vice President	1511 Nuuanu Ave., Honolulu, Hawaii
Donald A. Corbin, Secretary and Treasurer	259 A No. Kalaheo Ave., Honolulu, Hawaii
Helen McGoldrick, Ass't. Secretary	2424 Kalakaua Ave., Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Robertson, Castle & Anthony, (Attn: Mr. Robert E. Brown), 312 Castle & Cooke Building, P. O. Box 3199, Honolulu, Hawaii. Telephone 571941.

TAX KEY: FIRST DIVISION 3-9-35-7 and 8.

ZONING: Apartment - B.

DESCRIPTION: There shall be 2 one and two story buildings and one two story building, constructed principally of wood and concrete tile and containing a total of 21 attached dwellings, all as more fully designated and described below and as shown on the Condominium File Plan. The location of each dwelling shall be as shown on the Condominium File Plan and the immediate common element to which each dwelling shall have access shall be a walkway leading to a public street. The identification letter, approximate square footage and number of rooms of each dwelling, together with the approximate square footage of the privacy area appurtenant to each dwelling are as follows:

Dwelling Number	Home Type	Home Area (sq. ft.)	No. of Rooms	Privacy Areas (Sq. Ft.)				Total
				Carport	Covered	Lanai	Patio	
M-11	D	1,040	8	144	360	600	1,104	
M-12	A	1,160	7½	144	180	300	624	
M-13	A	1,160	7½	144	180	300	624	
M-14	A	1,160	7½	144	180	300	624	
M-15	D	1,040	8	144	360	1,100	1,604	
M-21	C	624	5	144	216	--	360	
M-22	B	832	6½	144	144	--	288	
M-23	B	832	6½	144	144	--	288	
M-24	B	832	6½	144	144	--	288	
M-25	A	1,160	7½	144	180	--	324	
M-26	B	832	6½	144	144	--	288	
M-27	B	832	6½	144	144	--	288	
M-28	B	832	6½	144	144	--	288	
M-29	C	624	5	144	216	--	360	
M-31	B	832	6½	144	144	656	944	
M-32	B	832	6½	144	144	96	384	
M-33	B	832	6½	144	144	96	384	
M-34	B	832	6½	144	144	96	384	
M-35	B	832	6½	144	144	96	384	
M-36	A	1,160	7½	144	180	120	480	
M-37	A	1,160	7½	144	180	520	880	

COMMON ELEMENTS:

- (a) The land described in the Declaration;
- (b) The foundations, concrete flooring, columns, girders, beams, supports, perimeter, partition and bearing walls, roofs and ceilings of the residential buildings and carports, excluding the finished interior portions of all walls, concrete flooring and ceilings of the residential buildings;

- (c) The yards, gardens, parking areas, putting greens, clubhouse, swimming pools, and storage spaces;
- (d) Central and appurtenant installations, including all pipes, wires, cables, conduits and other utility lines running within said land to and through the buildings and/or carports, for services such as power, light, gas, hot and cold water, incinerators and radio and television signal distribution;
- (e) Any and all apparatus and installations existing for common use; and
- (f) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS:

- (a) One or more privacy areas (including a private lanai) designated on said Condominium File Plan by the same letter as each dwelling, of varying sizes as indicated;
- (b) One stall for a car within a carport designated on said Condominium File Plan by the same letter as each dwelling; and
- (c) All other elements of the property, including, but not being limited to, the concrete walks and driveways which are rationally of limited common use by less than all of said dwellings.

INTEREST TO BE CONVEYED TO PURCHASER: The Declaration represents that each dwelling shall have appurtenant thereto the respective undivided interest in the common elements as specified and established herein for such dwelling, such interest being defined and referred to herein as the "common interest". The common interest, the proportionate share in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Dwelling Owners of the project, hereby established for each dwelling, shall be set forth in percentages as follows:

<u>Dwelling</u>	<u>Percentage Interest</u>	<u>Dwelling</u>	<u>Percentage Interest</u>
M-11	5.703	M-26	4.373
M-12	5.323	M-27	4.373
M-13	5.323	M-28	4.373
M-14	5.323	M-29	3.612
M-15	5.894	M-31	4.943
M-21	3.612	M-32	4.563
M-22	4.373	M-33	4.563
M-23	4.373	M-34	4.563
M-24	4.373	M-35	4.563
M-25	5.132	M-36	5.132
		M-37	5.513

OWNERSHIP TO TITLE: The Certificate of Title, January 26, 1962 states that the land on which the structures and improvements are to be constructed is owned in fee simple by the Trustees under the Will and of the Estate of Bernice Pauahi Bishop, deceased.

ENCUMBRANCES AGAINST TITLE: The Notice of Intention describes the encumbrances as being the Declaration of Protective Provisions recorded in the Bureau of Conveyances in Book 4327, Page 229; and all easements required for drainage, sewers and any utilities serving Lots 6 and 7, File Plan 801.

PURCHASE MONEY HANDLING: An Escrow Agreement has been executed between Personal Security Investment, Inc. as "Developer", and First National Bank of Hawaii, as the "Bank". The arrangement was executed February 4, 1965.

Note: It is incumbent upon the purchaser that he reads this Escrow Agreement which establishes how the proceeds from the sale of dwelling units are placed in trust, as well as the retention and disbursement of the trust funds.

MANAGEMENT AND OPERATION: A specimen, unexecuted copy of the Management Contract has been filed for examination. This document identifies Personal Security Investment Company, Inc. as the "Managing Agent". The By-Laws of the Association of Dwelling Owners gives the Board of Directors the responsibility of managing and operating the project.

STATUS OF PROJECT: A building contract was executed January 21, 1965 between the Developer and Global Contractors, Inc. The Notice of Intention represents that completion date is anticipated within five months after commencement date. In the initial registration the Developer stated that construction was to start on or about March 1, 1965.

This Final Public Report modifies and amends the Preliminary Public Report issued July 20, 1962 on:

HAWAII-KAI CONDOMINIUM PROJECT
Lots 3, 4-A, 4-B, and 5 through 23 inclusive.
File Plan 801
REGISTRATION NO. 7


JACK K. PALK, Chairman
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