



**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  
MARINE SURF WAIKIKI  
Seaside Avenue and Waikolu Way  
Honolulu, Hawaii

REGISTRATION NO. 100

**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.

October 25, 1965

SPECIAL ATTENTION

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

1. MARINE SURF WAIKIKI is a proposed fee simple condominium project to consist of two hundred thirty-two (232) apartment units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Developer's Articles of Incorporation; Affidavit of Officers and By-Laws; Four Separate Option Agreements; Four Separate Transfer Certificates of Title; Optionees Agreement of Sale to Developer; Escrow Agreement (Executed); Apartment Deed; Verified Statement of Description; Statement of Program of Financing; Building Contract (A.I.A. Sample Form); Performance Bond (A.I.A. Sample Form); Declaration of Horizontal Property Regime; By-Laws of the Association of Apartment Owners; Deposit Receipt and Sales Contract; Lender's Letter of General Committal; and Preliminary Drawings and Plans.
3. The Developer on October 15, 1965, advised the Commission that the Declaration and By-Laws for this project were recorded October 15, 1965 in the Office of the Assistant Registrar of the Land Court of Hawaii as Document No. 372591, and duly noted on Certificates of Title Nos. 43,983, 59,159, 68,570, and 75,290.

further, the Developer represents that floor plans for this project have also been recorded with the Assistant Registrar's office as Condominium Map No. 16.

4. The Developer, complying with the Commission's Supplementary Filing requirements of July 23, 1965, has submitted a statement showing all costs involved in completing the project. The method of financing costs involved in completing the project is represented in the Statement of Program of Financing submitted as part of the registration through the Notice of Intention.
5. The Developer, in receiving this Final Report, is cognizant of the Commission's requirement that he shall not commence construction of the building until satisfactory evidence is presented to this regulatory body that there are sufficient funds to cover all costs involved in completing the project.
6. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii, as amended, which relates to Horizontal Property Regimes.

NAME OF PROJECT: MARINE SURF WAIKIKI

LOCATION: 350, 354, 364 Seaside Avenue and 2246 Waikolu Way, Waikiki, Honolulu, Oahu, Hawaii.

DEVELOPER: MARINE SURF WAIKIKI, INC., Suite 1416, Ala Moana Building, 1441 Kapiolani Blvd., Honolulu, Hawaii. Registered August 2, 1965 with the Director, Department of Regulatory Agencies, State of Hawaii. The officers are:

Colin Russel Wyndham de Silva	President and Treasurer	4220 Carnation Place Honolulu, Hawaii
Hugh A. Menefee	Secretary	2987 Kalakaua Avenue Honolulu, Hawaii
Stephen R. Farrand		2215 Lambert Drive Pasadena, California
Jean Farrand		2215 Lambert Drive Pasadena, California

ATTORNEY REPRESENTING DEVELOPER: HENSHAW, CONROY and HAMILTON, (Attention: Mr. Dwight M. Rush), 1410 First National Bank Building, Honolulu, Hawaii. Telephone 561-002.

TAX KEY: FIRST DIVISION 2-6-19-1, 2, 3, 4

ZONING: Hotel-Apartment

DESCRIPTION: There is one twenty-four (24) story proposed apartment building, containing a total of two hundred thirty-two (232) apartment units. The building contains 12 apartments on each of the 4th through 22nd floors, except the 12th floor which contains 10 apartments. The 23rd floor will contain 4 penthouse apartments. On the ground or first floor, there will be located two commercial apartments, designated Commercial Apartment A and Commercial Apartment B.

Each of the apartments of the project from the 4th through the 22nd floors will be identified by a three or four-digit number, the first digit or digits indicating the floor and the remaining digits indicating the number of the apartment. The four apartments on the 23rd floor will be identified as PH-1, PH-2, PH-3 and PH-4.

The project will contain two hundred twenty-four (224) studio apartments, two (2) one-bedroom apartments, four (4) penthouse apartments and two (2) commercial apartments. Each studio apartment contains approximately 448 square feet of floor space, including a private lanai, and consists of the following rooms: one combination living room, kitchen and bedroom, one bathroom and one dressing room, and one private lanai. In addition, studio and the one-bedroom apartments

designated with the final numbers 01 and 11 on the 4th floor through the 22nd floors have an additional private lanai containing 112 square feet. Each one-bedroom apartment containing approximately 1,008 square feet of floor space including two lanais, and consists of the following rooms: one bedroom, one and one-half bathrooms, one combination living room and kitchen, one dressing room and two private lanais. Penthouse Apartments PH-2 and PH-4 contain approximately 1,312 square feet of floor space including two lanais each, and Penthouse Apartments PH-1 and PH-3 contain approximately 1,495 square feet of floor space including two lanais each. Penthouse Apartments PH-1, PH-2, PH-3 and PH-4 consist of the following rooms: One bedroom, two bathrooms, a living room, a kitchen-dining room, a storage room and two private lanais. Commercial Apartment A contains one room of approximately 784 square feet and Commercial Apartment B contains one room of approximately 4,022 square feet.

