REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on

KAIMALA MARINA
Lunalilo Home Road, Hawaii-Kai
Honolulu, Hawaii

REGISTRATION NO. 355

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 but may only take reservations therefore after

(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: November 4, 1970
Expires: December 4, 1971

SPECIAL ATTENTION

A comprehensive reading of this 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 OCTOBER 20, 1970. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, HAWAII REVISED STATUTES, CHAPTER 514.

1. KAIMALA MARINA is a proposed leasehold condominium project consisting of ninety (90) residential apartments arranged throughout nine separate apartment buildings designated by the first number of a three digit series as Buildings 1 through 9, inclusive. There are a total of six one-bedroom one level apartments, six two-bedrooms one level apartments, nine three-bedrooms one level apartments, six four-bedroom two level apartments, 63 three-bedroom two level apartments, and one one-bedroom apartment for the resident manager which latter is a common element, within the project. Each apartment shall have two parking stalls located in the parking area as an appurtenant limited common element. The common elements include the swimming pool and its appurtenant facilities, the boat docks, the grounds and driveways and 21 guest parking stalls.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been filed in the office of the recording officer.

4. No advertising or promotional matter has been submitted pursuant to rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquant himself with the provisions of Hawaii Revised Statutes, Chapter 514, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.

6. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, November 4, 1970, unless a Supplementary Public Report is published or the Commission, upon review of registration, issues an order extending the effective period of this report.

NAME OF PROJECT: KAIMALA MARINA

LOCATION: The approximate 4.924 acres of land to be committed to the regime is situated on Lunalilo Home Road, at Maunalua, Honolulu, City and County of Honolulu, State of Hawaii.

TAX KEY: First Division 3-9-08-01

ZONING: A-3 under the Comprehensive Zoning Code of the City and County of Honolulu.

DEVELOPER: OCEANIC PROPERTIES, INC., 700 Bishop Street, Honolulu, Hawaii, Telephone 531-8061.

The officers are:

Warren G. Haight	President
Donald Rietow	Vice President, Administration
R. A. Minckler	Vice President and Treasurer
William Curlett	Vice President, Commercial Development
R. Y. Tsuyemura	Vice President
George W. Y. Yim	Vice President & Secretary
Stanley Lee	Controller
Ralph E. Erickson	Assistant Secretary
Richard M. Macfarlane	Assistant Secretary
Bronson Baker	Assistant Secretary & Assistant Treasurer
Paul Ishii	Assistant Controller

ATTORNEY REPRESENTING DEVELOPER: Chun, Kerr & Dodd (Attention: Edward Y. C. Chun, 1408 Amfac Building, 700 Bishop Street, Telephone 531-6575).

DESCRIPTION: The proposed Declaration of Horizontal Property Regime reflects that the project is to consist of ninety (90) residential apartments arranged throughout nine separate two and three-story apartment buildings situate upon the 4.924 acres of land hereinbefore described.

Each apartment shall consist of the space measured horizontally by the distances between the interior surfaces of the perimeter walls of each apartment, and the space measured by the area of the lanai, patio, balcony, or private yard of each apartment; and measured vertically by the distance between the topside surface of the concrete floor and the underside surface of the ceiling.

The principal materials of which the apartment buildings shall be constructed are as follows: The ground floor slabs shall be of poured reinforced concrete; the flooring above the ground floor shall be concrete on wood framing, poured in place; the structural frame walls, and the perimeter walls between apartments, shall be of wood with stucco and cedar shingle finishes with plasterboard interiors; the walls within each apartment shall be on wood studs covered with plasterboard; the stairs shall be of reinforced concrete; the interior concrete floors of the apartments shall be covered with carpet or vinyl asbestos tile.

The apartments will be of four general types: one bedroom; two bedrooms; three bedrooms; and four bedrooms. The one-bedroom apartments are located on the ground level and consist of a bath, kitchen, bedroom and living-dining area. The two

bedroom, one level apartments are located on the ground level and consist of two baths, kitchen, two bedrooms, and living-dining area. The three bedroom, one level apartments are located on the ground floor and consist of three baths, kitchen, three bedroom and living-dining area. The four bedroom, two level apartments are located on the second and third floors of Buildings 1, 2 and 3 and consist of three baths, kitchen, four bedrooms, living-dining area, and family room. The three bedroom, two level apartments are located on the second and third floors of Buildings 1, 2 and 3 and on the ground and second floors of Buildings 4 to 9, inclusive, and consist of a two and one-half baths, kitchen, three bedrooms, and living room. The floor area of each apartment, together with the area of its appurtenant lanai, patio, balcony and/or private yard, and also its appurtenant individual percentage interest in the common elements are shown in the attached Exhibit "A".

COMMON ELEMENTS: The proposed Declaration reflects that the common elements shall include all of the land and improvements other than apartments specifically including:

(a) Said land in fee simple;

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter load-bearing walls, roofs, and walkways around and between said building;

(c) All yards, grounds, landscaping, mail boxes, refuse facilities, swimming pool, boat moorings, and like facilities;

(d) All driveway and parking areas;

(e) All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities, installations for services including power, light water, gas, air conditioning, refuse, telephone and radio and television signal distribution.

