



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
MAKAHA SHORES
Makaha, Waianae
Honolulu, Hawaii

REGISTRATION NO. 83

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.

July 1, 1965

SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

1. MAKAHA SHORES is a proposed fee simple condominium project consisting of eighty-eight (88) dwelling units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Association and By-Laws of Developer; Declaration of Horizontal Property Regime; By-Laws of Association of Apartment Owners; Deed and Transfer Certificate of Title; Certificate of Title and Preliminary Report Letter; Developer's Mortgage; Sales Contract; Escrow Agreement; Apartment Deed; House Rules; Exclusive Authorization to Sell Contract; Statement on Financing of the Project; Loan Commitment Letter; Advance Advertising and Promotional Material; and Preliminary Drawings of Typical Floor Plans, Elevations and Plot Plan.
3. The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) passed by the Legislature in 1961. The Legislature has in each succeeding session amended this law as it was originally enacted as enabling legislation.

1. One type "A" apartment containing two bedrooms, one and one-half bathrooms, living room, kitchen and lanai, total area 1,156 square feet, more or less, and to be numbered as Apt. 601.

2. Four type "B" apartments, each containing two bedrooms, one bathroom, living room/kitchenette, and lanai, total area 833 square feet, more or less, and to be numbered as Apt. Nos. 602, 603, 604 and 607.

3. Two type "C" apartments, each containing 2 bedrooms, one bathroom, living room, kitchen, lanai, total area 1,021 square feet, more or less, and to be numbered as Apt. Nos. 605 and 606.

4. One type "H" apartment containing two bedrooms, one and one-half bathrooms, living room and lanai, total area 1,030 square feet, more or less, and to be numbered as Apt. No. 608.

5. Four type "D" apartments, each containing one bedroom, one bath, living/kitchenette and lanai, total area 572 square feet, more or less, and to be numbered as Apt. Nos. 201, 301, 401 and 501.

6. One type "D-1" apartment containing one bedroom, one bath, living/dining/kitchenette, grade level lanai, total area 763 square feet, more or less, and to be numbered as Apt. No. 101.

7. Forty-five Type "E" studio apartments, each containing a garden entry, one bathroom, living/kitchenette and lanai, total area 405 square feet, more or less, and to be numbered as Apt. Nos. 202, 203, 204, 205, 206, 207, 208, 209, 212, 214, 215, 216, 302, 303, 304, 305, 306, 307, 308, 309, 312, 314, 315, 316, 402, 403, 404, 405, 406, 407, 408, 409, 412, 414, 415, 416, 502, 503, 504, 505, 506, 507, 508, 509, 512, 514, 515 and 516.

8. Seven Type "E-1" studio apartments, each containing a garden entry, combination living/dining/kitchenette area, one bathroom and one grade level lanai, total area 483 square feet, more or less, and to be numbered as Apt. Nos. 102, 103, 112, 114, 115 and 116.

9. Five type "E-2" studio apartments, each containing a garden, a sleeping alcove, living/dining/kitchenette area, one bathroom, one grade level lanai, area 627 square feet, more or less, and to be numbered as Apt. Nos. 104, 105, 106, 107 and 108.

10. Eight type "F" apartments, each containing one bedroom, one bath, kitchen, living room and lanai, total area 581 square feet, more or less, and to be numbered as Apt. Nos. 210, 211, 310, 311, 410, 411, 510 and 511.

11. Five type "G" apartments, each containing one bedroom, one bathroom, living/kitchenette and lanai, total area 507 square feet, more or less, and to be numbered as Apt. Nos. 217, 317, 417 and 517.

12. The manager's office (common element and of the same size as a type "E-1" apartment) shall be identified or numbered as Apt. 109.

13. One type "G-1" apartment, containing one bedroom, one bath, living/kitchenette and grade level lanai, total area 600 square feet, more or less, and to be numbered as Apt. No. 117.

