

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
"MARINA PALMS"
289, 291, 301 Kawaihae Street, 6218, 6226 and 6236
Kawaihae Place, and 6215, 6221, and 6231 Keokea Place
Honolulu, Hawaii

Registration No. 961

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.

Issued: March 3, 1978
Expires: April 3, 1979

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 16, 1977 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF February 28, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on Marina Palms, Registration No. 961, dated January 11, 1978, the Developer

has prepared, assembled, and forwarded additional information to that reported in the Preliminary Public Report.

2. The Developer of the Project has submitted to the Commission for examination all documents and exhibits deemed necessary for the registration of the condominium project and has fulfilled all requirements for issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, together with the By-Laws of the Association of Apartment Owners, and a copy of the elevations of the Building and the floor plans, herein called "Condominium Map") have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime dated February 11, 1978, together with the By-Laws of the Association of Apartment Owners, was recorded in the Bureau of Conveyances at Honolulu, Hawaii, in Liber 12723, page 233. The Registrar of Conveyances of the State of Hawaii has designated Condominium Map No. 532 to the project.

4. No advertising and promotional matter has been submitted pursuant to rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the condominium rules and regulations promulgated thereunder which relate to Horizontal Property Regimes.
6. This Final Public Report is made a part of the registration of MARINA PALMS condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) and the Preliminary Report (yellow paper stock) in the hands of all purchasers. Securing a signed copy of the receipt for both Public Reports from each purchaser is also the responsibility of the Developer.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, March 3, 1978, unless a Supplementary Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this Report.

The Developer has informed the Commission that there are no changes in the information set forth in the Commis-

sion's Preliminary Public Report issued on January 11, 1978, except as hereinbelow set forth:

LOCATION: The paragraph entitled "LOCATION" shall be amended in its entirety to read as follows:

"LOCATION: 289, 291 and 301 Kawaihae Street, 6218, 6226 and 6236 Kawaihae Place, and 6215, 6221 and 6231 Keokea Place, Honolulu, Hawaii. The site comprises a total area of 142,812 square feet."

LIMITED COMMON ELEMENTS: Under the heading "LIMITED COMMON ELEMENTS", paragraph 1 shall be amended in its entirety to read as follows:

"1. Each Apartment shall have appurtenant to it, for its exclusive use, the parking spaces designated as appurtenant to such Apartment as shown in the Exhibit attached hereto. Each Apartment shall always have at least one parking space appurtenant to it, but otherwise any parking space easement may be transferred from Apartment to Apartment in the Project or dedicated to the Association as a common element as hereinafter more particularly set forth in paragraph P of the Declaration and hereinbelow.

"Apartment owners shall have the right to transfer from Apartment to Apartment in the Project any parking spaces which are appurtenant to their respective Apartments by amendment of the Apartment Leases affected by such transfers, and each such amendment of an Apartment Lease shall be incorporated in the Declaration by reference and made a part thereof, each such amendment to be executed solely by the Trustees of the Bernice Pauahi Bishop Estate, as Lessor, and by the respective Apartment owners and mortgagees, if any, of such respective Apartments, and Developer shall have the right to dedicate and transfer parking space(s) appurtenant to any Apartment owned by it to the Association by amendment of the Apartment Leases affected by such dedication and transfer, and each such amendment of an Apartment Lease shall be incorporated in the Declaration by reference and made a part thereof, each such amendment to be executed solely by the Trustees of the Bernice Pauahi Bishop Estate, the Developer, the mortgagee, if any, and two officers of the Association, in which event such parking space(s) shall be deemed to be common elements; provided, however:

"a. That each such amendment shall expressly identify the Apartment from which the parking space(s) is transferred, as well as the Apartment to which the parking space(s) is transferred or, if the same is being dedicated by Developer to the Association, that the parking space(s) is a common element;

"b. That each such amendment shall be effective only upon the recording or filing of the same in said Bureau;

"c. That at all times at least one parking space shall be appurtenant to each Apartment in the Project; and

"d. That a copy of each such amendment, together with the recording data, shall be given to the Association by the affected Apartment owners within fifteen (15) days after the recording or filing thereof.

NOTE: Presently there are two (2) parking spaces assigned and appurtenant to each Apartment and there is no guest parking. The Declaration permits but does not obligate the Developer to dedicate one (1) parking space per unsold Apartment to the Association of Apartment Owners for the use of the Association, such as for guest parking, from any Apartment owned by Developer.

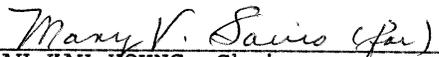
ENCUMBRANCES AGAINST TITLE: The Certificate of Title as prepared by Long & Melone Ltd. has been updated from November 28, 1977 to February 7, 1978 without any changes to the list of encumbrances as provided in the Preliminary Public Report but with the addition of the following:

"For any taxes that are due and owing, reference is made to the Office of the Tax Assessor, First Division"

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 on December 16, 1977, and additional information subsequently filed as of February 28, 1978.

This Final Horizontal Property Regimes (Condominium) Public Report is made a part of Registration No. 961 filed with the Commission on December 16, 1977.

This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimilies must be white in color.


AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

Registration No. 961

Dated: March 3, 1978

<u>APT. NO.</u>	<u>BLDG. NO.</u>	<u>APPUR- TENANT PARKING SPACES</u>
101	A	6 & 7
102	A	8 & 9
103	A	1 & 10
104	A	2 & 3
105	A	4 & 5
106	A	18 & 19
107	A	11 & 20
108	A	16 & 17
109	B	14 & 15
110	B	12 & 13
111	B	27 & 28
112	B	29 & 30
113	B	31 & 32
114	B	23 & 24
115	B	21 & 22
116	B	25 & 26
117	C	37 & 38
118	C	35 & 36
119	C	43 & 44
120	C	41 & 42
121	D	49 & 50
122	D	51 & 52
123	D	61 & 62
124	D	59 & 60
125	E	70 & 71
126	E	68 & 69
127	F	78 & 79
128	F	76 & 77
129	F	85 & 86
130	F	83 & 84
131	G	93 & 94
132	G	95 & 96
133	G	89 & 90
134	G	91 & 92
135	H	103 & 104
136	H	105 & 106
137	H	107 & 108
138	H	97 & 98
139	H	99 & 100
140	H	101 & 102
217	C	39 & 40
218	C	33 & 34
219	C	53 & 54
220	C	55 & 56
221	D	45 & 46
222	D	47 & 48
223	D	63 & 64
224	D	57 & 58
225	E	72 & 73
226	E	66 & 67
227	F	65 & 80
228	F	74 & 75
229	F	87 & 88
230	F	81 & 82