



**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

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

on  
VICTORIA MANSIONS  
1456 Thurston Avenue  
Honolulu, Hawaii

REGISTRATION NO. 62

**This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ issued by the Real Estate Commission on the above 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.

April 26, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that certain personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

1. Since the issuance of the Commission's Final Public Report of March 25, 1965 on this Horizontal Property Regimes project, the Developer has made changes to the plan or setup as presented in the February 19, 1965 submittal. The Commission determines that the subsequent changes are a material revision to the information first disclosed. This Supplementary Public Report amends the March 25, 1965 document becoming a part of the Public Report on VICTORIA MANSIONS. The Developer is responsible for placing this Supplementary Public Report (Pink Paper Stock) in the hands of all purchasers and prospective purchasers.
2. Under a communication of April 26, 1966, the Developer has advised the Commission of changes in connection with the VICTORIA MANSIONS project. It is recognized that these changes arose primarily as a result of the addition of a penthouse unit to Building "A" of the project.

VICTORIA MANSIONS is now a proposed lease condominium project consisting of fifty-seven (57) dwelling units instead of fifty-six (56) apartments as published in the March 25, 1965 report.

3. The Developer of said project has filed additional documents, specimen documents and other information deemed essential by the Commission for the registration of this proposed condominium project.

The Developer, under date April 26, 1966, reports that the basic condominium documents have been filed in the office of the recording officer.

The revised Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, was filed April 26, 1966 in the Bureau of Conveyances, State of Hawaii in Liber 5312, at Pages 327-353.

The Registrar has assigned Condominium Map No. 69 to the revised Floor Plans.

4. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and to the rules and regulations promulgated thereunder which relate to Horizontal Property Regimes.

The Developer submits the following information on the material changes affecting the project:

**DESCRIPTION:** The buildings of the project shall be in accordance with the floor plans filed in the office of the recording officer simultaneously with the recording hereof and assigned Condominium Map No. 69. There are two buildings and they are designated "A" and "B". Building "A" contains fifty-three (53) apartments and is fourteen stories plus a penthouse, with four two-bedroom apartments on each of the floors from the second to the fourteenth floor, a three-bedroom penthouse on the roof, and with a first floor containing a lanai, lobby, trash room, access stairs, elevator and parking stalls for twenty-six (26) automobiles under or adjacent to Building "A" on the upper level. For apartment numbering purposes, the thirteenth floor is omitted and the thirteenth and fourteenth floors are designated as the fourteenth and fifteenth floors respectively. Building "B" contains four (4) apartments and is two stories with two three-bedroom apartments on each floor over a lower level containing access stairs and parking stalls for sixteen (16) automobiles partly under the building and a ground level containing access stairs and parking stalls for sixteen (16) automobiles partly under the said lower level.

Building "A" is constructed of reinforced concrete floors and roof slab on reinforced concrete columns and reinforced concrete bearing walls. Building "B" has a steel structure first floor, second floor and roof on concrete encased steel columns.

There shall be fifty-seven (57) apartments in the project which shall be designated by a letter referring to the building containing the apartment and a three or four digit number which locates the apartment in the building, except for the penthouse apartments on the top of Building "A", which shall be designated "Penthouse". The first one or two digits indicate the floor of the building upon which it is located; the next digit will be a zero; and the last digit indicates the horizontal position of the apartment with the lowest digit indicating the apartment closest to Ewa. Example: Apartment A-201 is the apartment in Building "A" on the second floor, adjacent to the elevator on the ewa side of the building.

Building "B" contains only three-bedroom apartments consisting of a living-dining room, three bedrooms, kitchen, two bathrooms, and lanai. All apartments in Building "B" contain approximately 1055 square feet and open immediately upon the hall stairway. The location of the apartments in Building "B" is as follows:

B-251: Second Floor at the extreme west end  
B-351: Third Floor immediately above B-251  
B-252: Second Floor immediately east of B-251  
B-352: Third Floor immediately above B-252

Building "A" contains (except for the Penthouse) only two-bedroom apartments consisting of living room with kitchen and dining room adjoining, two bedrooms and a bathroom. Apartments A-201 through A-1501 open immediately upon the elevator lobby and are on the westernmost or west side of the building. Apartments A-202 through A-1502 open immediately upon the elevator lobby but are east of the first series of apartments. Apartments A-203 through A-1503 open immediately upon the stairway hall and are to the east of the second series of apartments. Apartments A-204 through A-1504 open immediately upon the stairway hall and are the easternmost or closest to Diamond Head in Building "A". The Penthouse contains three bedrooms, living room, dining room, two full bathrooms, kitchen, large storage room, and lanai; it opens onto the roof elevator lobby. The thirteenth floor is omitted and the thirteenth and fourteenth floors are designated as the fourteenth and fifteenth floors respectively. The location and approximate areas of the apartments in Building "A" are as follows:

