

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
MAKIKI HOLIDAY
1722 Makiki Street
Honolulu, Hawaii

REGISTRATION NO. 301

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.

Issued: October 20, 1969

Expires: November 20, 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 SEPTEMBER 26, 1969 AND ADDITIONAL INFORMATION SUBMITTED AS LATE AS OCTOBER 10, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514 OF THE HAWAII REVISED STATUTES.

1. MAKIKI HOLIDAY is a leasehold condominium project consisting of thirty-two (32) dwelling units arranged throughout a single building of seven (7) stories. There are thirty-two (32) parking stalls for apartment occupants.
2. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regime.
3. This Final Public Report is made a part of the registration on the MAKIKI HOLIDAY condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the

hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the Final Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
5. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The Developer reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer. Said Declaration and By-Laws are recorded in the Bureau of Conveyances, starting at Liber 6707 at page 251. The Registrar has designated Condominium Map No. 149 to the project.
7. This Final Public Report expires thirteen (13) months from the date of issuance, October 20, 1969, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: MAKIKI HOLIDAY

LOCATION: The 19,668.0 square feet of land committed to the project is situated at Palai, Makiki, Honolulu, Hawaii, being Lot No. 6 and Lot No. 7 located on the northwest side of Makiki Street near Dominis Street.

TAX KEY: FIRST DIVISION 2-4-24:13

ZONING: Hotel-Apartment

DEVELOPER: CONDOMINIUM HAWAII, INC., a Hawaii corporation, registered with the Department of Regulatory Agencies of the State of Hawaii on August 14, 1963, whose business address is listed as 801 Kahaka Street, Honolulu, Hawaii 96814.

The officers of the corporation are:

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

ATTORNEY REPRESENTING DEVELOPER: Hogan, Howell & Rother (Attention: Phillip L. Rother), 320 Dillingham Building, 735 Bishop Street, Honolulu, Hawaii. Telephone No. 531-6851.

DESCRIPTION: The specimen Declaration of Horizontal Property Regime and Developer's floor plans reflect that the proposed condominium complex submitted to the regime, situated on the 19,668.0 square feet of leasehold, will when complete consist of thirty-two (32) dwelling units arranged throughout a single building of seven (7) stories. The principal materials of which the said building shall be constructed are as follows: the foundation, all floors, the stairways and the roof will be of poured reinforced concrete; all bearing walls (the end and side walls of the said building and the walls between apartments) will be of hollow concrete blocks; the interior partition walls within each apartment will be of gypsum board with metal studs on both sides; the interior floors within each apartment shall be covered with asphalt floor tile, the roof will be concrete slab. The lanai railings are made of concrete and aluminum.

There are five (5) apartments located on each of the first six floors and two (2) apartments located on the seventh floor. The apartments are numbered from northwest to southeast as follows: Apartments 101 to 105 inclusive are located on the first floor, Apartments 201 to 205 inclusive are located on the second floor, Apartments

301 to 305 inclusive are located on the third floor, Apartments 401 to 405 inclusive are located on the fourth floor, Apartments 501 to 505 inclusive are located on the fifth floor, Apartments 601 to 605 inclusive are located on the sixth floor, and Apartments 701 (PH-1) and 702 (PH-2) are located on the seventh floor.

The apartments will be of four types: (i), (ii), (iii) and (iv). Apartments 101 through 105, 201 through 205, 301, 303 through 305, 401, 403 through 405, 501, 503 through 505, 601 and 603 through 605 are type (i) apartments. Apartments 302, 402, 502 and 602 are type (ii) apartments. Apartment 701 (PH-1) is a type (iii) apartment. Apartment 702 (PH-2) is a type (iv) apartment.

Each type (i) apartment contains five rooms including two bedrooms, one bathroom, one kitchen, one living room/dining room, a floor area of 743 square feet and a lanai of 72 square feet for a total area of 815 square feet. Each type (ii) apartment contains six rooms including three bedrooms, one bathroom, one kitchen, one living room/dining room, a floor area of 1,000 square feet and a lanai of 72 square feet for a total area of 1,072 square feet. The type (iii) apartment contains seven rooms including three bedrooms, two bathrooms, one kitchen, one living room/dining room, a floor area of 1,234 square feet and a lanai of 700 square feet for a total area of 1,934 square feet. The type (iv) apartment contains nine rooms, including four bedrooms, two bathrooms, one kitchen, one breakfast room, one living room, a floor area of 2,300 square feet and a lanai of 630 square feet for a total area of 2,930 square feet.

Apartments 101 through 105 shall each have immediate access to the land heretofore described. All of the other apartments shall each have immediate access to the open corridor immediately adjacent to and connecting the apartments on each story above the ground floor and the stairways.

