

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
HOLIDAY PLANTATION
Makaha, Oahu, Hawaii

REGISTRATION NO. 577 -

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: July 8, 1974
Expires: August 8, 1975

SPECIAL ATTENTION

A comprehensive reading by the prospective Purchaser 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 22, 1973, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JUNE 21, 1974. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Preliminary Report on the HOLIDAY PLANTATION project, Registration No. 577, dated August 13, 1973, the Developer has submitted additional information to that filed in the June 22, 1973 submittal. This Final Report is made a part of the registration, a copy of which the Developer is required to provide all purchasers or prospective purchasers of apartments. Securing a signed copy of the receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer has complied with Chapter 514, Hawaii Revised Statutes, and has fulfilled the requirements of the Commission for the issuance of this Final Public Report prior to the completion of construction.
3. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners), and a copy of the approved Floor Plans have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, dated June 14, 1974, was filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, on June 18, 1974, as Document No. 685716.

The Assistant Registrar of the Land Court has designated Condominium Map No. 217 to the project.

5. 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 which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, July 8, 1974, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report has not changed except for LOCATION, DEVELOPER, ATTORNEY REPRESENTING DEVELOPER, DESCRIPTION, INTEREST TO BE CONVEYED, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT. Additional headings under HOUSE RULES, COMMUNICATION UTILITIES, and STATEMENT OF FINANCING have been added.

NAME OF PROJECT: HOLIDAY PLANTATION.

LOCATION: Street names and addresses are indicated on the plans presently on file with the Real Estate Commission.

DEVELOPER: A. Jack Woods is no longer a Vice President of Holiday Mart, Inc.

ATTORNEY REPRESENTING DEVELOPER: John C. Maynard (Hogan, Rother, Grimes & Bybee) has replaced Phillip L. Rother as attorney for the developer.

DESCRIPTION: The plans for the project have been revised, and the total number of apartments has been increased from 850 to 868. There will be 804 two-bedroom apartments instead of 768, and 4 three-bedroom townhouses instead of 22. A revised description follows:

The Declaration of Horizontal Property Regime reflects that the leasehold project shall contain sixty-one (61) two and three-story

wood frame apartment buildings plus a single-story resident manager's office building of like construction. The apartments are of three types, 804 two-bedroom, one-bath apartments, 60 three-bedroom, one-bath apartments and 4 three-bedroom, one and one-half bath townhouses. The two and three-bedroom apartments are single story units located on the first, second or third floors and the townhouses are two-story units. There are a total of 868 units plus the common buildings located on 41.600 acres. The resident manager's office is not a dwelling unit. None of the buildings contain basements. The 13 utility buildings contain laundry facilities and are the location of the mailboxes. The 3 cabanas are situated adjacent to the swimming pools and contain barbeque and recreational facilities. The units will be numbered 1 through 298 with a letter, A, B or C, indicating a first, second or third floor location, respectively, for the two and three-bedroom apartments. Apartment Numbers 1A through 2B are located in building number 1; 3A through 4C in building number 2; 5A through 6B in building number 3; 7A through 12C in building number 4; 13A through 18C in building number 5; 19A through 22C in building number 6; 23A through 28C in building number 7; 29 and 30 in building number 8; 31A through 36C in building number 9; 37A through 42C in building number 10; 43A through 46C in building number 11; 47A through 52C in building number 12; 53A through 56C in building number 13; 57A through 60C in building number 14; 61A through 66C in building number 15; 67A through 74C in building number 16; 75A through 82C in building number 17; 83A through 86C in building number 18; 87A through 88C in building number 19; 89A through 92C in building number 20; 93A through 98C in building number 21; 99A through 104C in building number 22; 105A through 108C in building number 23; 109A through 112C in building number 24; 113A through 116C in building number 25; 117A through 118B in building number 26; 119A through 126C in building number 27; 127A through 128C in building number 28; 129A through 132C in building number 29; 133A through 134B in building number 30; 135A through 144C in building number 31; 145A through 152C in building number 32; 153A through 158C in building number 33; 159A through 162C in building number 34; 163A through 170C in building number 35; 171A through 172B in building number 36; 173A through 180C in building number 37; 181A through 182B in building number 38; 183A through 190C in building number 39; 191A through 196C in building number 40; 197A through 198B in building number 41; 199A through 204C in building number 42; 205A through 210C in building number 43; 211A through 216C in building number 44; 217A through 224C in building number 45; 225A through 232C in building number 46; 233A through 234C in building number 47; 235A through 240C in building number 48; 241A through 242B in building number 49; 243A through 246C in building number 50; 247A through 248C in building number 51; 249A through 250C in building number 52; 251A through 258C in building number 53; 259A through 262C in building number 54; 263 and 264 in building number 55; 265A through 272C in building number 56; 273A through 278C in building number 57; 279A through 282C in building number 58; 283A through 292C in building number 59; 293A through 294B in building number 60; 295A through 298C in building number 61; and the manager's office is in building number 62.

