



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

ODE HACIENDA
320 Ainakea Way
City and County of Honolulu
State of Hawaii

REGISTRATION NO. 19
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 10, 1962

SPECIAL ATTENTION

Particular attention of prospective is directed to the following:

- (1) ODE HACIENDA is a proposed fee simple condominium project.
- (2) The Developer has not applied for a building permit. However, it is the intention to apply for a permit before January 1, 1964.
- (3) Architects and engineers are presently working on detailed building plans and specifications.
- (4) Forms of Sales Contract, Condominium Deed, Escrow Agreement, By-Laws of Association of Apartment Owners, and House-Rules for the project have been prepared and are on file at the office of the Developer for inspection.
- (5) The Developer has filed with the Commission a copy of the Master Deed and Declaration of Owner Submitting Property, to the Horizontal Property Act.
- (6) 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.

NAME OF PROJECT: ODE HACIENDA

DEVELOPER: Chester R. Owen and Ruth B. Owen, husband and wife, P. O. Box 1320, Honolulu, Hawaii. Telephone 501-073 or 936-185.

LOCATION: At the northwest side of Ainakea Way, midway between Ala Wai Boulevard (mauka) and Pualani Way (makai), adjacent to the grounds of Thomas Jefferson School, in the district of Waikiki, Honolulu, City and County of Honolulu, State of Hawaii. Zoning is hotel-apartment.

TAX MAP KEY: FIRST DIVISION 2-6-28-35

DESCRIPTION: The project contains an area of 6,325 square feet, or thereabouts. The building is a multi-story reinforced concrete apartment building covering approximately 2,326 square feet of ground space and will contain a ground floor for parking, and a laundry area, and limited storage space. Floors 2, 3, 4, and 5 will contain three large two (2) bedroom apartments; floors 6, 7, and 8 will contain two large three (3) bedroom apartments; and floor 9 will contain a studio penthouse and a large sun deck, which will be a general common element.

On the second, third, fourth and fifth floors the two (2) bedroom apartments will be designated by the following system of numbers: the first number of the three digit apartment number denotes the floor and each number ends with 01 (mauka end), 02 (middle) and 03 (makai end). Each apartment whose number ends with 01 is approximately 775 square feet; each apartment whose number ends with 02 is approximately 774 square feet; and each apartment whose number ends with 03 is approximately 777 square feet. Each of the twelve two (2) bedroom apartments will contain a living-dining room, kitchen, two bedrooms, bathroom and lanai. Each of the two (2) bedroom apartments will have an immediate access to an open corridor of approximately 4' x 100', which on each of said floors will be the limited common element for said three apartments.

On each of the sixth, seventh, and eighth floors, the three (3) bedroom apartments will be designated by the following system of numbers: the first number of each apartment denotes the number of the floor, and each number ends with 11 (mauka end) and 12 (makai end). Each apartment whose number ends with 11 is approximately 1,165 square feet and will contain a living room, dining room, kitchen, three bedrooms, two bathrooms and a lanai. Each apartment whose number ends with 12 is approximately 1,161 square feet and will contain a living and dining room, kitchen, three bedrooms, two bathrooms and a lanai. Each of the six three (3) bedroom apartments will have access to a corridor approximately 4' x 100', separated by an iron gate. Said corridor will be a limited common element for the use of the apartments on the respective floors.

Each apartment in the building will have ready access to stairways which are located on either end of the building and to an elevator located on the mauka end of the building.

The ninth floor will contain a sun deck approximately 61' x 26' which will be one of the common elements and will also contain a studio apartment approximately 350 square feet in area including open kitchen area, bathroom with shower stall, and lanai. The penthouse is accessible from both stairways from the eighth floor and by way of an open corridor which will be one of the common elements providing access to the sun deck for occupants of the building.

The ground floor will contain nine (9) parking stalls approximately 8' x 19' for regular cars and two (2) stalls, approximately 6' x 11' for compact cars.

The laundry area, approximately 8½' x 12', is designated as G-1 and will be retained by the Developer, sharing in a 1/20th interest. The Developer will install a coin-operated laundromat, with four fast-cycle washing machines and two large commercial-type dryers in said laundry area.

COMMON ELEMENTS: The Developer advises that the common elements will include:

- (1) The land herein described;
- (2) The foundations, columns, girders, beams, supports, main walls, roofs, halls, elevator lobbies, stairs, stairways, fire escapes and entrances and exits of the apartment building;
- (3) Sun deck, yards, parking driveways, other than parking stalls actually reserved, basement, except as otherwise noted, gardens, recreational facilities, if any, and storage spaces;
- (4) All central and appurtenant installations of electrical, gas, plumbing, air conditioning and like utilities;

- (5) The elevator, elevator shaft and appurtenant installations and apparatus;
- (6) Laundry area;
- (7) All other parts of the premises, not specifically designated as limited common elements.

LIMITED COMMON ELEMENTS: The Developer advises that the limited common elements will include:

- (1) Corridors on each floor for the use of the apartments on the respective floors.

OWNERSHIP TO TITLE: The Developer states that Chester R. Owen and Ruth B. Owen, husband and wife, the owners of the property described in the Declaration and identified as Purchaser are buying under an agreement of sale dated April 1, 1963 from John J. and Lucille D. Hollinger. Said agreement is recorded in the Bureau of Conveyances in Liber 4515 at Page 240.

ENCUMBRANCES AGAINST TITLE: The Developer reports that there are no encumbrances.

INTEREST TO BE CONVEYED TO PURCHASER: Each owner of an apartment, whether owned jointly or singly, shall have a one-twentieth (1/20th) undivided interest in and to the land, buildings and common elements. The Developer advises that for purposes of voting on all matters requiring action by the apartment owners, there shall be twenty (20) votes; the number of votes being determined by the number of apartments, including the penthouse and the laundry area. There shall be one vote for each such apartment, whether owned jointly or singly.

PURCHASE MONEY HANDLING: The Developer has filed with the Commission a specimen copy of the Escrow Agreement to be executed shortly between the Sellers (OWEN DEVELOPMENT ENTERPRISES) and the Escrow Agent (GUARDIAN ESCROW SERVICES, INC.).

NOTE: It is incumbent on the prospective purchaser to read this document which establishes the procedures under which all moneys received by the Seller are to be handled.

MANAGEMENT AND OPERATION: The Developer advises that the By-Laws of Association of Apartment Owners provides that the Board of Directors may employ a management agent or manager. A copy of the initial House Rules for ODE HACIENDA has been submitted to the Commission.



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