COMMON ELEMENTS: The Declaration states that the Common Elements include the following:

- (a) The land above described, any improvements thereon including boundary walls, seawalls and landscaping;
- (b) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and entrances and exits of the building or buildings;

- (c) The flat roofs, yards, gardens, recreational facilities, maintenance facilities, swimming pool;
- (d) Any and all central and appurtenant installations for services such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning and rubbish chute;
- (e) The elevator, tanks, pumps, motors, fans, compressors, ducts and, in general, all apparatus and installations existing for common use;
- (f) Such other facilities as may be herein designated as common elements;
- (g) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use;
- (h) The premises (Apt. 109) for the use of the resident manager or other persons employed for the operation and management of the property; and
- (i) All articles of personal property acquired for common use in the operation or maintenance of said building or common elements.

LIMITED COMMON ELEMENTS: The Developer advises that the Limited Common Elements are as follows: One parking stall for each apartment, said stalls to be numbered and assigned to specific apartments for the exclusive use of their owners. One or more additional parking stalls may be sold by the Developer as the Developer sees fit and assigned and numbered accordingly.

INTEREST TO BE CONVEYED PURCHASER: The Declaration states that the percentage of undivided interest in the Common Elements each purchaser is allocated is as follows:

1. One percent (1%) or the fractional equivalent of 4/400 for each studio type (type E) apartment situate on the first, second, third, fourth and fifth floors, except for Apartment No. 109.

2. One and twenty five one hundredths percent (1.25%) or the fractional equivalent of 5/400 for each one bedroom apartment (types D, F and G) situate on the first, second, third, fourth and fifth floors.

3. Two percent (2%) or the fractional equivalent of 8/400 for each two-bedroom apartment (types A, B, C and H) situate on the sixth floor.

For all purposes, including (1) voting on matters requiring action by the apartment owners as provided by the Horizontal Property Act, R.L.H. 1955, as amended, paragraphs "i" and "k" of this Declaration and the By-Laws of the Association of Apartment Owners, (2) allocation of common expenses and assessments thereon, and (3) distribution of common profits, the aggregate of common interests of the various owners shall be the basis to determine the necessary percentage of votes, assessments of common expenses, and distributing of common profits. The terms "common profits" and "common expenses" shall have the same meaning as defined in Section 170A-2, R.L.H. 1955, as amended.

OWNERSHIP TO TITLE: The Developer has submitted a Certificate of Title executed November 27, 1963 which shows the land is vested in MAKAHA SHORES, INC.

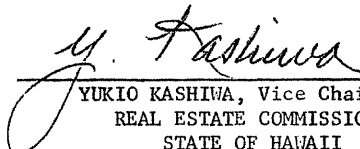
ENCUMBRANCES AGAINST TITLE: The February 15, 1965 Preliminary Title Report Letter notes that the taxes for the year 1964 have been paid in full; there is a Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent No. 2243 (This Reservation affects the second parcel of land committed to the project only.) and a mortgage dated June 17, 1963 made by MAKAHA SHORES, INC., a Hawaii corporation, as Mortgagor, to JAMES ROBINSON HOLT and HENRIETTA DAVIDSON HOLT, husband and wife, as Mortgagees is noted as Document No. 311776, Land Court of the State of Hawaii, recorded July 12, 1963 in the Bureau of Conveyances of the State of Hawaii in Book 4552, page 532.

PURCHASE MONEY HANDLING: The Developer has filed a specimen copy of the Escrow Agreement to be executed between MAKAHA SHORES, INC., identified as "Seller" and INTERNATIONAL SAVINGS & LOAN ASSOCIATION, LIMITED, identified as "Escrow Agent."

Note: It is incumbent upon the prospective purchaser that he reads this agreement which establishes how the proceeds from the sale of dwelling units are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATIONS: The submitted By-Laws of the Association of Apartment Owners empowers the Board of Directors to contract for services for the proper operation of the project. The Developer's promotional and advertising material identifies Aaron M. Chaney, C.P.M., as the Management Agent.

STATUS OF PROJECT: At the date the Notice of Intention was submitted, May 12, 1965, the Developer anticipated the starting date of construction as approximately June, 1965. As at the date of this Final Public Report, no Building Contract, Performance Bond, and Mechanics or Materialmen's Lien have been filed with the Commission.


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION