



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 PARKVIEW
Corner of Makee and Kaneloa Road
Honolulu, Hawaii

REGISTRATION NO. 38

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.

July 14, 1965

SPECIAL ATTENTION

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

- (1) THE PARKVIEW is a proposed leasehold condominium project consisting of fifty (50) dwelling units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Association; Affidavit and Bylaws of the Developer; Appraisal Report; Declaration of Horizontal Property Regime; Declaration of Covenants, Conditions and Restrictions and Bylaws of Association of Apartment Owners; Master Lease; Preliminary Title Report; Sub-Lease; Apartment Deed; Purchase Agreement; Escrow Agreement; Preliminary Drawings and Plans; General Contract Specifications; and miscellaneous promotional and advertising exhibits.
- (3) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) passed by the Legislature in 1961. This statute has been amended by each succeeding session of the Legislature since enactment of the original enabling legislation.

NAME OF PROJECT: THE PARKVIEW

DEVELOPER: STARK ENTERPRISES, INC., 1441 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 960-771. A Hawaii corporation registered with the Director, Department of Regulatory Agencies, State of Hawaii, on August 12, 1964. The officers are as follows:

| | |
|-------------------------------------|---|
| Bruce C. Stark, President-Treasurer | King Building Queen Emma Gardens 1519 Nuuanu Avenue Honolulu, Hawaii |
| Robert Svoboda, Vice-President | 5049 Poola Street Honolulu, Hawaii |
| Percy K. Mirikitani, Secretary | 1477 Alencastre Street Honolulu, Hawaii |

ATTORNEY REPRESENTING DEVELOPER: Mirikitani, Mirikitani & Hirai (Attn: Mr. Richard Mirikitani), 438 Merchandise Mart Building, Hotel & Alakea Streets, Honolulu, Hawaii. Telephone 561-702.

TAX KEY: FIRST DIVISION 2-6-28-19

ZONING: Hotel-Apartment

DESCRIPTION: The project shall consist of an apartment building constructed of reinforced concrete, steel, aluminum, glass and other allied materials with two levels of parking, one below ground, twelve (12) stories of apartments, each floor containing four (4) apartments, a penthouse divided into two (2) apartments, together with a swimming pool.

Floors 1 through 12 shall have four (4) apartments on each floor, said apartments being categorized and classified into Apartment Types "A", "B", "C", and "D". There shall be two (2) penthouse apartments.

The apartments shall be numbered A through D on each floor preceded by the floor numbers which are 100 through 1200. The penthouse apartments shall be designated as PH-A and PH-B. The types of apartments hereinabove set forth shall each consist of those service, living, balcony and storage areas and shall be equipped and furnished with such appliances, household devices and/or accommodations all as more fully set forth in the accompanying Condominium Map Plans attached hereto and by attachment and reference made a part hereof. The aforesaid types of apartments hereinabove mentioned shall have the following schedule of square footage:

| | | | |
|---------------|------------|--|--------------------|
| Apartment "A" | | | |
| Living Area | Basic Unit | | 942 sq. ft. |
| | Balconies | | <u>100 sq. ft.</u> |
| | | | 1,042 sq. ft. |
| Apartment "B" | | | |
| Living Area | Basic Unit | | 1,002 sq. ft. |
| | Balconies | | <u>100 sq. ft.</u> |
| | | | 1,102 sq. ft. |
| Apartment "C" | | | |
| Living Area | Basic Unit | | 992 sq. ft. |
| | Balconies | | <u>100 sq. ft.</u> |
| | | | 1,092 sq. ft. |
| Apartment "D" | | | |
| Living Area | Basic Unit | | 942 sq. ft. |
| | Balconies | | <u>100 sq. ft.</u> |
| | | | 1,042 sq. ft. |

Penthouse Floor:

| | |
|------------------|---------------|
| Apartment "PH-A" | |
| Living Area | 1,406 sq. ft. |
| Apartment "PH-B" | |
| Living Area | 1,420 sq. ft. |

Each apartment shall have immediate access to the corridor on the particular floor on which it is located, which corridor shall lead to the elevator and to the stairways.