(f) The resident manager's apartment, which is inclusive of a residential unit on the second floor for such resident manager's personal use, and the recreation room, cooking facility and restroom and office on the ground floor for common use; and

(g) Twenty-one (21) guest automobile parking spaces so designated on said Condominium Map.

LIMITED COMMON ELEMENTS: The proposed Declaration, reflects that the limited common elements include:

(a) Automobile parking spaces designated on said Condominium Map by the number corresponding to the number of each residential apartment shall be appurtenant to and for the exclusive use of such apartment.

(b) Each stairway adjoining an apartment shall be appurtenant to and for the exclusive use of such apartment which it adjoins.

(c) One storage locker, located in the parking area, shall be designated an exclusive appurtenance to each apartment.

INTEREST TO BE CONVEYED TO PURCHASER: The proposed Declaration reflects that the undivided interests, referred to above, established and to be conveyed with the respective "apartments" cannot be changed, and the Developer/Owner covenant and agree that the undivided interests in the "common areas and facilities" and the leasehold titles to the respective "apartments" to be conveyed, shall not be separated or separately conveyed, and each said undivided interest shall be deemed to be conveyed or encumbered with its respective "apartment" even though the description in the instrument of conveyance or encumbrance may refer only to the leasehold title to the "apartment." The proportionate shares of the separate owners of the respective "apartments" in the profits and common expenses in the "common areas and facilities" as well as their proportionate representation for voting purposes in the Association of Apartment Owners shall be the undivided interest shown above.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration reflects that the "apartments" are intended to be used as residential apartments.

OWNERSHIP OF TITLE: A Certificate of Title issued October 19, 1970, prepared by Title Guaranty of Hawaii, Incorporated, certifies that the Trustees of the Bernice P. Bishop Estate have title to the land committed to the project. Exhibits submitted as part of the Certificate of Title indicate that Kaiser Hawaii-Kai Development Company holds the development rights to said land by an unrecorded Development Agreement dated April 27, 1961. By contract dated February 28, 1969, a copy of which was filed with the Real Estate Commission, Kaiser Hawaii-Kai Development Company assigned its development rights to Oceanic Properties, Inc.

ENCUMBRANCES AGAINST TITLE: The Certificate of Title certify that there are no liens or encumbrances of whatsoever kind or nature against said title save and except the following: Taxes for the Fiscal Year - July 1, 1970 through June 30, 1971, are now a lien; Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 4475; Declaration of Protective Provisions made by the Trustees of the Estate of Bernice Pauahi Bishop, dated April 3, 1970 and recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 7156 on Pages 81-94.

NOTE: Purchasers should familiarize themselves with the Declaration of Protective Provisions.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated October 22, 1970, identifies Title Guaranty Escrow Services, Inc., a Hawaii corporation, as Escrow Agent. On examination the specimen Contract of Sale and the executed Escrow Agreement are found to be in compliance with Hawaii Revised Statutes, Chapter 514, and particularly Hawaii Revised Statutes, Section 514-35 and Section 514-36 through Section 514-40.

Among other provisions the executed Escrow Agreement states that a purchaser under contract of sale, upon written request, shall be entitled to a refund of all monies deposited with Escrow, without interest, if any of the following events shall have occurred: (1) If funds were obtained from an apartment purchaser prior to the issuance of a final public report upon the project by the Real Estate Commission, and there is a change in the plans for the said buildings requiring the approval of the official of the City and County of Honolulu having jurisdiction over the issuance of permits for the construction of buildings, unless Developer obtains the written approval or acceptance of such specific change in building plans by such apartment purchaser; (2) The Final Public Report upon the project differs from the Preliminary Public Report upon the project issued by the Real Estate Commission of the State of Hawaii in any material respect; (3) Such Final Public Report is not issued within one year from the date of issuance of such Preliminary Public Report; and (4) The Developer shall not have delivered to Escrow Agent any purchaser's receipt for a copy of the Final Public Report within ninety (90) days after the issuance thereof.

The specimen Contract of Sale states that the terms of the Escrow Agreement are made a part of the Contract of Sale by reference. The specimen Contract of Sale also states that the Developer shall have the right to rescind the Contract of Sale if it fails to sell seventy-two (72) apartments prior to December 31, 1971. It is incumbent upon the purchaser and prospective purchaser that he reads with care the Contract of Sale and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the dwelling units and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATIONS: The By-Laws empower the Board of Directors with the authority to acquire and pay for the services of a person or firm to manage the Horizontal Property Regime. Subject to the ratification and approval of the Association of Apartment Owners, the Developer has entered into a Property Management and Agency Agreement with Aaron M. Chaney, Inc.

STATUS OF PROJECT: No building contract has been executed; however, Developer and Space Investments, Inc., a Hawaii corporation, have entered into a preliminary Letter of Intent whereby the latter will serve as general contractor. Aside from the construction, as of October 5, 1970, of four apartment units, which will initially be utilized as models, construction has not yet commenced upon the project.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted October 20, 1970.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 335 filed with the Commission on October 20, 1970.

