



**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

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

ON  
"1914 UNIVERSITY AVENUE"  
1914 University Avenue  
City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 15  
**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 but may only take reservations therefore after

- (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 10, 1963

**SPECIAL ATTENTION**

Particular attention of prospective purchasers is directed to the following:

- (1) 1914 UNIVERSITY AVENUE is a conversion of apartment units into a condominium project by the sole lessee, REYNOLDS, INC.
- (2) The two apartment buildings are constructed and completed and are presently being rented as rental units.
- (3) The amendment of existing leases to permit the declaration of a condominium is being prepared as well as the declaration by the sole lessee for the submission of the project to the Horizontal Property Regime.
- (4) Apartment leases are being prepared.
- (5) By-laws of the council of co-owners and the house rules for the administration of the project are being prepared.
- (6) Subleases will be made by the developer to the purchasers of the condominium units.
- (7) Purchasers will purchase condominium units on agreement of sale and will become sublessees of the developer of the condominium.
- (8) The purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act enacted by the Legislature in 1961. This statute was amended by the Legislature in 1962 and again in 1963.

**DEVELOPER:** Calvin C. F. Lau and Richard K. Ho, whose business address is 917 Halekauwila Street, Honolulu 14, Hawaii, telephone 512536, the proposed purchasers of all of the shares of REYNOLDS, INC., a Hawaiian corporation whose Articles of Association were filed with the State Treasurer on March 17, 1961 are the developers. Upon the exercise of the option to purchase all of the stock pursuant to the initial payment receipt and contract dated May 22, 1963 then the officers of REYNOLDS, INC. will be Richard K. Ho, President-Treasurer and Director, Calvin C. F. Lau, Vice President-Secretary and Director and Carol Kurata, Director.

**NAME OF PROJECT:** 1914 UNIVERSITY AVENUE

**LOCATION:** On the west side of University Avenue, opposite the UNIVERSITY OF HAWAII campus, near the northwest corner of the intersection of University Avenue and Seaview Avenue, in Block "J" of SEAVIEW TRACT, Lower Manoa, Honolulu, City and County of Honolulu, State of Hawaii. Zoning is Class "A", conditional use for dormitory. Entrance to the main building is at 1914 University Avenue and entrance to the annex building is at 2328 Seaview Avenue. Tax Map Key: FIRST DIVISION, 2-18-25 and 26.

**DESCRIPTION:** The improvement consists of two existing four-story reinforced concrete buildings occupying a total land area of approximately 30,170 square feet. The main building is a four-story structure covering a ground space of about 10,424 square feet and containing a street level floor of 19 parking stalls, 2 utility rooms, 2 storage rooms and 3 apartment units. The second floor contains 13 one-bedroom apartment units and an open deck. The third floor contains 13 one-bedroom units and the fourth floor contains 10 one-bedroom units and an open deck area.

The annex building is a four-story structure covering ground space of about 8,060 square feet and containing a street level floor of 27 parking stalls and an equipment area. The second floor contains 7 one-bedroom units and an open deck area. The third and fourth floors have 7 one-bedroom units on each floor. Forty-six (46) units in the two (2) buildings will have an exclusive use of a designated parking area.

The developer advises that the 46 parking stalls will be rented separate and apart from the condominium units to those apartment unit owners and others who desire to rent said parking stalls.

The developer states that the numbering of each unit and parking areas shall be as follows:

**Main Building:** Street level floor: Apartments 101, 102, 103, 2 storage rooms, 2 utility rooms, and parking stalls 1 through 19.

Second floor: Apartments 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, and an open deck area.

Third floor: Apartments 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, and 313.

Fourth floor: Open deck area and apartments 401, 402, 403, 404, 405, 406, 407, 408, 409, and 410.

**Annex Building:** Street level floor: Parking stalls 20 through 46.

Second floor: Apartment units 201A, 202A, 203A, 204A, 205A, 206A, 207A, and an open deck area.

Third floor: Apartment units 301A, 302A, 303A, 304A, 305A, 306A, and 307A.

Fourth floor: Apartment units 401A, 402A, 403A, 404A, 405A, 406A, and 407A.

There is a total of 58 one-bedroom apartments. The Main Building units have a floor area of approximately 468 square feet and the Annex Building apartments have a floor area of 544 square feet.

Each apartment is equipped with gas range, electric refrigerator, electric garbage disposal and one pair of drapes.

GENERAL COMMON ELEMENTS: The developer advises that the general common elements in the two (2) buildings and areas adjacent thereto are as follows:

Main Building: The driveway and parking area, subject to specifically reserved parking spaces for designated units, (b) open decks on the second floor and fourth floors, (c) yard area except the area appurtenant to Apartments 101 and 103, (d) trash collection area, (e) two storage rooms, (f) two utility rooms, (g) stairways, passageways and right of way to Vancouver Drive, (h) roof and access thereto, (i) Apartment 102 for the resident manager and (j) all other elements and facilities rationally of common use or necessary to the existence, upkeep and safety of the buildings.