The basement level, upper parking and lobby level shall have the following schedule of square footage appertaining thereto:

| | |
|-------------------------------|---------------|
| Basement Level | |
| General Parking and Ramp | 9,737 sq. ft. |
| Lobby Area | 78 sq. ft. |
| Stair | 104 sq. ft. |
| Storage Area | 365 sq. ft. |
| Utility and Mechanical | 1,644 sq. ft. |
| Planting (For above floor) | 143 sq. ft. |
| Upper Parking and Lobby Level | |
| General Parking and Drives | 9,263 sq. ft. |
| Lobby | 284 sq. ft. |
| Entry and Pool | 2,200 sq. ft. |
| Stairs | 208 sq. ft. |
| Utility Areas | 247 sq. ft. |
| Planting | 1,170 sq. ft. |
| Ramp (Allowed for above) | 316 sq. ft. |

The aforesaid schedule and the location of same all being more specifically and graphically indicated in the said Condominium Map Plan.

The Notice of Intention represents that there will be fifty (50) parking stalls available.

COMMON ELEMENTS: The Developer advises that the common elements are as follows: (a) the land on which the project is located; (b) all foundations, columns, girders, beams, supports, bearing walls, roofs, chases, halls, corridors, lobbies, stairs, stairways, entrances and exits of said building; (c) all driveways, parking areas, landscaped areas and the swimming pool; (d) storage areas, elevators, the compartments or installations of all central services such as power, light, gas, cold and hot water, pumps drainage pipes, fire alarm system, and all utility lines wherever located and all other devices or installations existing for or rationally of common use or necessary to the existence and safety of the building.

LIMITED COMMON ELEMENTS: The Declaration states that there shall be certain limited common elements located on each floor in each building to be used in common by all the owners of the apartments on that floor. These limited common elements shall consist of: (a) all paint, decorative application to the exterior of perimeter walls, light fixtures, drains, floor coverings in the hallway, storage areas and in general all such other devices or installations existing exclusively for the common use of all of the apartment units on a particular floor; (b) there is reserved and set aside for the exclusive use of the apartments with which each parking stall is leased, the parking stalls designated on the building plans by number, which stall shall be exclusively used by the particular apartment with which stalls are leased.

INTEREST TO BE CONVEYED PURCHASER: The Declaration recites that the fraction or percentage of undivided interest in the common elements appertaining to each apartment type and its owner for all purposes, including voting is:

Owners of Apartment Type "A" 1.913%
Owners of Apartment Type "B" 2.006%
Owners of Apartment Type "C" 1.988%
Owners of Apartment Type "D" 1.913%
Penthouse Apartment "PH-A" 3.255%
Penthouse Apartment "PH-B" 3.281%

OWNERSHIP TO TITLE: The Preliminary Report of Title issued May 28, 1965 by SECURITY TITLE CORPORATION recites that the fee is vested in ISAMI MIRIKITANI and CHIYOKO MIRIKITANI, husband and wife.

ENCUMBRANCES AGAINST LAND: The Notice of Intention states that there are no encumbrances against the land.

PURCHASE MONEY HANDLING: An Escrow Agreement, in specimen form, has been filed with the Commission. The depository, designated "Escrow" is the Bank of Hawaii and STARK ENTERPRISES, INC., the Developer, is identified as "Seller". The unexecuted agreement sets forth the duties and responsibilities of the escrow in receiving, holding and disbursing funds.

Note: It is incumbent upon the prospective purchaser that he reads the executed Escrow Agreement as it will be this document 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.

STATUS OF PROJECT: As at the date of this report the Developer has not advised the Commission on the name of the building contractor. The Notice of Intention indicates that as soon as bid is accepted the builder will be identified. May 30, 1966 is the anticipated completion date of the project.

MANAGEMENT AND OPERATION: The Bylaws of the Association of Apartment Owners vests the Board of Directors with the authority to secure the services of a person or firm to manage the project. The Notice of Intention identifies Aaron M. Chaney, C.P.M., as Manager.


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