



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
313 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu 1, Hawaii

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

on  
**THE CONTINENTAL APARTMENTS**  
901 Kaheka Street  
Pawaa-Kai, Honolulu, City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 44

**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.

November 6, 1964

**SPECIAL ATTENTION**

Particular attention of the purchaser or prospective purchaser is directed to the following.

1. THE CONTINENTAL APARTMENTS is a proposed leasehold condominium project consisting of seventy-one (71) dwelling units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Incorporation of Condominium Hawaii, Inc. and Affidavit; By-Laws of Condominium Hawaii, Inc.; Certificate of Title; Master Lease; Amendment of Master Lease; Sublease; Consent No. 1 - To Sublease; Consent to Assignment of Sublease; Consent No. 2 - To Assignment of Sublease; Guarantee Agreement; Assignment of Lease; Apartment Lease; Declaration of Horizontal Property Regime; Mortgage; Financing Program Statement; Contract of Sale; Escrow Agreement; Verified Statement Describing Land, Buildings and Apartments; Standard Form Building Contract; Working Drawings, Plans and Specifications; Uniform Performance Bond, Assignment of Contract and Agreement; and Proposed House Rules.
3. The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act enacted by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and again in 1963 and 1964.

NAME OF PROJECT: THE CONTINENTAL APARTMENTS

DEVELOPER: Condominium Hawaii, Inc., 1314 Kalakaua Avenue, Honolulu, Hawaii, a Hawaii corporation, registered with the Director, Department of Regulatory Agencies, State of Hawaii, August 14, 1963.

The officers are as follows:

Edwin K. Q. Yee, President, 1314 Kalakaua Avenue, Honolulu, Hawaii  
Harry H. Otsuji, Exec. Vice President, 2629 Date Street, Honolulu, Hawaii  
Herbert C. H. Chun, Vice President, 4120 Papu Circle, Honolulu, Hawaii  
Abraham K. Tokioka, Secretary-Treasurer, 1548 Pukele Street, Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Henshaw, Conroy & Hamilton (Attn: Mr. Dwight Rush), 1410 First National Bank Building, Honolulu, Hawaii, Phone 561-002.

TAX KEY: FIRST DIVISION 2-3-19-7

ZONING: Apartment-Hotel.

DESCRIPTION: The land committed to the project is four parcels situated at Pawa, Waikiki, Honolulu, City and County of Honolulu, State of Hawaii, containing a total area of 53,583 square feet in an area known as the Kaheka Tract Subdivision as shown on File Plan No. 669 in the Bureau of Conveyances of the State of Hawaii.

The Continental Apartments comprise six (6) four-story buildings. Each building has twelve (12) apartments, three (3) on each floor, except for apartment unit A107 hereinafter reserved. The six (6) buildings are grouped into two (2) groups of three (3) buildings in each group and each group is connected to a central elevator structure by means of concrete walkways for all floors. One group of three buildings is called Building "A" and the second group of three buildings is called Building "B", as designated on said plans. The apartments in Building "A" are numbered as follows:

First (ground) floor:

A101, A102, A103, A104, A105, A106, A108, A109;

Second floor:

A201, A202, A203, A204, A205, A206, A207, A208, A209;

Third floor:

A301, A302, A303, A304, A305, A306, A307, A308, A309;

Fourth floor:

A401, A402, A403, A404, A405, A406, A407, A408, A409.

The apartments in Building "B" are similarly numbered except that the letter "B" is substituted for the letter "A", but include apartment unit B107 on the first floor. The immediate common element to which each apartment has access is (1) the concrete walkways running across the face of the building and connected to the elevator structure in the case of apartments on the upper floors, and (2) the walkways running along the side of the buildings in the case of ground floor apartments. Each apartment contains approximately 700 square feet within its perimeter walls and consists of the following rooms: two bedrooms, one bathroom, one kitchen, and one living room. Each of the apartments is equipped with a range, garbage disposal unit, refrigerator and washer-dryer combination.

There is one parking space designated on the Condominium File Plan by the letter and number corresponding to the letter and number of each apartment which is a limited common element to and for the exclusive use of such apartment.

