



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
HOLIDAY VILLAGE
750 Awana Street
Honolulu, Hawaii

REGISTRATION NO. 136

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 20, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report is urged in order that 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. HOLIDAY VILLAGE is a proposed lease condominium project consisting of two hundred and thirty-eight (238) dwelling units in a twenty-one floor high-rise arrangement.
2. The Developer of said project has filed all documents, specimen documents and other information deemed essential by the Commission for the registration of this proposed condominium project.
3. The Developer has reported to the Commission that the Declaration of Horizontal Property Regimes, with By-Laws of Association of Apartment Owners attached, has been filed March 10, 1966 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 384295. The Master Lease has been registered in said office as Document No. 372256 on October 8, 1965. The Assignment of Lease between Edwin Koon Quon Yee and Clara Hee Yee, husband and wife, and Edwin Yee, Ltd., a Hawaii corporation, is registered in the Office of the Assistant Registrar of the Land Court as Document No. 372257. The Assignment of Lease

between Edwin Yee, Ltd., a Hawaii corporation and Condominium Hawaii, Inc., a Hawaii corporation, is registered in said office as Document No. 382831.

The Assistant Registrar of the Land Court of the State of Hawaii has assigned Condominium Map No. 25 to the project.

4. No advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
5. 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 Regime.

NAME OF PROJECT: HOLIDAY VILLAGE

LOCATION: The land area committed to the project, being approximately 49,719 square feet, is located on the Ewa (west) side of the seven hundred block of Awana Street, equi-distant between the nearby thoroughfares of Kanunu Street (mauka), and Makaloa Street (makai), at Pawaa-Kai, Honolulu, Oahu, Hawaii.

TAX MAP KEY: FIRST DIVISION 2-3-21 parcels 28, 29, 30 and 31.

ZONING: Commercial

DEVELOPER: CONDOMINIUM HAWAII, INC., a Hawaii corporation, registered with the Department of Treasury and Regulation, State of Hawaii, on August 15, 1963. Principal office is 801 Kaheka Street, Honolulu, Hawaii. Telephone 961-651.

The officers are:

Harry J. Otsuji	President	801 Kaheka Street Honolulu, Hawaii
August Akin Yee	Vice President	801 Kaheka Street Honolulu, Hawaii
Herbert C. H. Chun	Vice President	311 Central Pacific Bank Bldg. Honolulu, Hawaii
Abraham K. Tokioka	Secretary and Treasurer	1660 Kalakaua Avenue Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Yamada and Shinsato (Attention: Mr. Harold T. Yamada), Room 419, First National Bank Building, Honolulu, Hawaii. Telephone 573-338.

DESCRIPTION: The Declaration of Horizontal Property Regime filed as part of the Notice of Intention states that the property is divided into the following separate freehold estates:

Apartments. 238 separately designated and described freehold estates consisting of the spaces within the perimeter walls of each of the 238 apartment units and also the balcony appurtenant to each of the apartments situate on the 2nd floor to the 21st floor, inclusive, each such space, including balcony, if any, herein referred to as "apartment", as shown and designated on said plans above mentioned and described as follows:

A twenty-one story building of reinforced concrete will be constructed on the land. It will contain 6 office apartments on the first floor, twelve studio apartments on each floor from the second to the twentieth floor, inclusive, or a total of 228 studio apartments, and four 2-bedroom apartments on the twenty-first floor. There will be a one-bedroom apartment situate on the first floor which will be reserved for a resident manager and it is designated as a part of the common elements.

Each office apartment contains approximately 318 square feet in area. Each studio apartment, approximately 370 square feet in area, contains one living-dining-kitchen combination room (convertible into bedroom), one bathroom, and a balcony. Each 2-bedroom apartment, approximately 1197 square feet in area, contains a living-dining area, kitchen, 2 bedrooms, 2 baths and a balcony. The immediate common element to which each apartment has access will be an internal hallway. This building has no basement. Numbering of each apartment shall be as follows:

Offices on ground floor: 1, 2, 3, 4, 5, 6

Studio Apartments

on 2nd flr.: 201, 202, 203, 204, 205, 206, 207, 208, 209,
210, 211, 212

3rd flr.: 301, 302, 303, 304, 305, 306, 307, 308, 309,
310, 311, 312

4th flr.: 401, 402, 403, 404, 405, 406, 407, 408, 409,
410, 411, 412

5th flr.: 501, 502, 503, 504, 505, 506, 507, 508, 509,
510, 511, 512

6th flr.: 601, 602, 603, 604, 605, 606, 607, 608, 609,
610, 611, 612

7th flr.: 701, 702, 703, 704, 705, 706, 707, 708, 709,
710, 711, 712

8th flr.: 801, 802, 803, 804, 805, 806, 807, 808, 809,
810, 811, 812

9th flr.: 901, 902, 903, 904, 905, 906, 907, 908, 909,
910, 911, 912

10th flr.: 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008,
1009, 1010, 1011, 1012