A-201	703 sq. ft.	A-203	703 sq. ft.
A-301	" " "	A-303	" " "
A-401	" " "	A-403	" " "
A-501	727 sq. ft.	A-503	727 sq. ft.
A-601	" " "	A-603	" " "
A-701	" " "	A-703	" " "
A-801	" " "	A-803	" " "
A-901	" " "	A-903	" " "
A-1001	" " "	A-1003	" " "
A-1101	" " "	A-1103	" " "
A-1201	" " "	A-1203	" " "
A-1401	" " "	A-1403	" " "
A-1501	" " "	A-1503	" " "
A-202	739 sq. ft.	A-204	703 sq. ft.
A-302	" " "	A-304	" " "
A-402	" " "	A-404	" " "
A-502	763 sq. ft.	A-504	727 sq. ft.
A-602	" " "	A-604	" " "
A-702	" " "	A-704	" " "
A-802	" " "	A-804	" " "
A-902	" " "	A-904	" " "
A-1002	" " "	A-1004	" " "
A-1102	" " "	A-1104	" " "
A-1202	" " "	A-1204	" " "
A-1402	" " "	A-1404	" " "
A-1502	" " "	A-1504	" " "
		Penthouse	1530 sq. ft.

COMMON ELEMENTS: The Developer advises that the common elements shall be (a) the land committed to the project, as described in the Declaration; (b) the foundations, beams, supports, concrete block and concrete retaining walls, all walls with the exception of the finished surfaces inside each apartment which inside surfaces shall be elements of the respective apartments, the beams and columns of the buildings, the stairs and stair landings of Buildings "A" and "B" and the connecting balcony of Building "A", the elevators, elevator lobbies, and elevator shafts of Building "A", all hallways in Building "A" and all interior hallways in Building "B", the entrances and exits to the condominium project and the apartments as follows: The vehicular entry/exit ramps to the parking area, pedestrian entrance from Thurston Avenue including all concrete walks, planting areas, and gardens giving access to the various buildings, the pedestrian entrance ramps from the parking area to the central court; (c) the flat roofs, yards, gardens, swimming pool, the garden lanais which adjoin Building "A", all parking areas; (d) central and appurtenant installations for services including plumbing, telephone equipment, electrical installations, television antenna system, and trash enclosure, and all ducts and fans; (e) all intangible personal property, choses in action, debts, monies, reserves, funds and other assets held by the Association of Apartment Owners for the benefit of the several apartment owners; and (f) all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The limited common elements shall be as follows:

- (a) All parking stalls designated with a number corresponding to the number of an apartment. The Penthouse shall have two such parking stalls, each designated as "Penthouse". Each such stall shall be appurtenant to and for the exclusive use of the apartment to which its number corresponds.
- (b) The elevator lobby and vestibule on the Penthouse floor, and the roof areas adjacent to the Penthouse and to the elevator lobby next to the Penthouse shall be appurtenant to and for the exclusive use of the Penthouse.

INTEREST TO BE CONVEYED PURCHASER: The revised Declaration states that the percentage of undivided interest in the common elements appertaining to each apartment and its owner for all purposes including voting, profits and expenses shall be:

- (a) One and seven-tenths per cent (1-7/10%) for each of the fifty-two (52) two-bedroom apartments, A-201 through A-1504, located in Building "A".
- (b) Two and eight-tenths per cent (2-8/10%) for the Penthouse located in Building "A".
- (c) Two and two-tenths per cent (2-2/10%) for each of the four (4) three-bedroom apartments, B-251 through B-352, located in Building "B".

USE: The buildings of the project and the apartments therein are intended for use as private dwellings and they are hereby restricted to use as such in accordance with the covenants, servitudes, and restrictions hereinafter contained and contained in the several apartment deeds and leases and the By-Laws of the Association of Apartment Owners as they all shall have been amended from time to time.

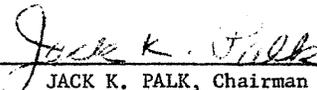
ENCUMBRANCES AGAINST TITLE: The land committed to the project was mortgaged by the Trustee to Honolulu Savings and Loan Association to secure the construction loan. The mortgage is recorded in Liber 5036, at Page 561 in the Bureau of Conveyances, State of Hawaii. The Developer represents that this mortgage will be released in whole or by partial release as each unit is sold.

PURCHASE MONEY HANDLING: The Developer has filed an executed copy of the Escrow Agreement identifying Liberty Bank of Honolulu the Escrow instead of Honolulu Savings and Loan Company, Limited, as recited in the initial report of March 25, 1966.

Note: It is incumbent upon the purchaser that he reads a copy of the executed Escrow Agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of dwelling units are established.

STATUS OF PROJECT: The Developer advises that construction on the project is expected to be completed on or about May 1, 1966.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 62 dated March 25, 1965.

  
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JACK K. PALK, Chairman  
REAL ESTATE COMMISSION  
State of Hawaii

Distribution:

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