



OCEANFRONT PROPERTY ADDENDUM
Hawaii Association of REALTORS® Standard Form
Revised 12/17 For Release 5/18



COPYRIGHT AND TRADEMARK NOTICE: THIS COPYRIGHTED HAWAII ASSOCIATION OF REALTORS® STANDARD FORM IS LICENSED FOR USE UNDER TERMS OF THE HAWAII ASSOCIATION OF REALTORS® STANDARD FORM LICENSE AGREEMENT LOCATED AT http://www.hawaiirealtors.com/standard-form-policy.

OCEANFRONT PROPERTY ADDENDUM is made a part of Purchase Contract:

Reference Date: _____

Property Reference or Address: _____

Tax Map Key: Div. ____/Zone ____/Sec. ____/Plat ____/Parcel ____/CPR ____ (if applicable).

Buyer and Seller agree as follows:

A. Buyer is aware that:

- A-1 Property fronts the ocean and may be in a Special Management Area in accordance with the State and County laws, rules and regulations.
A-2 The location of the shoreline boundary of Property (including both Land Court and Regular System properties) may be subject to change because of coastal processes in adding to or taking away land along the shoreline and is subject to redetermination according to the laws of the State of Hawaii.
A-3 The conveyance document will typically contain a reference to the location of the seaward boundary in accordance with the laws of the State of Hawaii.
A-4 Property is subject to shoreline setback and flood control requirements as determined by Federal, State and County laws, rules and regulations.
A-5 Identification of certified shoreline boundaries is governed by Title 13, Sub-Title 10, Chapter 222 of the Hawaii Administrative Rules, "Shoreline Certifications," and that shoreline certifications by the State can be challenged by the private and/or public sector.

B. Buyer acknowledges that neither Seller nor Brokerage Firm(s) involved in this transaction, have made any representations or warranties concerning the actual or State Shoreline Certification, seaward boundary, and/or square footage of Property.

C. Neither Seller nor Brokerage Firm(s) involved in this transaction make any representations or warranties concerning any actions Buyer may take with respect to erosion control. In particular, no representations are made about seawalls, retaining walls, piers, docks or re-vegetation.

D. Properties located in certain flood zones, high wave, and/or tsunami inundation areas, may be subject to damage, additional building, engineering and elevation requirements as well as insurance rates/limits. Buyer should consult with the appropriate County agencies to determine the current elevation requirements.

E. Threats to Coastal Properties Due to Sea Level Rise. According to the School of Ocean and Earth Science Technology of the University of Hawaii, island communities in Hawaii are vulnerable to sea level rise and coastal hazards associated with a changing climate.

EF. Existing and future improvements may now be or may become encroachments on State of Hawaii property. Property owners, including the Buyer after closing, may be found to be in violation of the rules and laws governing shorelines.

BUYER'S INITIALS & DATE

SELLER'S INITIALS & DATE



