



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
424 SO. BERTANIA STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

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

on  
VILLA MARINA  
130 Kawaihae Street  
Maunaloa, Honolulu, Hawaii

REGISTRATION NO. 78

**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.

June 3, 1965

SPECIAL ATTENTION

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

1. VILLA MARINA is a proposed leasehold condominium project consisting of eighty-four (84) dwelling units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Developer's Articles of Association and Affidavit of Incorporation and By-Laws; Certificate of Amendment of Articles of Association; Development Agreement with Kaiser Hawaii-Kai Development Co.; Master Lease (Specimen); Declaration of Horizontal Property Regime; Reservation to Purchase Apartment (Specimen); Apartment Lease (Specimen); By-Laws of the Association of Apartment Owners (Specimen); Escrow Agreement (Executed); Map of File Plan 901; Topographic Map; and Preliminary Drawings of Typical Floor Plans, Building Elevation and Parking Garage.
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. This statute was amended by the Legislature in 1962 and again in 1963 and 1964.

NAME OF PROJECT: VILLA MARINA

DEVELOPER: D & S PACIFIC LTD. (formerly identified as VILLA MARINA, INC.), 320 Ward Avenue, Honolulu, Hawaii. Telephone 563-818. A Hawaii corporation registered with the Director of Regulatory Agencies, State of Hawaii, September 25, 1964. Under the Certificate of Amendment of Articles, the Developer gave notice of the change of Name from VILLA MARINA, INC. to D & S PACIFIC, LTD. This document was filed with the Director of Regulatory Agencies on October 27, 1964. The officers are as follows:

John W. Driver, President and Director	Rm 202, 320 Ward Avenue, Honolulu, Hawaii
Stanley Y. Mukai, Vice President	1060 Bishop Street, Honolulu, Hawaii
Joseph Y. Sotomura, Secretary-Treasurer and Director	666 Kohou Street, Honolulu, Hawaii
William W. Saunders, Director	1060 Bishop Street, Honolulu, Hawaii
Judy Bishop Driver, Assistant Treasurer	Rm 202, 320 Ward Avenue, Honolulu, Hawaii
Mary Joan Trueblood, Assistant Secretary	1060 Bishop Street, Honolulu Hawaii

ATTORNEY REPRESENTING DEVELOPER: Lewis, Saunders and Sharpless, (Attn: Mr. Charles W. Key), 1060 Bishop St., P. O. Box 3117, Honolulu, Hawaii 96802. Telephone 562-128.

LOCATION: The land committed to the regime, approximately 108,166 square feet, lies on the westerly (Ewa) boundary of the Kaiser Hawaii-Kai Development and the project is situated on the west side of Kawaihae Street, where it meets May Way and Maunalua Avenue, at Maunalua, Honolulu, Hawaii.

TAX KEY: FIRST DIVISION 3-9-35-13

ZONING: Apartment-C

DESCRIPTION: The proposed Declaration submitted as part of the Notice of Intention states that the project is divided into the following separate freehold estates:

Apartments. Eighty-four (84) separately designated and described freehold estates consisting of the spaces within the perimeter walls of each of the apartments to be constructed on the described land, which spaces are designated on the plans and described as follows: There are twelve (12) floors, but only six (6) floors have corridors, each apartment having its living areas on the floor with a corridor and having its bedrooms on the floor above without a corridor. The apartments are numbered "1" through "14" on each floor, and these numbers are preceded by the tenth which corresponds to such floor, to wit: those on the first floor bear the numbers "101", "102", etc. and those on the other floors are numbered similarly. Each apartment has ingress and egress by means of the open hallway running across the face of the building on every other floor. Each apartment contains approximately 1,085 square feet within its perimeter walls and consists of the following rooms: two bedrooms, one and one-half bathrooms, two closets, one storage area, kitchen and dining area, and one living-room area with adjacent entry hall.

The specimen Declaration states that the respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as defined. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing

within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, including plaster, paint, wallpaper and fixed carpet, and the built-in fixtures including stoves, garbage disposers and dishwashers.

The Notice of Intention reflects that there will be one parking stall appurtenant to each of the eighty-four (84) apartments and eighty-four (84) available for rent to apartment owners for a total of 168 spaces.

COMMON ELEMENTS: A freehold estate consisting of portions of the project, being described and referred to as "Common Elements", which definition includes the residential building, parking garage as herein limited and the property on which they are located and specifically includes, but not limited to: (a) said land, ingress and egress to which shall be only from Kawaihae Street; (b) all foundations, columns, girders, beams, supports, bearing walls, roofs, chases, halls, corridors, garden and entrance lanais, lobbies, stairs, stairways, entrances and exits of said buildings; (c) all roadways, yards, gardens and picnic and recreational areas, including the pavilion swimming pool and tennis court; (d) covered parking areas and storage facilities marked on the condominium file plan and being appurtenant to a specific apartment; (e) all tanks, pumps and ducts and other central and appurtenant installations for services including power, light, gas, cold and hot water, refuse, telephone and television; (f) all laundry facilities located within the residential building; (g) automatic electric passenger elevator, with elevator penthouse and appurtenant equipment; (h) the entire ground floor or mall level of the residential building, together with an apartment, with its designated storage and parking space, reserved for use by the resident manager of the project; and (i) the space within the parking facilities and garage designated on the plans as being parking facilities for the Developer shall become common elements from and after a date to be specified.

LIMITED COMMON ELEMENTS: Certain parts of the Common Elements, called and designated Limited Common Elements are set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements so set aside and reserved are as follows: (a) one parking space designated on the plans by number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment; (b) one storage space located within the parking area and designated on said plans by number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto the respective undivided one-eighty-fourth (1/84) fractional interest in the Common Elements as specified and established for such apartment, such interest being defined and referred to as the "common interest." The common interest, the proportionate share in the profits and common expenses of the project shall be in said fraction for each dwelling and each apartment shall have one vote in the Association of Apartment Owners of the project.

OWNERSHIP TO TITLE: The land is held in fee simple by the Trustees under the Will and of the Estate of Bernice Pauahi Bishop, deceased.

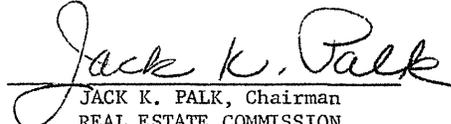
ENCUMBRANCES AGAINST LAND AND BUILDINGS: The Notice of Intention states that the project is subject to all easements and setback lines designated on File Plan 901 record in the Bureau of Conveyances, State of Hawaii, or required for drainage, sewers and any utilities serving the described parcel.

PURCHASE MONEY HANDLING: The Developer has filed an executed copy of the Escrow Agreement in which SECURITY TITLE CORPORATION is identified as the "Escrow Agent" and the Developer, D & S PACIFIC, LTD. is identified as the "Seller."

Note: It is incumbent upon the prospective purchaser that he reads this 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 fund.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Apartment Owners (Specimen) empowers the Board of Directors with the authority to manage and operate the project, and appoint and dismiss personnel necessary for the operation and maintenance functions. At the date of this public report no managing agent has been identified.

STATUS OF PROJECT: On the date the Notice of Intention was filed with the Commission, April 26, 1965, the Developer advised that no construction had started and it is anticipated to commence work on the site after pre-sale of apartments. At the date of this report no construction work has started on the project.

  
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 DEPT., CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION