



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT
on
ALA WAI MANOR
620 McCully Street
Honolulu, Hawaii

REGISTRATION NO. 56

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.

March 12, 1965

SPECIAL ATTENTION

Particular attention of purchasers and prospective purchasers is directed to the following:

- (1) ALA WAI MANOR is a proposed leasehold Horizontal Property Regime project consisting of ninety-two (92) condominium units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice Of Intention; Articles Of Incorporation and By-Laws Of Holiday Investment Co., Inc.; Declaration Of Submission Of Sublease To Horizontal Property Regime; Master Lease; Guaranty; Amendment To Lease; Sublease; Apartment Lease Assignment; Land Court Petition; Sales Deposit Contract; Promissory Note; Escrow Agreement; Statement Of Financing; Lien Letter; Mortgage By Mrs. Hawayo Takata in favor of Island Federal Savings and Loan Association of Honolulu; Mortgage By Edwin Yee, Ltd., in favor of Island Federal Savings and Loan Association of Honolulu; Mortgage By Holiday Investment Co., Inc., in favor of Island Federal Savings and Loan Association of Honolulu; Loan Commitment Letter; Schedule of Sales Prices; Schedule of Apartment Numbering; The Standard Form Of Agreement Between Owner and Contractor; Performance Bond; Assignment Of Contract; By-Laws Of the Association Of Apartment Owners; House Rules; Property Management Agreement; and Working Plans, Drawings and Specifications.
- (3) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA)

passed by the Legislature of the State of Hawaii in 1961, which statute was amended by the Legislature in 1962 and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECT: ALA WAI MANOR

DEVELOPER: HOLIDAY INVESTMENT CO., INC., 801 Kaheka St., Honolulu, Hawaii, Phone 961-651, a Hawaii corporation, registered with the Director, Department of Regulatory Agencies, State of Hawaii, October 22, 1964.

The officers are as follows:

Harry H. Otsuji, President and Director	2629 Date Street, Honolulu, Hawaii
Robert A. Johnson, Vice President and Director	Post Office Box 641, Wahiawa, Oahu, Hawaii
Betty Lou Johnson, Vice President and Director	Post Office Box 641, Wahiawa, Oahu, Hawaii
Mildred H. Day, Secretary-Treasurer and Director	419-A Atkinson Drive, Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Doi, Yamada and Shinsato, (Attn: Mr. H. T. Yamada), 419 First National Bank Building, Honolulu, Hawaii. Phone 573-338.

TAX KEY: FIRST DIVISION 2-3-34-2 and 4

ZONING: Hotel-Apartment #3

DESCRIPTION: The land committed to the project is 38,127 square feet at 620 McCully Street, on the westerly side of the thoroughfare approximately one hundred (100) yards makai (southward) of the intersection of McCully Street and Kapiolani Boulevard, at Waikiki, Honolulu, City and County of Honolulu, State of Hawaii.

The regime shall consist of two buildings to be designated as UNITS I and II.

UNIT I: A twelve story building with a ground floor space of about 7514 square feet will be erected on a portion of said land. It will contain 8 two-bedroom apartments each on the 2nd to the tenth floor, 7 two-bedroom apartments on the eleventh floor, and two penthouses on the twelfth floor, one of which will also occupy a portion of the eleventh floor, or a total of 81 apartments. Sixty-six of the apartments will have exclusive use of a designated parking space. On or about July 1, 1968, each apartment will have exclusive use of a designated parking space. The building will be constructed of reinforced concrete and the first floor will be used for parking stalls and for an office-manager apartment.

UNIT II: Unit II comprises of an existing two story building constructed of hollow tile blocks with a wooden frame on the second floor. It contains five studio apartments each on the first and second floors, or a total of ten apartments occupying a ground floor space of about 2186 square feet. On or about July 1, 1968 each apartment will be assigned a designated parking space for the exclusive use of the apartment owner.

This horizontal property regime shall contain 91 apartments of which 79 units will be 2-bedroom apartments in Unit I of approximately 768 square feet in area, containing 2 bedrooms, a living-dining area, kitchen and a bathroom. Ten units in Unit II will be studio apartments of approximately 325 square feet in area, containing a living-dining area, kitchen, and bath. Two units in Unit I will be penthouses. Penthouse PL-A of approximately 2,238 square feet in area shall contain 2 bedrooms, 3 baths, dressing room, living room, kitchen, dining room, study and 2 lanais. Penthouse P2-B of approximately 1,470 square feet in area shall contain 3 bedrooms, hallway, a living-dining area, kitchen, 2 baths,

dressing room and 2 lanais. The immediate common elements to which each apartment in Unit I has access will be 2 elevators and three stairwells. The immediate common elements to which each apartment on the second floor of Unit II has access will be two stairways. The apartments on the ground floor are served by a walkway.

