

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

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

on  
LAKESIDE HOLIDAY  
Moanalua  
Honolulu, Hawaii

REGISTRATION NO. 240

**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 Condo-  
minium 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.

Issued: July 10, 1969  
Expires: August 10, 1970

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 purchaser and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF  
INTENTION SUBMITTED DECEMBER 4, 1968 AND INFORMATION SUBSEQUENTLY  
FILED AS OF JUNE 12, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION  
OF HIS INTENTION TO SELL AND REPORTING CHANGES OF A SUBSTANTIAL NATURE  
IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514,  
HORIZONTAL PROPERTY REGIMES, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report of  
January 15, 1969 on the project - formerly identified as TROPICANA  
VILLAGE-LAKESIDE and now known as LAKESIDE HOLIDAY Condominium  
Project, Registration No. 240, the Developer reports that changes  
have been made in the plan or setup as presented in the December 4,  
1968 notice of intention to sell.

The changes subsequently made are determined to be a material  
revision to the information disclosed earlier on which the Final  
Public Report was issued. This Supplementary Public Report (pink  
paper stock) amends the Final Public Report (white paper stock),

becoming a part of the LAKESIDE HOLIDAY registration. The Developer has the responsibility of placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Final Public Report. The buyer shall sign the required receipt (RECO Form 25) signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of this project and the updating of information disclosed therein.
3. The Commission, in its Final Public Report of January 15, 1969, noted that the basic documents (Declaration of Horizontal Property Regime with By-Laws of Association of Owners attached and a copy of the approved Floor Plans) have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on December 4, 1968 as Land Court Document No. 460896 and as Land Court Condominium Map No. 66.

Amendment of Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, dated May 1, 1969, filed in the office of the Assistant Registrar at the Land Court as Land Court Document No. 475232.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

The information in the topical headings LOCATION, TAX KEY, and ZONING in the Final Public Report of January 15, 1969 remains unchanged.

NAME OF PROJECT: The name of the project has been changed to LAKESIDE HOLIDAY.

DEVELOPER: The new Developer is Condominium Hawaii, Inc., 801 Kaheka Street, Honolulu, Hawaii. The firm was qualified on August 14, 1963 to do business by registering with the Department of Regulatory Agencies, State of Hawaii. The officers and directors are as follows:

Harry H. Otsuji	President and Director
August A. Yee	Vice-President and Director
Glenda K. Rother	Secretary and Director
Abraham K. Tokioka	Treasurer and Director

ATTORNEY REPRESENTING DEVELOPER: Hogan, Howell and Rother (Attention: Mr. Phillip L. Rother), 320 Dillingham Building, 735 Bishop Street, Honolulu, Hawaii, 96813. Phone 531-6851.

DESCRIPTION: The project is now a leasehold condominium project. In all other respects, the description remains the same as recited in the Final Public Report.

COMMON ELEMENTS: The common elements of this condominium project now comprise a leasehold estate rather than a fee simple estate, in the land expressed to the regime being Lot 2990, together with all improvements and vegetation thereon, but excluding therefrom, and covered by Transfer Certificate of Title No. 126,941 issued to Bishop Trust Company, Ltd., Trustee.

LIMITED COMMON ELEMENTS: The only change in the parking stalls is that parking stall No. 32 is no longer set aside for the use of apartment No. 21, but is now set aside for the use of apartment No. 4. There is no change with regard to the storage rooms. The Amendment of Declaration, made May 1, 1969, also provides as follows: The entries, stairways and walkways in any residential building of the project shall be limited common elements for the exclusive use of the apartments of such building.

Each garbage receptacle adjacent to an apartment shall be a limited common element for the exclusive use of such apartment.

There are no other changes with regard to limited common elements.