The report, when reproduced, shall be a true copy of the Commission's Public Report. In making facsimiles the paper stock shall be yellow in color.

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

YH:rh

Distribution:

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

Registration No. 335
November 4, 1970

EXHIBIT A

Apt. No.	No. of Bedrooms	Enclosed living area	Patio or lanai	Private yard	Entry	Balcony	Total	Percentage of common interest
110	2	880	237	377	---	---	1494	.99120
111	1	697	136	210	31	---	1074	.71140
112	3	1267	228	532	43	---	2070	1.37251
114	3	1267	273	583	25	---	2148	1.42427
116	3	1267	273	470	25	---	2035	1.34928
118	1	697	45	205	35	---	982	.65040
119	2	880	203	442	---	---	1525	1.01080
120	4	1555	371	---	55	55	2036	1.34890
121	3	1281	244	---	30	49	1604	1.06320
122	3	1281	180	---	85	52	1598	1.05925
123	3	1281	267	---	37	49	1634	1.08314
124	3	1281	223	---	51	50	1605	1.06389
125	3	1281	267	---	37	49	1634	1.08314
126	3	1281	223	---	51	50	1605	1.06389
127	3	1281	233	---	40	49	1603	1.06257
128	3	1281	178	---	35	49	1543	1.02275
129	4	1555	377	---	57	55	2044	1.35525
210 & 319	2	880	262	358	---	---	1500	.99431
211 & 318	1	697	176	246	34	---	1153	.76381
212 & 316	3	1267	368	532	48	---	2215	1.46884
214 & 314	3	1267	368	532	48	---	2215	1.46884
216 & 312	3	1267	368	532	48	---	2215	1.46884
218 & 311	1	697	107	218	38	---	1060	.70229
219 & 310	2	880	262	358	---	---	1500	.99431
220 & 329	4	1555	358	---	54	55	2022	1.34075
221 & 328	3	1281	258	---	25	51	1615	1.07063
222 & 327	3	1281	255	---	22	51	1609	1.06665
223 & 326	3	1281	247	---	28	53	1609	1.06665
224 & 325	3	1281	245	---	29	53	1608	1.06598
225 & 324	3	1281	239	---	21	50	1591	1.05470

EXHIBIT A

Apt. No.	No. of Bedrooms	Enclosed living area	Patio or lanai	Private yard	Entry	Balcony	Total	Percentage of common interest
226 & 323	3	1281	242	---	21	51	1595	1.05736
227 & 322	3	1281	257	---	28	57	1623	1.07594
228 & 321	3	1281	259	---	20	57	1617	1.07206
229 & 320	4	1555	362	---	55	56	2028	1.34473
401	3	1323	149	190	36	51	1749	1.15976
402	3	1282	81	190	25	48	1626	1.07813
403	3	1282	81	190	25	48	1626	1.07813
4	3	1282	81	190	25	48	1626	1.07813
405	3	1282	81	190	25	48	1626	1.07813
406	3	1282	81	190	25	48	1626	1.07813
407	3	1282	81	190	25	48	1626	1.07813
408	3	1323	149	190	36	51	1749	1.15976
501	3	1323	149	190	36	51	1749	1.15976
502	3	1282	81	190	25	48	1626	1.07813
503	3	1282	81	190	25	48	1626	1.07813
504	3	1282	81	190	25	48	1626	1.07813
505	3	1282	81	190	25	48	1749	1.07813
*506	1	693	---	---	---	54	747	---
601	3	1323	149	190	36	51	1749	1.15976
602	3	1282	81	190	25	48	1626	1.07813
603	3	1282	81	190	25	48	1626	1.07813
4	3	1282	81	190	25	48	1626	1.07813
605	3	1282	81	190	25	48	1626	1.07813
606	3	1323	149	190	36	51	1749	1.15976
701	3	1323	149	190	36	51	1749	1.15976
702	3	1282	81	190	25	48	1646	1.09140
703	3	1282	81	190	25	48	1646	1.09140
704	3	1282	81	190	25	48	1646	1.09140
705	3	1282	81	190	25	48	1646	1.09140
706	3	1323	149	190	36	51	1749	1.15976

* For all purposes, the resident manager's unit shall be deemed to be a common element.

EXHIBIT A

Apt. No.	No. of Bedrooms	Enclosed living area	Patio or lanai	Private yard	Entry	Balcony	Total	Percentage of common interest
801	3	1323	149	190	36	51	1749	1.15976
802	3	1282	81	190	25	48	1646	1.09140
803	3	1282	81	190	25	48	1646	1.09140
804	3	1282	81	190	25	48	1646	1.09140
805	3	1282	81	190	25	48	1646	1.09140
806	3	1323	149	190	36	51	1749	1.15976
901	3	1323	149	190	36	51	1749	1.15976
902	3	1282	81	190	25	48	1646	1.09140
903	3	1282	81	190	25	48	1646	1,09140
904	3	1282	81	190	25	48	1646	1.09140
905	3	1282	81	190	25	48	1646	1.09140
906	3	1282	81	190	25	48	1646	1.09140
907	3	1282	81	190	25	48	1646	1.09410
908	3	1323	149	190	36	51	1749	1.15976