



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
313 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu 1, Hawaii

**FINAL**  
**HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)**  
**PUBLIC REPORT**  
ON  
POKAI BAY BEACH CABANAS  
85-933 Bayview Drive at Pokai Bay  
City and County of Honolulu  
State of Hawaii  
REGISTRATION NO. 16

**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.

September 5, 1963

SPECIAL ATTENTION

Particular attention of purchasers is directed to the following:

- (1) "POKAI BAY BEACH CABANAS" is an existing cooperative apartment building in which all shareholder-lessees of the cooperative corporation decided to convert their interest into a condominium form of ownership. The structure was completed August 13, 1960.
- (2) The Apartment Deed, the Mortgage and the Surrender of Lease are on file with the developer's sales agents, Cooke Trust Company, Limited. Additional documents having to do with the dissolution of the former cooperative apartment corporation are also available at the office of the sales agent.
- (3) The Developer has filed with the Commission a copy Declaration of Horizontal Property Regime and Declaration of Covenants, Conditions and Restrictions and By-Laws for the condominium project.
- (4) A copy of the Condominium Map which has been filed with the Assistant Registrar of the Land Court as Condominium Map No. 1 is on file with the Commission.
- (5) The purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act enacted by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and again in 1963.

NAME OF PROJECT: POKAI BAY BEACH CABANAS

DEVELOPER: Vannatta Enterprises, Inc.  
861 Mapunapuna Street  
Honolulu, Hawaii  
Telephone: 52-961

Incorporated May 25, 1959 as a Hawaiian corporation. The officers are:

William C. Vannatta, President..... 85-933 Bayview, Honolulu  
Yukio Naito, Vice-President..... 3021 Holua Way, Honolulu  
Evelyn K. Langley, Secretary-Treasurer.. 4805 "C" Kahala Ave., Honolulu

LOCATION: The land and building submitted to this horizontal property regime is situated at Waianae and Luualualei, District of Waianae, City and County of Honolulu, State of Hawaii and zoned for hotel-apartment use. Tax Map Key: FIRST DIVISION 8-5-03-38; 8-5-03-39.

DESCRIPTION: A four-story concrete building occupying approximately 7,076 square feet of ground space containing a total of sixty-four (64) apartments with sixteen (16) studio apartments on each floor. The first floor apartments are numbered 101 through 112 and 114 through 117; the second floor apartments are numbered 201 through 212 and 214 through 217; the third floor apartments are numbered 301 through 312 and 314 through 317; and the fourth floor apartments are numbered 401 through 412 and 414 through 417. Each apartment is a studio apartment containing one room and a bathroom with an area of approximately 290 square feet and abuts upon an individual private lanai having an area of approximately 66-67 square feet. All of the apartments will have the non-exclusive use of the parking areas situated upon the premises.

COMMON ELEMENTS: The developer reports that the general common elements will include:

- (1) The land described above;
- (2) The foundations, main walls, roofs, halls, stairways and entrances, exits or communication ways;
- (3) The flat roofs, yards, grounds and parking area;
- (4) The apartment which shall be used for the lodging of the resident manager or persons in charge of the building;
- (5) The compartments or installations of central services such as power, light, gas, cold and hot water, refrigeration, reservoirs, elevators, water tanks and pumps or the like;
- (6) The garbage incinerators and in general all such other devices or installations existing for common use and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building.

Apartment No. 116 is a limited common element to the extent that the Board of Governors shall have the right to designate or license the exclusive use of said apartment to a resident manager of the building.

OWNERSHIP TO TITLE: The land is owned in fee simple by Pokai Bay Beach Cabanas, Inc., as shown on Transfer Certificate of Title No. 78,167, a copy of which is on file with the Commission. The Developer reports that this Transfer Certificate of Title shall be the Master Deed.

ENCUMBRANCES AGAINST TITLE: The Developer reports that there is a mortgage wherein Pokai Bay Beach Cabanas, Inc. is the mortgagor and Honolulu Mortgage Co., Ltd. is the mortgagee in the amount of two hundred thirty thousand dollars (\$230,000.00), which mortgage shall be paid off from the proceeds of the sale of the individual apartments.

INTEREST TO BE CONVEYED TO PURCHASER: The deed conveying an individual apartment will include an undivided 1/63rd interest in the fee simple title to the land and an undivided 1/63 interest in and to the common elements of the land and building, all subject to the voting rights set forth in Part B of the Declaration of Covenants, Conditions and Restrictions and By-Laws.

PURCHASE MONEY HANDLING: There is no requirement for a purchase contract and an escrow agreement. The cooperative corporation will dissolve, distributing to each shareholder-lessee a fee simple interest in an apartment and a fee simple interest as a tenant in common in all the common elements and the shareholder-lessees will surrender their stock and their proprietary leases to the individual apartments. The signing of the appropriate documents will be at the office of the sales agent, Cooke Trust Company, Ltd.

MANAGEMENT AND OPERATION: The Developer states that Cooke Trust Company, Limited, managing agent of POKAI BAY BEACH CABANAS is designated as the person to receive service of process as required by Act 180, Session Laws of Hawaii 1961, as amended.

  
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JACK K. PALK, Acting Chairman  
HAWAII REAL ESTATE COMMISSION

cc: DEPT. OF TAXATION  
DEPT. OF REGULATORY AGENCIES  
(Business Registration Division)  
BUREAU OF CONVEYANCES  
PLANNING DEPT., CITY AND COUNTY OF HONOLULU

