

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
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**SUPPLEMENTARY TO PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
MAKAHA SURFSIDE
85-175 Farrington Highway
Waianae, Hawaii

REGISTRATION NO. 442

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated July 14, 1972 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: September 29, 1972
Expires: August 14, 1973

SPECIAL ATTENTION

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

- (1) Since the issuance of the Commission's Preliminary Report of July 14, 1972 on this proposed Horizontal Property Regime Project, the Developer has advised that changes have been incorporated into the development by information subsequently filed as of August 22, 1972.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of MAKAHA SURFSIDE registration.

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

- (2) MAKAHA SURFSIDE is a proposed fee simple condominium project consisting of a parking building and three apartment buildings, with a total of 454 apartments including a manager's apartment, which may be reduced by virtue of the one-bedroom apartments being combined to create a two-bedroom apartment, and 588 parking stalls.

The major changes reported by the Developer affects the project by eliminating the leasing of the parking stalls. The parking stalls will now be conveyed in fee simple together with and appurtenant to the Apartment Deed. The Developer has also eliminated the incremental development plan and now intends to develop the total project.

- (3) Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
- (4) The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, Condominium Rules and Regulations which relate to the Horizontal Property Regime.

The information under the topical headings DESCRIPTION, DESCRIPTION OF GROUNDS, DIVISION OF PROJECT, PARKING STALLS, PARKING STALLS - FIRST INCREMENT, COMMON ELEMENTS, LIMITED COMMON ELEMENT, INCREMENTAL DEVELOPMENT, and PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS have been updated. All other headings are as recited in the Preliminary Public Report of July 14, 1972.

DESCRIPTION: The description of the project reflects that there will be no incremental development of the project.

DESCRIPTION OF GROUNDS: The proposed Declaration has been changed to reflect the addition of a garden court makai of Building A.

DIVISION OF PROJECT:

Apartments.

(b) One-Bedroom Apartment. The proposed Declaration has been amended to reflect the addition of washer/dryers in Apartment Numbers A101, A103 and A301.

PARKING STALLS: The proposed Declaration has been amended to reflect that there will be no parking stall leases and that at least one parking stall in fee simple will be assigned to each apartment.

PARKING STALLS - FIRST INCREMENT: The proposed Declaration has been amended to reflect that there will be no incremental development.

COMMON ELEMENTS: The proposed Declaration has been amended to reflect that there will be no incremental development.

LIMITED COMMON ELEMENT: The proposed Declaration has been amended to reflect that there will be a limited common element, as follows:

"A certain part of the common elements, herein called and designated "Limited Common Elements", is hereby set aside and reserved for the exclusive use of apartments A101, A102, A103 and A104, and such apartments shall have appurtenant thereto exclusive easements over such limited common element. The limited common element so set aside and reserved shall be the Garden Court, containing an area of approximately 2,080 square feet, as shown on said Condominium Map."

INCREMENTAL DEVELOPMENT. The proposed Declaration has been amended to reflect that there will be no incremental development.

PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS: The proposed Declaration has been amended to reflect that the percentage of undivided interest in the common elements appertaining to each apartment and parking stall are as follows:

<u>Type of Unit</u>	<u>Percentage of Un-divided Interest in the Common Elements</u>	<u>No. of Units</u>	<u>Percentage of Ownership in the Common Elements Per Type</u>
Vacation	.1695	139	23.5605
One-Bedroom	.1947	314	61.1358
Parking Stall	.0262	560	14.6720
Laundry Buildings	.3158	2	<u>.6316</u>
Total			99.9999

PURPOSES FOR WHICH THE BUILDING AND EACH OF THE APARTMENTS MAY BE USED: The proposed Declaration has been amended to reflect that the assigned parking stalls shall be used for parking purposes and that the unassigned parking stalls may be used for such commercial uses as may be determined by the owner thereof.

 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 April 4, 1972 and additional information subsequently filed as of August 22, 1972.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 442 filed with the Commission April 4, 1972.

This 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.


 (for) DOUGLAS R. SODEYANI, Chairman
 REAL ESTATE COMMISSION
 STATE OF HAWAII

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Registration No. 442
 September 29, 1972