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

VARSITY HOUSE
2501 Coyne Street
Honolulu, Hawaii

Registration No. 865

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 20, 1976
Expires: August 20, 1977

SPECIAL ATTENTION

A comprehensive reading of this 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON JUNE 29, 1976 AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 14, 1976. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. VARSITY HOUSE is a leasehold condominium project with a total of twenty-five (25) units: one (1) two-bedroom and twenty-four (24) three-bedroom units situated in a five (5) story building with twenty-five (25) parking spaces, all uncovered. Each apartment will be assigned the use of one (1) parking stall.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Public Report.

3. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime with By-Laws of the Association of Apartment Owners of Varsity House attached and a copy of the approved Floor Plans) have been filed in the Bureau of Conveyances of the State of Hawaii.

   The Declaration and By-Laws dated May 26, 1976 have been recorded in the Bureau of Conveyances in Liber 11460, Page 444.

   The Floor Plan has been recorded in the Bureau as Condominium Map No. 462.

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

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 the Horizontal Property Regime.

6. This Public Report automatically expires thirteen (13) months after date of issuance, July 20, 1976, unless a Supplementary Public Report is issued or the Commission upon review of the registration issues an order extending the effective period of this report.

7. This Final Public Report is made a part of the Registration of VARSITY HOUSE condominium project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers and of securing a signed copy of the receipt for the Final Public Report.

NAME OF PROJECT: VARSITY HOUSE

LOCATION: The approximately 16,222 square feet of real property committed to the regime as a leasehold condominium project is located at 2501 Coyne Street on the makai side between Isenberg Street and Kaialiu Street, City and County of Honolulu, State of Hawaii.

TAX MAP KEY: First Division 2-8-6-60

ZONING: B-2 (Business)

DEVELOPER: STANLEY T. TOKUNAGA whose residence address is 2501 Coyne Street, Honolulu, Hawaii 96814

ATTORNEY REPRESENTING DEVELOPER: NORMAN H. SUZUKI, 1270 Queen Emma Street, Suite 607, Honolulu, Hawaii 96813. Telephone: 521-2661.

DESCRIPTION: The Declaration reflects that the project consists of the leasehold property and the existing five (5) story building containing a total of twenty-four (24) three bedroom apartments situated on the first, second, third, fourth and fifth floors, and one (1) two bedroom apartment situated on the first floor. One elevator is situated in the center of the building. The building is constructed basically of hollow tile, concrete, wood, glass and allied building materials. There will be twenty-five (25) parking stalls at ground level; all will be uncovered. Each apartment will be assigned the use of one (1) stall.

The apartments vary in size and in layout and are described as follows: There will be one (1) two bedroom apartment (Type CL) containing 750 square feet, more or less, measuring from the inside surface of the party walls, comprised of two (2) bedrooms, one (1) bathroom, a living room/kitchen separated by a snack bar and a garden of approximately 234 square feet.

There will be twenty-four (24) three bedroom apartments described as follows:

One (1) three bedroom penthouse apartment (PH-1) contains 811 square feet, more or less, measuring from the inside surface of the party walls. There are six (6) rooms comprised of three (3) bedrooms, one (1) bathroom and a living room and kitchen with appliances and a covered lanai containing 811 square feet, more or less.

One (1) three bedroom penthouse apartment (PH-2) contains 811 square feet, more or less, measuring from the inside surface of the party walls. There are six (6) rooms comprised of three (3) bedrooms, one (1) bathroom and a living room and kitchen with appliances.

Twelve (12) of the three bedroom apartments (Type A) are similar in layout and are described as follows: Each apartment contains 925 square feet, more or less, measuring from the inside surface of the party walls. There are six (6) rooms comprised of three (3) bedrooms, one (1) bathroom and a living room/kitchen separated by a snack bar.

Six (6) of the three bedroom apartments (Type B) are similar in layout and are described as follows: Each apartment contains 900 square feet, more or less, measuring from the inside surface of the party walls. There are six (6) rooms comprised of three (3) bedrooms, one (1) bathroom and a living room/kitchen separated by a snack bar.