Numbering of each apartment unit shall be as follows:

UNIT I

Second Floor: 201, 202, 203, 204, 205, 206, 207 and 208
Third Floor: 301, 302, 303, 304, 305, 306, 307 and 308
Fourth Floor: 401, 402, 403, 404, 405, 406, 407 and 408
Fifth Floor: 501, 502, 503, 504, 505, 506, 507 and 508
Sixth Floor: 601, 602, 603, 604, 605, 606, 607 and 608
Seventh Floor: 701, 702, 703, 704, 705, 706, 707 and 708
Eighth Floor: 801, 802, 803, 804, 805, 806, 807 and 808
Ninth Floor: 901, 902, 903, 904, 905, 906, 907 and 908
Tenth Floor: 1001, 1002, 1003, 1004, 1005, 1006, 1007 and 1008
Eleventh Floor: 1101, 1102, 1103, 1104, 1105, 1106, 1107 and 1108
Twelfth Floor: P1-A and P2-B

UNIT II

First Floor: 06, 07, 08, 09 and 10
Second Floor: 01, 02, 03, 04 and 05

The apartments shall be numbered in the manner shown on Condominium Map No. 9 filed in the Office of the Assistant Registrar of the Land Court.

COMMON ELEMENTS: The common elements shall include each of the elements which is mentioned in section 170-A2 (e) of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and which is actually constructed or provided on the land described above, and specifically includes, but is not limited to the following:

- a. Subleasehold interest in the land;
- b. All foundations, columns, girders, beams, supports, bearing walls, roof, chases, balconies, lobbies, hallways, stairs, entrances and exits of said building;
- c. Parking area, driveway, yard and refuse areas;
- d. All ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, water, refuse and telephone;
- e. Switch room and transformer vault;
- f. Two automatic elevators with elevator housing and appurtenant equipment;
- g. The apartment-office unit on the ground floor, together with the parking space assigned to said apartment, reserved for use by the resident manager of the project.
- h. The swimming pool, pool terrace and equipment;
- i. Trash room;
- j. Storage area and all other elements and facilities rationally in common use or necessary to the existence, upkeep and safety of the buildings in the project.

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

- a. Entry hallway adjoining an apartment or apartments shall be appurtenant to and for the exclusive use of such apartment or apartments which it adjoins;
- b. Storage room designated on the map as P-5 shall be for the exclusive use of Apartment P1-A and storage room designated on the map as P-6 shall be for the exclusive use of Apartment P2-B; and
- c. Since there will be two separate buildings in this regime, those common elements which are rationally related only to a single building shall be deemed to be limited common elements appurtenant only to the apartments in the building to which such elements relate.

INTEREST TO BE CONVEYED PURCHASERS: The undivided fractional interest in the common elements appertaining to each apartment and its owner for all purposes, including voting, is as follows:

Studio Apartments:	1/175
2 Bedroom Apartments:	2/175
Apartment P2-B:	3/175
Apartment P1-A:	4/175

OWNERSHIP TO TITLE: The Notice Of Intention states and the Lien Letter of December 15, 1964 certifies that the fee title of the land committed to the project rests with Mrs. Hawayo Takata, widow, 620 Punehana Street, Honolulu, Hawaii.

ENCUMBRANCES AGAINST TITLE: The Developer reports the following as encumbrances against the title: First Mortgage Loan - Holiday Investment Co., Inc. to Island Federal Savings and Loan Association of Honolulu, (Doc. No. 348703); Loan of Lease - Mrs. Hawayo Takata to Edwin Yee, Ltd.; Sublease - Edwin Yee, Ltd. to Holiday Investment Co., Inc. (Doc. No. 348702); and Mortgage of fee simple estate by Hawayo Takata to Island Federal Savings and Loan Association of Honolulu (Doc. No. 348705).

Attorney for the Developer has presented the following report in digest form:

"This land is leased to Edwin Yee, Ltd., by lease dated September 9, 1964, and filed in the Office of the Assistant Registrar of the Land Court as Document No. 348,699, as amended by Amendment to Lease dated December 9, 1964 and filed as aforesaid as Document No. 348,701, which has been subleased to Holiday Investment Co., Ltd. by Sublease dated December 9, 1964 and filed as aforesaid as 348,702. The effective date of the Sublease is December 9, 1964 and it expires on December 30, 2029."

PURCHASE MONEY HANDLING: An Escrow Agreement has been executed between Guardian Escrow Services, Inc. as "Escrow Agent" and Holiday Investment Co., Inc. as "Developer". This escrow arrangement sets forth the duties and responsibilities of the escrow agent in receiving, holding and disbursing 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 Property Management Agreement filed under the Notice Of Intention identifies First Management and Sales, Inc. as the agent vested with the responsibilities to manage and control the project.

STATUS OF PROJECT: The Contractor, Stanley T. Kobayashi, under the agreement executed August 13, 1964, has completed approximately 15% of the construction

of UNIT II. The Developer anticipates completion of this phase on or about July 31, 1965.



JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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