



**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  
HARBOR VISTA APARTMENTS  
98-114 Lipoa Place  
Aiea, Honolulu, Hawaii

REGISTRATION NO. 66

**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.

April 2, 1965

**SPECIAL ATTENTION**

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

- (1) HARBOR VISTA APARTMENTS is a proposed leasehold condominium project consisting of twenty-seven (27) dwelling units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Association and By-Laws of Developer; Master Lease; Master Sublease; Apartment Lease; Declaration of Horizontal Property Regime; By-Laws of the Association of Apartment Owners; Search of Title; Loan Commitment Letter; Statement of Financing of Project; Escrow Agreement; Agreement of Purchase and Sale; Development Agreement; The Standard Form of Agreement Between Owner and Contractor (Construction Contract) and Performance Bond; and Building 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 PROJECT:** HARBOR VISTA APARTMENTS

DEVELOPER: PEARL HARBOR CONDOMINIUMS, LTD., 320 Ward Avenue, Suite 200, Honolulu, Hawaii, Telephone 503288. A Hawaii corporation, registered with the Director, Department of Regulatory Agencies, State of Hawaii, March 18, 1965.

The officers are as follows:

Edward K. Jensen, President, 2751 Pacific Heights Road, Honolulu  
Jack Y. Hirakami, Vice President, 47-648 Ahuimanu Road, Honolulu  
F. B. Carter III, Secretary, 3728 Lurline Drive, Honolulu  
Walter W. Wirth, Treasurer, 3065 Kalakaua Avenue, Honolulu

ATTORNEY REPRESENTING DEVELOPER: Hiroshi Sakai, 303 Capital Investment Building, Honolulu, Hawaii, Telephone 576-365.

TAX KEY: FIRST DIVISION 9-8-14-17

ZONING: Industrial

DESCRIPTION: There shall be a 3-story hollow block and concrete apartment building, an automatic elevator and concrete slab floors and roof on concrete bearing walls covering a ground space of about 6,156 square feet. The first floor of the apartment building contains 3 two-bedroom apartment units and 1 three-bedroom apartment unit covering a ground space of about 6,156 square feet and a launderette of about 185 square feet. The second floor contains 8 two-bedroom apartment units and 1 three-bedroom apartment unit covering a floor space of about 5,971 square feet. The third floor is the same as the second floor. Each apartment unit shall have the exclusive use of a designated parking space of about 160 square feet. Each two-bedroom apartment unit contains approximately 643 square feet within its perimeter walls and consists of the following rooms: living room, kitchen, two bedrooms, bathroom, hallway and closets. Each three-bedroom apartment unit contains approximately 827 square feet within its perimeter walls and consists of the following rooms: living-dining room, kitchen, three bedrooms, bathroom, hallway and closets.

Apartment and parking spaces are numbered as follows:

First (ground) floor: Two bedroom - 101, 102, 103, 104, 105, 106, 108, 109;  
Three bedroom - 107

Second floor: Two bedroom - 201, 202, 203, 204, 205, 206, 208, 209;  
Three bedroom - 207

Third floor: Two bedroom - 301, 302, 303, 304, 305, 306, 308, 309;  
Three bedroom - 307

The parking stalls designated for each apartment unit shall have the identical numbering as the apartment unit.

GENERAL COMMON ELEMENTS: The common elements shall include:

- (a) The land described in the Declaration;
- (b) One automatic elevator and appurtenant equipment;
- (c) All foundations, columns, girders, beams, supports, bearing walls, roofs, chases, stairs, walkways, balconies, entrances, and exits of said building;
- (d) All yard and refuse areas;
- (e) All parking areas;
- (f) All ducts, electrical equipment, wiring, fire fighting equipment, and other central and appurtenant installations for services, including light, cold and hot water, refuse and telephone;
- (g) Launderette and drying area; and
- (h) Park and/or playground area.

LIMITED COMMON ELEMENTS:

- (a) One stall for a car within a parking area designated on said condominium file plan with the same number as each apartment unit.

INTEREST TO BE CONVEYED PURCHASER: Each two-bedroom apartment shall have an appurtenant thereto an undivided 3.59281 percentage interest (18/501 fractional interest) and each three-bedroom apartment shall have appurtenant thereto an undivided 4.59086 percentage interest (23/501 fractional interest) in the common elements, such interest being defined and referred to as "common interest." The common interest, the proportionate shares in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Apartment Owners of the project, shall be in said percentage or fraction for each apartment.

OWNERSHIP: The land is held in fee simple under the Will and of the Estate of Bernice Pauahi Bishop, deceased.

ENCUMBRANCES AGAINST LAND AND BUILDINGS: The Notice of Intention describes the following encumbrances: (a) Master Lease to Central Hawaiian, a joint venture between Central Oahu Land Corporation and Hawaiian Pacific Industries, dated August 1, 1961, recorded in Book 4183, Page 365; (b) Master Sublease between Trustees of Bishop Estate and Central Hawaiian to First Waimalu Corporation; and (c) playground and park area for joint use with Lot 16 of Kalanao Industrial Park.

PURCHASE MONEY HANDLING: An Escrow Agreement, in specimen form, has been submitted with the Notice of Intention. Counsel for the Developer subsequently advises that the purchasers' funds will be placed in a neutral escrow depository "Guardian Escrow Services, Inc. for Pearl Harbor Condominiums, Ltd." The escrow agreement sets forth the duties and responsibilities of the escrow agent in receiving, holding and disbursing of funds.

- 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 fund.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners gives the Board of Directors responsibility for the management and operation of the project. The First Waimalu Corporation has been identified as the manager of the development.

STATUS OF PROJECT: A Building Contract has been executed with United Construction Company, Ltd. The Developer anticipates that once commenced, the building will be completed in approximately six (6) months.

  
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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