Annex Building: The driveway and parking area subject to specifically reserved parking spaces for designated units, (b) open deck on the second floor, (c) yard area, (d) trash collection area, (e) equipment area on the street level floor, (f) stairways and passageways, (g) roof and access thereto, (h) all other elements and facilities rationally of common use or necessary to the existence, upkeep and safety of the buildings.

LIMITED COMMON ELEMENTS: The developer advises that there are no limited common elements in the project.

OWNERSHIP TO TITLE: One parcel of land is held in fee simple by ELIZABETH I. PAUL, also known as Beth I. Paul, <sup>widow</sup> of Honolulu, and her son WILFRED M. PAUL, husband of Eleanor M. Paul of Wahiawa and designated by Tax Map Key: 2-8-16-25. The other parcel of land is held in fee simple by TAIJIRO and MARJORIE K. MIYAHARA, husband and wife, of Honolulu and designated by Tax Map Key: 2-8-16-26. The PAULS have leased their land to CLARK REYNOLDS by lease dated March 28, 1961 and recorded in the Bureau of Conveyances of Hawaii in Liber 4213 at Page 435 which was assigned on March 28, 1961 to REYNOLDS, INC. and recorded in Bureau of Conveyances in Liber 4213 at Page 455 and amended by that certain correction lease dated September 21, 1962 and recorded in Bureau of Conveyances in Liber 4369 at Page 102. The MIYAHARAS have leased their land to REYNOLDS, INC., by lease dated May 6, 1961 to REYNOLDS, INC., recorded in Bureau of Conveyances in Liber 4213 at Page 464 and amended by that certain correction lease dated September 21, 1962, and recorded in Bureau of Conveyances in Liber 4369 at Page 109.

ENCUMBRANCES AGAINST TITLE: Encumbrances against land and building, as noted by the developer, are as follows:

(a) Mortgage dated September 21, 1962 from REYNOLDS, INC. to Honolulu Trust Co., Ltd. assigned to Northwestern National Life Insurance on September 24, 1962.

(b) Lessor Elizabeth I. Paul to have rent free an apartment equal in size to two one-bedroom apartments and a car stall and right to keep a dog.

(c) Nine (9) foot strip of land, area 1350 square feet to Vancouver Drive, subject to use by others as a right of way.

(d) Sole lessee reserves all air space rights over and above all areas of buildings and lands to build and construct at its own expense any further improvements, also the right to consolidate the property with any other adjacent property, and to connect any existing improvements with any new improvements. Sole lessee further will be responsible for the units of Elizabeth I. Paul and entitled to 2/60 vote. Sole lessee to have the right to utilize all common elements as any other apartment unit owner. In the event the sole lessee does add additional apartment units which will share in the common elements of the property and is consolidated and connected to the property, then the ratio of units to the whole may be amended in relationship to the additional units added. Sole lessee retains the right to remortgage the land and improvements.

INTEREST TO BE CONVEYED PURCHASERS: The Developer states that each of the apartment purchasers will receive:

- (1) a certain apartment
- (2) a pro-rata share as tenants in common with other co-owners in the common elements. Such pro-rata share is established in the declaration and is determined by the apartment unit as it bears to the total number of apartment units in the project.

PURCHASE MONEY HANDLING: Reservations will be taken by the Developer for units in the project and will be deposited in the Developer's 1914 UNIVERSITY CLIENTS ACCOUNT. The purchase money will be held in the client's account pending consummation of the agreement of sale and if the Developer fails to deliver an executed agreement of sale after 30 days the purchaser's money will be refunded with no interest paid on the funds left in the client's account. Funds will be released to the Developer upon the execution of an agreement of sale of the condominium apartment by the seller.

MANAGEMENT AND OPERATION: The Declaration of Horizontal Property Regime will provide for the employment of a managing agent. In the meantime the present managers in residence on the property will continue to conduct the rental operation presently being conducted at the project. The Developers propose to continue the services of the present manager if his services continue to be satisfactory.

The Declaration and the By-laws define the rights and duties of the individual owners and should receive the particular attention of each purchase since it is these documents which will govern the management and operation of the project.

  
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Jack K. Palk  
Acting Chairman  
HAWAII REAL ESTATE COMMISSION

cc: DEPT. OF TAXATION  
DEPT. OF REGULATORY AGENCIES  
(Business Registration Division)  
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU  
(Frederick K. F. Lee, Planning Director)  
BUREAU OF CONVEYANCES