COMMON ELEMENTS: The verified statement describing the project represents that the common elements shall include: (a) the land described in fee simple; (b) all foundations, columns, girders, beams, supports, bearing walls, roofs, chases, chutes, entry halls, stairs, walkways, entrances and exits of said building; (c) all yards and refuse areas; (d) all parking areas; (e) all ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, cold and hot water, refuse and telephone; (f) two automatic passenger elevators with elevator housing and appurtenant equipment; (g) swimming pool and pool recreation area including two shower dressing rooms and two toilet rooms; (h) the area on the ground floor of the building designated as "General Office", together with the parking space assigned to said unit reserved for use by the manager of the project. There is also a lobby, a maintenance room and utility room on the ground floor; (i) utility room and mechanical room on floors 4 through 23; and (j) mechanical room on the 24th floor.

LIMITED COMMON ELEMENTS: The Developer states that certain parts of the common elements, called and designated as "limited common elements", are hereby 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 condominium file plan by the number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment; (b) each entry hallway adjoining an apartment or apartments shall be appurtenant to and for the exclusive use of such apartment or apartments which it adjoins.

INTEREST TO BE CONVEYED PURCHASER: The Declaration states the apartments shall have appurtenant thereto an undivided percentage interest in the common elements as follows:

Studios	.00386
Studios with extra lanai	.00483
One-Bedroom Apartment	.00870
PH-2 and PH-4	.01132
PH-1 and PH-3	.01290
Commercial Apt. A	.00676
Commercial Apt. B	.03556

Such interest is defined and referred to in the Declaration as the "common interest." The common interest, the proportionate shares in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Apartments Owners of the project, shall be in said percentage for each apartment.

OWNERSHIP TO TITLE: Transfer Certificates of Title, submitted in reproduced form to the Commission, reflect the following as to ownership of the 23,390 square feet of land committed to the condominium project.

Toshiaki Oi and Kiyoko Oi, husband and wife, fee simple owners of  
LOT: 91 area 4,500 square feet and an undivided one eighth (1/8th)  
 part of and interest in and a perpetual right-of-way in common with

the **other** owners thereof over, across, along and upon LOT 77, area 5,200 square feet, as shown on Map 4, filed with Land Court Application No. 551.

Nathan Davis and Emily Campbell Davis, husband and wife, are owners in fee simple, as Joint Tenants, of

LOT: 92 area 3,600 square feet and an undivided one eighth (1/8th) part of and interest in and a perpetual right-of-way, in common with the other owners thereof, over, across, along and upon LOT 77, area 5,200 square feet, as shown on Map 4, filed with Land Court Application No. 551.

Francis Joseph Smith, unmarried, fee simple owner of

LOT: 93 area 3,600 square feet shown on Map 4, filed with Land Court Application No. 551.

Kenneth C. Morley and Jean Thomson Morley, husband and wife, fee simple owners of

LOTS: 94 area 3,600 square feet,  
95 area 3,595 square feet,  
96 area 4,500 square feet as shown on Map 4, filed with Land Court Application No. 551.

The Notice of Intention reflects that Henry Wong Kong Tom has a leasehold interest in the title to land placed in the regime.

The Developer has submitted to the Commission, as a part of the filing, option agreements of Nathan Davis and Emily Davis, Frances Joseph Smith, Toshiaki Oi and Kiyoko Oi granting Kenneth Charles Morley and Jean Thomson Morley options to purchase three of the six lots described in the declaration.

Notice is given in the registration that upon exercise of options and payment of agreement of sale, the Developer will secure a lien letter on the properties described. This document, when issued, is to be submitted to the Commission.

ENCUMBRANCES AGAINST THE LAND: The Developer advises that upon exercise of options, all mortgages will be paid and released.

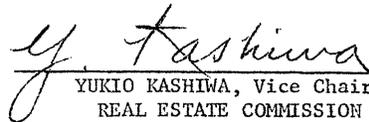
PURCHASE MONEY HANDLING: The Developer has filed an executed copy of an escrow agreement, as at August 23, 1965, naming SECURITY TITLE CORPORATION as "Escrow."

Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the escrow agreement pursuant to which the manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of dwelling units are established.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners state that the Board of Directors has the authority to employ a person or firm to manage the project. MANAGEMENT FACTORS, INC., is identified in the Notice of Intention as the manager-nominee.

STATUS OF PROJECT: The Developer states that construction of the project will start upon sale of apartments. In the Statement of Program of Financing, the Developer anticipates that the building will be completed within twelve (12) months of ground-breaking. PACIFIC CONSTRUCTION CO., LTD., is identified in the condominium project filing as the contractor. The Commission has not been advised of a date on which construction of the project will commence.

This final HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 100, dated October 25, 1965.

  
YUKIO KASHIWA, Vice Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION  
DEPARTMENT OF REGULATORY AGENCIES  
(Business Registration Division)  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, C&C OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION -4-

REGISTRATION NO. 100