

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
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HONOLULU, HAWAII 96801

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

on

HAUULA BEACH HOMES  
53-904 Kamehameha Highway  
Hauula, Oahu, Hawaii

REGISTRATION NO. 505

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

It was prepared as a supplement to an earlier Report dated March 8, 1973, 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: October 29, 1973  
Expires: November 29, 1974

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED DECEMBER 18, 1972, AND ADDITIONAL INFORMATION SUBSEQUENTLY SUBMITTED ON OCTOBER 26, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report on Registration No. 505 dated March 8, 1973, the Developer has constructed an additional residential unit in the project and to reflect such additional unit the Developer has amended the Declaration of Horizontal Property Regime filed in the Office of the Assistant Registrar of the Land Court as Document

No. 615371 and the plot plan and the floor plans of the project filed as Condominium Map No. 155. The amendment of the Declaration and the amended plot plan and floor plans are on file with the Commission and have been filed in the Office of the Assistant Registrar of the Land Court as Document No. 654309 and Condominium Map No. 155 (amended), respectively.

2. With the addition of a residential unit in Hauula Beach Homes, the subject condominium, is a fee simple condominium project consisting of four (4) duplex buildings, each containing two (2) dwelling units, eight (8) carports (one for each dwelling unit), one single family dwelling structure with carport attached, and open yard area.
3. No advertising and promotional matter has been submitted pursuant to the rules and regulations of the Commission.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
5. This Supplementary Public Report automatically expires thirteen (13) months after the dated issuance, October 29, 1973, unless a further Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Final Public Report of March 8, 1973, in the topical headings hereinafter set forth have been amended. Information disclosed in the remaining topical headings have not been disturbed. The amendments to the information disclosed and their topical headings are as follows:

LOCATION: Lot 108, area 51,834.0 square feet, as shown on Map 11 filed with Land Court Application No. 124, which is one of the parcels submitted to the horizontal property regime, and upon which the buildings shall be located is situated on Kamehameha Highway in Hauula, Oahu, Hawaii. The buildings of the project will bear post office address numbers 53-904 and 53-904-A to 53-904-H, inclusive.

DESCRIPTION: The improvements to be constructed on the land consist of four (4) duplex buildings and one single family residence with carport attached, together with cesspools, carports and driveways. Said buildings will be wooden structures constructed on concrete piers. Each duplex building will contain two (2) dwelling units and two (2) carports separated by a common wall. The carport floor will be concrete, the roof will be pitch and gravel and the common walls between the carports will be hollow tile. Each of the nine (9) dwelling units with a carport attached thereto is designated as an apartment. Each apartment will contain approximately 890 square feet of living area, consisting of a living room, three bedrooms, two bathrooms and a kitchen-dining area, and in addition, each apartment will have an open lanai deck containing an area of approximately 209 square feet, a covered porch and storage area containing approximately 91 square feet, and a carport containing approximately 125 square feet.

The respective apartments will be numbered 53-904 and 53-904-A to 53-904-H, inclusive. The foregoing numbers are the street addresses assigned to the respective apartments, the street to which said addresses refer to, being Kamehameha Highway; said apartments are located in such a manner that Apartment 53-904 will be situated closest to Kamehameha Highway and the other apartments being progressively farther from said Highway in accordance with the alphabetical sequence of the apartment numbers.

Each of the apartments will have immediate access to a yard space which is part of the common elements and to a driveway which is a limited common element.

INTEREST TO BE CONVEYED PURCHASER: The Amendment of Declaration states that the undivided interest in the common elements referred to therein as "common interests" and which shall be conveyed with each apartment shall be 11.11%(+) or 1/9 undivided interest. Said Amendment of Declaration further deletes the exceptions and reservations in favor of the Developer of the right to any condemnation award in the event that portion of Lot 108 (one of the parcels submitted to the horizontal property regime) fronting Kamehameha Highway should be condemned by the government, and of the right to construct an additional single family dwelling unit in the project. The construction of the additional unit having been accomplished the foregoing exceptions and reservations are no longer necessary.

Each apartment owner shall be liable for and pay a proportionate share of the common expenses. Said common expenses and also any profit shall be prorated among the owners of the apartments in proportion to the common interest in the common elements appurtenant to the apartments, as set forth above.

The proportionate representation of the separate owners of the respective apartments for voting purposes in the Association of Owners to be formed and of which each owner of an apartment shall be a member shall be the same as the common interest appertaining to each apartment as set forth above.

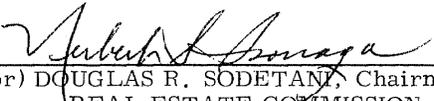
ENCUMBRANCES AGAINST TITLE: The Preliminary Title Report prepared by First American Title Company of Hawaii, Inc., dated October 16, 1973, reports that there are no further changes in the title as mentioned in the Final Public Report of March 8, 1973, save and except the following: Amendment of the Declaration of Horizontal Property Regime dated June 20, 1973, filed as Document No. 654309.

STATUS OF PROJECT: Construction of the project was commenced on or about September 1, 1972, and the entire project, including the additional residential unit, was completed on or about June 1, 1973.

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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 December 18, 1972, and information subsequently filed as of October 26, 1973. The information disclosed in the Commission's Final Public Report of March 8, 1973, should be carefully reviewed by purchaser and prospective purchasers.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made part of REGISTRATION NO. 505 filed with the Commission on December 18, 1972.

This report when reproduced, should be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink.

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

Distribution:

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October 29, 1973  
Registration No. 505