11th flr.: 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108,
1109, 1110, 1111, 1112

12th flr.: 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208,
1209, 1210, 1211, 1212

13th flr.: 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308,
1309, 1310, 1311, 1312

14th flr.: 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408,
1409, 1410, 1411, 1412

15th flr.: 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508,
1509, 1510, 1511, 1512

16th flr.: 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608,
1609, 1610, 1611, 1612

17th flr.: 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708,
1709, 1710, 1711, 1712

18th flr.: 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808,
1809, 1810, 1811, 1812

19th flr.: 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908,
1909, 1910, 1911, 1912

20th flr.: 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008,
2009, 2010, 2011, 2012

Penthouse apartments:

21st flr.: P1, P2, P3, P4

All of the above mentioned apartments are located as designated on and shall be numbered in the manner shown on Condominium Map No. 25 filed in the office of the Assistant Registrar of the Land Court.

COMMON ELEMENTS: The Declaration states that a freehold estate consisting of all remaining portions of the project, referred to herein as the "common elements", including the apartment building, the land on which it is located and all common elements mentioned in the Horizontal Property Act which are actually constructed in the project, which shall be for the use of all apartments, and specifically includes, but is not limited to, the following: (a) Said land in fee simple; (b) All foundations, columns, girders, beams, supports, bearing walls, roof, chases, lobbies, hallways, stairs, entrances and exits of said buildings; (c) Parking areas, driveways, yard and refuse areas; provided, however, that the right to use parking spaces in the parking areas may be rented for the exclusive use of certain apartments or otherwise disposed of by the Developer on behalf of the Association of Apartment Owners or by the Board under such terms and conditions as it determines for the benefit of the Association; (d) All ducts, electrical equipment, wiring and other central and appurtenant installations for services, including power, light, water, gas, refuse and telephone; (e) The apartment-office on the first floor, reserved for use by the resident manager of the project; (f) Two automatic electric passenger elevators with elevator housing and appurtenant equipment; (g) Men's and women's rooms on the first floor; (h) Laundry room; (i) Swimming pool, pool terrace and equipment; (j) Trash rooms and chutes; (k) Storage areas; (l) Central hot water heater system; and (m) Ground floor recreation area.

LIMITED COMMON ELEMENTS: There are no limited common elements spoken of or referred to in the Declaration of Horizontal Property Regime.

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

Office Apartment:	.4132% or 1/242
Studio Apartment:	.4132% or 1/242
2-Bedroom Apartment:	.8264% or 2/242

USE: The apartments shall be occupied and used for business, hotel and/or residential purposes, including the renting or leasing of the apartments for profit.

OWNERSHIP TO TITLE: The Notice of Intention states, and the Lien Letter Report of December 2, 1965 prepared by Title Guaranty of Hawaii, a Hawaii corporation, reflects that title to the land committed to the project is vested in Bishop Trust Company, Limited, Trustees of the McInerney Foundation and of the George N. Wilcox General Trust, Edwin Benner, Jr., President, and Paul D. Cheyney, Vice President and Secretary, 141 South King Street, Honolulu, Hawaii.

ENCUMBRANCES AGAINST TITLE: The Developer represents the encumbrances as a Lease to Edwin Koon Quon Yee and Clara Hee Yee dated September 30, 1965, Document No. 372256, which Lease was assigned to Condominium Hawaii, Inc., by Assignment of Lease dated November 18, 1965, Document No. 382381. Further, the report of the examination of title shows assessments under Improvement District No. 153, Pawaa-Kai, fifth installment due May 1, 1966. Assessment balance submitted by the Developer is \$135,772.89.

PURCHASE MONEY HANDLING: The Developer has filed a copy of the Escrow Agreement executed February 18, 1966 between Island Federal Savings and Loan Association, as "Escrow Agent", and Condominium Hawaii, Inc., as "Developer".

Upon examination, the Escrow Agreement is found to be in consonance with the Commission's Declaratory Ruling No. 1, dated December 14, 1965. The conditions referring to the issuance of this Final Public Report prior to completion of construction has been complied with.

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.

MANAGEMENT AND OPERATION: The proposed By-Laws of the Association of Apartment Owners vest the Board of Directors with the powers and duties necessary for the administration of the project. The Board is responsible for the management and operation of the project, as well as the appointment and dismissal of personnel necessary for such operational functions. No manager or managing agent has been identified in the submittal of March 10, 1966.

STATUS OF PROJECT: The Developer advises, through the Notice of Intention, that the contractor is Stanley T. Kobayashi, Inc. A building contract, dated December 15, 1965, is on file with the Commission. Construction has commenced and under a notarized statement, the Developer has reported an estimated completion date on or about April 28, 1967.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 136 dated April 20, 1966.


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

Distribution:

DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
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