Seven Hundred Two (702) of the two-bedroom units also contain a bathroom, kitchen and living/dining room with a floor area of approximately 815 square feet. Of these, the ground floor units (A) also contain a lanai of approximately 120 square feet and the second floor (B) units and third floor (C) units, a lanai of approximately 30 square feet. Sixty-six (66) of the two-bedroom

units also contain a bathroom, kitchen and living/dining room with a floor area of approximately 822 square feet. Of these, the ground floor units (A) also contain front and side lanais with a total area of approximately 140 square feet and the second floor (B) units and third floor (C) units, front and side lanais with a total area of approximately 50 square feet.

Eighteen (18) of the townhouses described in the Preliminary Public Report have been converted into thirty-six (36) two-bedroom units containing a bathroom, kitchen and living/dining room with a floor area of approximately 830 square feet. Of these, the ground floor units (A) also contain front and back lanais with a total area of approximately 144 square feet and the second floor (B) units, front and back lanais with a total area of approximately 53 square feet.

The sixty (60) three-bedroom units also contain a bathroom, kitchen and living/dining room with a floor area of approximately 993 square feet. Of these, the ground floor units (A) also contain a front lanai of approximately 120 square feet and the second floor (B) units and third floor (C) units, a front lanai of approximately 30 square feet.

The four (4) townhouses contain three bedrooms, a walk-in closet, one and one-half bathrooms, a living room and dining room with a floor area of approximately 1,283 square feet and front and back lanais totalling approximately 234 square feet.

The units will be numbered in the manner shown on Condominium Map. Each unit will be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, the spaces within the perimeter walls, floors and ceilings, the adjacent lanai or lanais, and all fixtures originally installed therein including refrigerator/freezer, electric range with oven and garbage disposal. All apartment square footage figures are approximate and are based on measurements to the center line of party walls, to the inside of outside walls and omitting duct space. There will be parking stalls for 1,095 automobiles.

INTEREST TO BE CONVEYED TO PURCHASER: As a result of the change in the number of apartments noted above, the undivided interest in all common elements appurtenant to each of the apartment units is changed as follows:

All two-bedroom apartment units changed from .114189% to .1132%;
all three-bedroom apartment units changed from .139129% to .1379%;
all three-bedroom townhouses changed from .179760% to .1783%.

OWNERSHIP OF TITLE: A Preliminary Report dated June 10, 1974, has been issued by Security Title Corporation, a licensed abstractor, which indicates that title to the land is vested in Holiday Plantation, a Hawaii limited partnership, rather than Edwin Yee, Ltd. and Makaha Valley, Incorporated. A warranty deed conveying title to the land from Edwin Yee, Ltd. and Makaha Valley, Incorporated to Holiday Plantation has been executed and filed as Document No. 684635, subject to the Master Lease to the developer, Holiday Mart, Inc., dated September 28, 1973 and filed as Document No. 652593 as amended by an Amendment of Lease dated December 31, 1973 and filed as Document No. 667332.

ENCUMBRANCES AGAINST TITLE: An updated title search prepared by Security Title Corporation, dated June 10, 1974, provides that the land is subject to the following encumbrances:

1. Taxes for fiscal year 1973-1974 as follows:
1st installment- \$5,718.69 PAID
2nd installment- \$5,718.69 OPEN (delinquent after 5/30/74)
2. Grant and Covenant dated February 6, 1950, in favor of City and County of Honolulu, granting all rights in basal water only, filed as Document No. 116618.
3. Nonexpiring Covenants contained in deed, dated June 28, 1973 and filed as Document No. 651892 in the Office of the Assistant Registrar.
4. Lease by and between MAKAHA VALLEY, INC. and EDWIN YEE, LTD., (doing business as Holiday Plantation) and filed as Document No. 652593; as amended by instrument dated December 31, 1973, filed as Document No. 667332.

Said lease subject to mortgage, dated September 28, 1973, made by Holiday Mart, Inc., as mortgagor, to Hawaii National Bank, as mortgagee, filed as Document No. 652594 in the Office of the Assistant Registrar. Consent thereto filed as Document No. 652594A.

HOUSE RULES: The House Rules submitted with the Preliminary Public Report have been slightly revised and a new set has been placed on file with the Commission.

COMMUNICATION UTILITIES: The Declaration reflects that all telephone equipment and wiring will be installed by and remain the property of Hawaiian Telephone Company, and apartment owners will have to contract for telephone service with Hawaiian Telephone Company on an individual basis. All radio and television signal distribution equipment will be installed by and remain the property of Atkinson Building, Inc. and service arrangements regarding that equipment will be the subject of an agreement between the Association of Apartment Owners and Atkinson Building, Inc.

STATEMENT OF FINANCING: Permanent mortgage loan commitments for the entire project have been received from Fidelity Savings and Loan Association of Oakland, California, and Hawaii National Bank. A copy of the commitment letter has been placed on file with the Real Estate Commission. The Developer advises that all lenders committed to the project have the option to increase interest rates on the individual mortgages based on the prevailing interest rates for similar projects.

STATUS OF PROJECT: Construction of the project began on October 1, 1973 and is expected to be completed within approximately 29 months thereafter.

The prospective purchaser or purchasers should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted June 22, 1973, and additional information subsequently filed as of June 21, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 577 filed with the Commission on June 22, 1973.

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


(For) DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

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FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 577

JULY 8, 1974