Three (3) of the three bedroom apartments (Type AL) are similar in layout and are described as follows: Each apartment contains 925 square feet, more or less, measuring from the inside surface of the party walls, and a garden of approximately 234 square feet. There are six (6) rooms comprised of three (3) bedrooms, one (1) bathroom and a living room/kitchen separated by a snack bar.

One (1) of the three bedroom apartments (Type BL) contains 900 square feet, more or less, measuring from the inside of the party walls and has a garden of approximately 234 square feet. There are six (6) rooms comprised of three (3) bedrooms, one (1) bathroom and a living room/kitchen separated by a snack bar.

Excluding the two (2) penthouse apartments, each of the apartments shall include appliances: refrigerator, range with oven and hood ventilator and disposal. Also included in the apartment's sale price is wall-to-wall carpeting for living room and bedrooms.

Each apartment shall include the space and improvements within its perimeter walls, floors and ceiling, including all interior walls and partitions which are not loadbearing within its perimeter walls, the inner decorated or finished surface of all walls, floors and ceilings, all doors, window glass and screens, all fixtures and all appliances originally installed as fixtures therein.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits, ducts or other utility lines running through such apartment, the same being deemed common elements as hereinafter provided.

Each apartment has immediate access to its entry by elevator or stairway to its designated floor and by the walkways and driveways to the parking areas and street entrance of the Project. The building is serviced by one elevator and two stairways.

COMMON ELEMENTS: The Declaration reflects that the common elements consist of:

(a) Said land in fee simple;

(b) All foundations, floor slabs, columns, girders, beams, supports, load-bearing walls, main walls, interior walls separating adjacent apartments in the same building, halls, portions of the roof of the building, stairs, stairways, fire escapes, the laundry room and entrances and exits of the apartment building, elevator and appurtenances;

(c) All yards, grounds, landscaping, planters, fences, mail boxes, refuse facilities, elevator equipment room and manager's office;

(d) All building walkways, sidewalks, parking areas and driveways;

(e) All ducts, sewer lines, electrical equipment, pipes, wiring and other central and appurtenant transmission facilities, installations which serve more than one apartment for services such as power, light, water, gas, refuse, telephone and radio and television signal distribution;

(f) Any and all other apparatus and installations of common use and all other parts of the project necessary or convenient to its existence, maintenance or safety, and normally in common use.

LIMITED COMMON ELEMENTS: The Declaration reflects that certain parts of the common elements herein called the "limited common elements", are hereby set aside and reserved for the exclusive use of certain apartments and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) One automobile parking space shall be assigned to each of the apartments upon the original conveyance thereof and shall be appurtenant to and for the exclusive use of such apartment. Each apartment shall always have one parking space appurtenant to it but otherwise any automobile parking space easement may be transferred from apartment to apartment in the project. The Board of Directors shall have the power, with the approval of the Trustees, to transfer said parking spaces between the apartments, effective only upon the recording of an instrument in said Bureau setting forth such transfer.

(b) All other common elements of the project which are rationally related to less than all of said apartments shall be limited to the use of such apartments.

(c) The area designated as "Limited Common Area" located on the roof for the use of the owner of apartment PH-1.

(d) One storage space shall be assigned to each apartment and shall be appurtenant to and for the exclusive use of such apartment.

INTEREST TO BE CONVEYED TO PURCHASER: The Declaration states that the undivided interest in the common elements appertaining to each apartment are as follows:

	Percentage Interest Each Apartment
Apartment 103 (two bedroom)	3.3275%
Apartments 102, 203, 204, 303, 304, 403, 404 (three bedrooms)	3.9916%
Apartments 101, 104, 105, 201, 202, 205, 206, 301, 302, 305, 306, 401, 402, 405, 406 (three bedrooms)	4.1025%
Apartments PH-1, PH-2 (penthouses)	3.5969%

According to the Declaration and By-Laws, the common profits and expenses including voting rights shall be in the same proportion to the undivided percentage interest in the common elements.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration states that each apartment shall be used as a private dwelling subject to the restrictions as detailed in the House Rules, by the respective owners thereof, their tenants, families, domestic servants or guests. Each owner shall comply with the terms of the House Rules and the Declaration and By-Laws of the Association of Apartment Owners.