Each apartment shall consist of the space measured horizontally by the distances between the surface of the interior walls of each apartment, and the space measured by the area of the lanai of each apartment; and measured vertically by the distance between the topside surface of the concrete floor and the underside surface of the ceiling.

COMMON ELEMENTS: According to the specimen Declaration, one freehold estate is designated in all the remaining portions of the project other than the apartments, including specifically but not limited to: (a) said land in fee simple; (b) all foundations, columns, girders, beams, supports, bearing walls, roofs, chases, entries, stairways, lobbies, walkways and entrances of said building; (c) all yards, grounds, landscaping, mail boxes and refuse facilities; (d) all parking areas and driveways; (e) all ducts, electrical equipment, wiring and other central and appurtenant installations including power, light, water, sewer and telephone; (f) one automatic electric passenger elevator with elevator housing and appurtenant equipment; (g) swimming pool and equipment; (h) central gas fired hot water system; (i) 3 commercial size clothes washers; (j) 3 commercial size clothes dryers; and (k) laundry room, storage rooms and all other elements and facilities rationally in common use or necessary to the existence, upkeep and safety of the project.

LIMITED COMMON ELEMENTS: Each apartment shall have a parking stall in the parking area. Each such parking stall shall be marked by a number corresponding to the apartment to which it appertains. Each such parking stall shall be a limited common element to the apartment to which it appertains. Also, the planting area adjoining the apartments on the ground floor shall be appurtenant to and for the exclusive use of such apartment which it adjoins.

COMMON INTEREST: The specimen Declaration discloses that the fraction of undivided interest in the common elements appertaining to each apartment is as follows:

Type (i) apartments	10/370
Type (ii) apartments	13/370
Type (iii) apartments	23/370
Type (iv) apartment	35/370

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The specimen Declaration reflects that the apartments shall be used as residential apartments.

OWNERSHIP TO TITLE: Developer has submitted a copy of a Certificate of Title prepared by Long & Melone, Ltd., which certifies that as of July 30, 1969, the leasehold interest in Lots No. 6 and 7 (Tax Map Key: 2-4-24:13) was vested in Condominium Hawaii, Inc. and the remainder interest was vested in Nobuichi Shigemura, Yuku Shigemura and Minoru Shigemura.

ENCUMBRANCES AGAINST TITLE: The copy of Certificate of Title certifies that Lots 6 and 7 are subject to the following encumbrances: Easement 6 feet wide for installation and maintenance of a sewer pipe line along the second course of Lot 7 and the fifth course of Lot 6 in favor of the City and County of Honolulu and also in favor of Lots 8 and 9 of Robertson Tract. Mortgage: Condominium Hawaii, Inc. to Pacific Savings and Loan Association, dated March 24, 1969, recorded in Liber 6454, page 82. To Secure: \$750,000.00. For any taxes that may be due and owing and lien on the lands, reference should be made to the Office of Tax Assessor of the District in which said lands are situated.

Note: Developer discloses that the land is further encumbered by the Declaration of Horizontal Property Regime dated September 19, 1969 and recorded in Liber 607, at page 251, being known as Makiki Holiday, and Condominium Map No. 149.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement, dated July 1, 1969 between Pacific Savings and Loan Association and Condominium Hawaii, Inc., has been filed. On examination the specimen Contract of Sale and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly Section 514-15.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Contract of Sale and the executed Escrow Agreement. The latter document, Escrow Agreement, establishes how the proceeds from the sale of apartments and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

FINANCING OF PROJECT: A mortgage loan (a construction mortgage), secured by the Assignment of Lease, has been obtained by the Developer from Pacific Savings and Loan Association for \$750,000, which sum will be sufficient to complete construction of the project. Financing for each qualified purchaser of a unit has been arranged with Pacific Savings and Loan Association.

MANAGEMENT AND OPERATIONS: The Declarant discloses that the administration of the project shall be vested in the Association of Apartment Owners. The Developer has entered into a management contract with Metropolitan Management Corporation, a Hawaii corporation, dated July 1, 1969, a copy of which as been filed with the Commission.

STATUS OF PROJECT: In the Notice of Intention the Developer advised the Commission that the contractor is Pacific Construction Company, Ltd. A construction contract dated December 26, 1968 is on file with the Commission. Construction has commenced and it is estimated that construction is 70% completed as of the date of the filing of the Notice of Intention. The estimated completion date is December 31, 1969. A performance and labor and material bond in an amount equal to 100% of the contract price was issued on January 13, 1969 by Seaboard Surety Company and the Hawaiian Insurance and Guaranty Company, Limited, as sureties.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted September 26, 1969.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 301, filed with the Commission September 26, 1969.

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


HERBERT S. ISONAGA, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:sw

Distribution:

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

October 20, 1969
Registration No. 301