COMMON ELEMENTS: The common elements consist of: (a) leasehold land upon which the project is located; (b) all foundations, columns, girders, beams, supports, bearing walls, roofs, chases, entry halls, stairs, walkways, entrances and exits of said buildings; (c) all yards and refuse areas; (d) all parking areas; (e) all ducts, electrical equipment, wiring and other central and appurtenant installations

for services including power, light, cold and hot water, refuse and telephone; (f) two automatic electric passenger elevators with elevator housing and appurtenant equipment; and (g) Apartment No. A107, together with the parking space assigned to said apartment, reserved for the resident manager of the project.

LIMITED COMMON ELEMENTS: The limited common elements include: (a) parking spaces as above indicated; (b) each entry hallway adjoining an apartment or apartments shall be appurtenant to and for the exclusive use of such apartment or apartments to which it adjoins; and (c) such of the common elements which are rationally related only to a single building as against the five other buildings of the project, or are rationally related only to Building "A" as against Building "B" and vice versa, to the extent of such rational relationship.

INTEREST TO BE CONVEYED PURCHASERS: Each apartment shall have appurtenant thereto an undivided 1.40845 percentage interest (1/71 fractional interest) in the common elements, such interest being defined and referred to as the "common interest." The common interest, the proportionate shares in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Apartment Owners of the project, shall be in said percentage or fraction for each apartment.

OWNERSHIP TO TITLE: The land on which the building is to be constructed is owned in fee simple by the Trustees under the will and of the Estate of Bernice Pauahi Bishop, deceased.

ENCUMBRANCES AGAINST TITLE: In the Notice of Intention, the Developer describes the following encumbrances: MASTER LEASE NO. 14,221 made January 9, 1964 between Trustees of the Estate of Bernice Pauahi Bishop as "Lessors" and Wadsworth Yee as "Lessee" (Liber 4669, Page 127), SUB-LEASE made February 2, 1964 between Wadsworth Yee as "Sublessor" and Edwin Yee, Ltd. as "Sublessee" (Liber 4689, Page 447).

Note 1. The Trustees of the Estate of Bernice Pauahi Bishop on February 11, 1964 executed CONSENT NO. 1 to the subletting by Wadsworth Yee to Edwin Yee, Ltd., (Liber 4689, Page 469).

ASSIGNMENT OF LEASE made February 12, 1964 between Edwin Yee, Ltd. as "Assignor" and Condominium Hawaii, Inc. as "Assignee" (Liber 4689, Page 470).

Note 2. The Trustees of the Estate of Bernice Pauahi Bishop on February 27, 1964 executed CONSENT NO. 2 to the assignment by Edwin Yee, Ltd. to Condominium Hawaii, Inc., (Liber 4728, Page 357).

Wadsworth Yee on March 31, 1964 executed a CONSENT TO ASSIGNMENT OF SUBLEASE from Edwin Yee, Ltd. to Condominium Hawaii, Inc., (Liber 4728, Page 354).

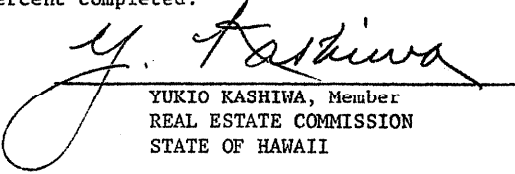
MORTGAGE in favor of Island Federal Savings and Loan Association of Honolulu, executed by Condominium Hawaii, Inc. (Edwin K. Q. Yee, President) on December 30, 1963 (Liber 4689, Page 475).

PURCHASE MONEY HANDLING: An Escrow Agreement has been executed between Guardian Escrow Services, Inc. as "Escrow Agent" and Condominium Hawaii, Inc. as "Seller." This escrow arrangement sets forth the duties and responsibilities of the escrow agent in receiving, holding and disbursing of funds:

Note: It is incumbent upon the purchaser that he reads this Escrow Agreement which establishes how the proceeds from the sale of dwelling units are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATION: The proposed By-Laws of the Association of Apartment Owners gives the Board of Directors authority to manage and control the project. No managing agent has been identified at the date of this report.

STATUS OF THE PROJECT: The Developer advises that as at the date of this report, the project is ninety-five (95%) percent completed.

  
YUKIO KASHIWA, Member  
REAL ESTATE COMMISSION  
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION  
DEPARTMENT OF REGULATORY AGENCIES  
(Business Registration Division)  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION