



**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  
THE CONSULATE  
1624 Makiki Street  
Honolulu, Hawaii

REGISTRATION NO. 63

**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.

March 31, 1965

SPECIAL ATTENTION

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

- (1) THE CONSULATE is a proposed leasehold condominium project consisting of sixty-five (65) dwelling units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Incorporation and By-Laws of the Developer; Certificate of Title; Master Lease; Sublease; Assignments of Sublease; Declaration of Submission of Sublease to Horizontal Property Regime; Sales Deposit Contract; Apartment Lease Assignment; Promissory Note; Statement of Financing; Loan Commitment Letter; Developer's Mortgage; Purchaser's Mortgage; Escrow Agreement; By-Laws of the Association of Apartment Owners; House Rules; Schedule of Sales Prices and Down Payments; Property Management Agreement; Standard Form of Agreement Between Owner and Contractor--Building Contract; Assignment of Contract; Performance Bond; Labor and Material Payment Bond; Working Drawings; Plans; and Specifications.
- (3) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) enacted by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECTS: THE CONSULATE

DEVELOPER: CLARENCE K. H. YEE, LTD., 1350 South King Street, Honolulu, Hawaii, Telephone 52508, a Hawaii corporation, registered with the Director, Department of Regulatory Agencies, State of Hawaii, February 11, 1965.

The officers are as follows:

Clarence K. H. Yee, President, 419 Atkinson Drive, Honolulu  
James K. Yee, Vice President and Treasurer, 419 Atkinson Drive, Honolulu  
George S. W. Hong, Secretary, 1658 Kamole Street, Honolulu

These officers also comprise the Board of Directors of the corporation.

ATTORNEY REPRESENTING DEVELOPER: Doi, Yamada & Shinsato, (Attn: Mr. Harold T. Yamada), Room 419, First National Bank Building, Honolulu, Hawaii, Telephone 53338.

TAX KEY: FIRST DIVISION 2-4-24-32

ZONING: Hotel-Apartment Fire Zone No. 3

DESCRIPTION: An eleven story building covering ground space of about 6,032 square feet will be erected on said land. It will contain 5 apartments on the first floor, 6 apartments each on the 2nd to the eleventh floor, or a total of 65 apartments. Each apartment will have exclusive use of a designated parking space. The building will be constructed of reinforced concrete.

This horizontal property regime shall contain 65 apartments of which 54 units will be small 2-bedroom apartments of approximately 731 square feet in area, containing 2-bedrooms, a living room, kitchen-dining area, lanai and a bathroom. Eleven units will be large 2-bedroom apartments of approximately 850 square feet in area, containing 2 bedrooms, living room, kitchen-dining room, a bathroom and lanai. The immediate common elements to which each apartment has access will be an elevator and two stairways.

Numbering of each apartment unit shall be as follows:

First floor:	101, 102, 103, 105 and 106
Second floor:	201, 202, 203, 204, 205 and 206
Third floor:	301, 302, 303, 304, 305 and 306
Fourth floor:	401, 402, 403, 404, 405 and 406
Fifth floor:	501, 502, 503, 504, 505 and 506
Sixth floor:	601, 602, 603, 604, 605 and 606
Seventh floor:	701, 702, 703, 704, 705 and 706
Eighth floor:	801, 802, 803, 804, 805 and 806
Ninth floor:	901, 902, 903, 904, 905 and 906
Tenth floor:	1001, 1002, 1003, 1004, 1005 and 1006
Eleventh floor:	1101, 1102, 1103, 1104, 1105 and 1106

The apartments shall be numbered in the manner shown on Condominium Map No. 28 filed in the Bureau of Conveyances of the State of Hawaii.

COMMON ELEMENTS: The common elements shall include each of the elements which is mentioned in section 170A2 (e) of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and which is actually constructed or provided on the land described above, and specifically includes, but is not limited to the following:

- a. Subleasehold interest in the land;
- b. All foundations, columns, girders, beams, supports, bearing walls, roof, balconies, lobbies, hallways, stairs, walkways, entrances and exits of said building;
- c. Parking area, driveway, yard and refuse areas;
- d. All ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, water, refuse and telephone;

- e. Switch room and transformer vault;
- f. Automatic elevator with elevator housing and appurtenant equipment;
- g. The combined office-apartment unit on the ground floor, designated as Apartment No. 104, together with the parking space assigned to said apartment, reserved for use by the resident manager of the project;
- h. The swimming pool and equipment;
- i. Trash rooms;
- j. Storage rooms and all other elements and facilities rationally in common use or necessary to the existence, upkeep and safety of the building of the project.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated as "limited common elements", are hereby set aside and reserved for the exclusive use of certain apartments and such apartments shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

- a. One parking space designated on said plans by number shall be assigned to a particular apartment and shall be appurtenant to and for the exclusive use of such apartment.
- b. Entry hallway adjoining an apartment or apartments shall be appurtenant to and for the exclusive use of such apartment or apartments which it adjoins.
- c. Garden area adjoining each of the five resident apartments on the ground floor shall be appurtenant to and for the exclusive use of such apartment which it adjoins.

INTEREST TO BE CONVEYED PURCHASER: The percentage of undivided interest in the common elements appertaining to each apartment and its owner for all purposes, including voting, is as follows:

Small 2 bedroom apartments: 1.4972%  
 Large 2 bedroom apartments: 1.7409%

OWNERSHIP: The Certificate of Title, under date of June 25, 1964 recites that title to the land is vested in BISHOP TRUST COMPANY, LIMITED, Trustee of the McInerny Foundation (Edwin Benner, Jr., President, 141 South King Street, Honolulu; Paul D. Cheyney, Vice President-Secretary, 141 South King Street, Honolulu) a Charitable Trust Under Deed of Trust dated January 30, 1937, recorded in the Bureau of Conveyances at Honolulu in Book 2024, Page 137.

ENCUMBRANCES AGAINST LAND AND BUILDING: The Developer identifies the following: LEASE-Bishop Trust Company, Limited, Trustee for the McInerny Foundation to Edwin Yee, Ltd.; SUBLEASE-Edwin Yee, Ltd. to Condominium Hawaii, Inc.; ASSIGNMENT OF SUBLEASE to Clarence K. H. Yee, and further assignment to Clarence K. H. Yee, Ltd.

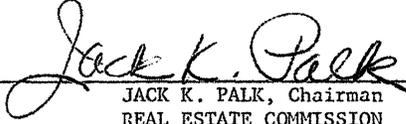
MORTGAGE - Clarence K. H. Yee to Island Federal Savings and Loan in amount of \$1,300,000.00 dated November 16, 1964.

PURCHASE MONEY HANDLING: An executed Escrow Agreement has been submitted for examination identifying Clarence K. H. Yee, Ltd. as "Developer" and Guardian Escrow Service, Inc., as "Escrow Agent."

Note: It is incumbent upon the purchaser that he reads this Escrow 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 funds.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners gives the Board of Directors the responsibility to manage and control the project. The Property Management Agreement submitted for examination identifies First Management and Sales, Inc. as the "Agent" employed by the Developer.

STATUS OF PROJECT: The Developer's Notice of Intention states that work began on the project September 21, 1964. Thirty (30%) percent of the building has been constructed as at the date of this report. The estimated completion date is recited as June 17, 1965.

  
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JACK K. PALK, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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