INTEREST TO BE CONVEYED PURCHASER: This is now a leasehold condominium and each purchaser will receive a leasehold interest in his apartment. The undivided fractional interest in the common elements, appertaining to each apartment and its owner for all purposes, including voting, is now as follows:

<u>Apartment No.</u>	<u>Common Interest</u>	<u>Apartment No.</u>	<u>Common Interest</u>
1	6/176	14	7/176
2	7/176	15	7/176
3	7/176	16	7/176
4	6/176	17	7/176
5	7/176	18	6/176
6	7/176	19	7/176
7	7/176	20	7/176
8	7/176	21	7/176
9	7/176	22	7/176
10	7/176	23	7/176
11	7/176	24	7/176
12	7/176	25	7/176
13	5/176	26	6/176

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The apartments shall be used only as private dwellings for the owners, their families, tenants, domestic servants, and social guests; and the owners of the respective apartments shall have the absolute right to lease or rent such apartments for transient purposes, subject to all provisions of the Amendment of Declaration.

OWNERSHIP OF TITLE: As reflected by the Certificate of Search of Title Guaranty of Hawaii, Incorporated, dated June 5, 1969, title to the land committed to the project is vested in Bishop Trust Company, Limited, Trustee under the Will and of the Estate of Iwalani A. Robinson, Deceased.

ENCUMBRANCES AGAINST TITLE: The following liens or changes against title are noted as part of the registration: Deed dated April 29, 1969, filed as Land Court Document No. 473724, from Clarence Thing Chock Ching, husband of Dorothy Tom Ching, Thomas Awai, widower, and Fong Ting Mau, husband of Rose Yet Kui Mau, General Partners of International Development Company, a registered limited partnership, to Bishop Trust Company, Limited, Trustee under the Will and of the Estate of Iwalani A. Robinson, deceased, for which Transfer Certificate of Title No. 126,941 has been issued. Conveys Lot 2990 together with rights of way over and across Roadway Lots 2147, 2148 and 2149. (Tropicana Investments, Inc., the purchaser named in Agreement of Sale Document No. 437879, releases all of its right, title and interest in and to the land under search). Lease dated May 1, 1969, filed as Land Court Document No. 473725, made by and between Bishop Trust Company, Limited, a Hawaii corporation, Trustee as aforesaid, as Lessor, and Edwin Yee, Ltd., a Hawaii corporation, as Lessee, for a term of 55 years from April 1, 1969 to and including March 31, 2024. Assignment of Lease dated May 1, 1969, filed as Land Court Document No. 413121, from Edwin Yee, Ltd., as Assignor, to Condominium Hawaii, Inc., a Hawaii corporation, as Assignee.

In addition to the Lease to Edwin Yee, Ltd., and the Assignment of Lease to Condominium Hawaii, Inc., referred to above, the Certificate of Search dated April 30, 1969 by the Abstractor, Title Guaranty of Hawaii, Incorporated, indicates the following encumbrances against the property: Reservation unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, of all artesian and other underground water and rights thereto appurtenant to said premises, as reserved in Deed dated October 7, 1965, filed as Document No. 372554. Designation of Easement 478 for transformer vault purposes, as shown on Maps 314 and 390, as set forth by Land Court Order No. 24900, filed November 9, 1965.

PURCHASE MONEY HANDLING: The Developer has filed a copy of the Escrow Agreement executed May 29, 1969, between First Hawaiian Bank, as "Escrow", and Condominium Hawaii, Inc. as "Seller". It is incumbent upon each purchaser that he reads a copy of the executed Escrow Agreement which sets forth the procedure for the receipt and disbursement of the proceeds from the sales of apartments.

The Developer has filed a copy of a Statement of Financing and a Loan Commitment Letter indicating that First Hawaiian Bank will provide financing to qualified purchasers.

MANAGEMENT AND OPERATIONS: The Developer has filed a copy of a Management Agreement, dated April 1, 1969, appointing Metropolitan Management Corporation, a Hawaii corporation, as managing agent for the project.

STATUS OF PROJECT: The project was completed on October 23, 1968. There is no change to this information as recited in the Final Public Report.

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The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted December 4, 1968 and information subsequently filed as of June 13, 1969.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 240 filed with the Commission on December 4, 1968.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

  
WILLIAM H. C. YOUNG, Member  
REAL ESTATE COMMISSION  
STATE OF HAWAII

REB:sw

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION, CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

July 10, 1969  
Registration No. 240