The House Rules provides, in part, that occupancy is limited to not more than four (4) persons per two-bedroom apartment and six (6) persons per three-bedroom apartment.

OWNERSHIP TO TITLE: The Notice of Intention reflects that ownership to the fee title is vested in the Estate of Bernice Pauahi Bishop.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report of Security Title Corporation as of June 7, 1976 certifies that title to the land is subject to the following:

1. Tax Map Key: 2-8-6-60; Area assessed: 16,222 square feet; Taxes for the fiscal year 1975-1976 are a lien: Payable as follows:

   1st Installment $4,070.29 Paid
   2nd Installment $4,070.28
   (Delinquent after May 20, 1976)

2. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patents Number 4475 and 7889.

3. License dated June 25, 1948, recorded on August 17, 1948 in the Bureau of Conveyances of the State of Hawaii in Book 2156, Page 275, in favor of the City and County of Honolulu, a municipal corporation of the State of Hawaii, Licensee, granting forever, the right, in the nature of an easement, to be exercised and enjoyed by the Licensee and its successors and assigns, to install, etc. an underground sewer pipe line or pipe lines with manholes and the other equipment, under and across the area more particularly described in Exhibit "A" of said report.

4. The terms and provisions of that certain Bishop Estate Lease No. 16,188.

5. A 15-foot building setback line running along Coyne Street and Kaialiu Street, as shown on the sketch attached to said Bishop Estate Lease No. 16,188.

6. Mortgage and Financial Statement dated April 21, 1969, recorded on April 22, 1969 in said Bureau of Conveyances in Book 6490, Page 218, made by Stanley T. Tokunaga, husband of Shizue Tokunaga, as Mortgagor, to Real Estate Finance Corporation, a Hawaii corporation, as Mortgagee, to secure the repayment of the sum of $370,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain Promissory Note of said Mortgagor herein referred to. Waiver of dower by Shizue Tokunaga, wife of Stanley T. Tokunaga.

   By instrument dated April 21, 1969, recorded on April 22, 1969, in said Bureau of Conveyances in Book 6490, Page 225, the foregoing Mortgage was assigned to Pacific Standard Life Insurance Company, an Arizona corporation.

7. Undated Financing Statement recorded on September 26, 1969 in said Bureau of Conveyances in Book 6700, Page 66.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated May 21, 1976 identifies Real Estate Finance Corporation as "Escrow". On examination, the Escrow Agreement is found to be in compliance with Chapter 514, Hawaii Revised Statutes.

The Sales Contract provides that prior to delivery and recordation of Apartment Lease, the purchaser's rights in the Sales Contract are and shall be subject and subordinate to the lien of any mortgage hereto or hereafter made for the construction and other costs of the Project.

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

MANAGEMENT AND OPERATIONS: The By-Laws of this project state that the Board of Directors may employ for the Association of Apartment Owners, a management agent to perform such duties as the Board shall authorize, including the collection of all assessments from the owners. The Developer has filed with the Commission an executed Management Agreement naming Real Estate Finance Corporation as the initial Managing Agent. The Management Agreement may be terminated by the Association of Apartment Owners on 30 days' written notice to Real Estate Finance Corporation.

STATUS OF PROJECT: The Developer has advised the Real Estate Commission that the building was completed in June 1969 and has since been occupied as rental units.

> NOTE: The apartment building does not comply with the present Comprehensive Zoning Code, but, since the structure, when constructed, did meet the then existing zoning requirements the structure may be occupied and used in accordance with the zoning criteria. In the event the structure or apartments is or are damaged or destroyed and rebuilding or restoration is required, the City and County of Honolulu will require that it be rebuilt or renovated in compliance with the zoning code in existence at that time.

The Developer estimates that the renovations of the existing building will be completed on or about July 31, 1976.

The purchaser or prospective purchaser shall be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted June 29, 1976 and additional information of July 14, 1976.

This FINAL HORIZONTAL REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION 865 filed with the Commission on June 29, 1976.

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

Ah Kau Young

AH KAU YOUNG, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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

Registration No. 865

July 20, 1976