



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

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

ON
HARBOR VIEW PLAZA
1676 Ala Moana Boulevard
Honolulu, Hawaii

REGISTRATION NO. 101

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 but may only take reservations therefore after

- (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.

October 26, 1965

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers 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:

1. HARBOR VIEW PLAZA is a proposed leasehold condominium project consisting of one hundred forty (140) dwelling units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Statement of Financing of Project; Lender's General Committal Letter of Loan; Contractor/Builder Estimate Letter; Transfer Certificate of Title; Developer's Articles of Incorporation, Affidavit of Officers and By-Laws; Option Agreement; Master Lease; Declaration of Horizontal Property Regime; By-Laws of the Association of Apartment Owners; Apartment Lease; Trustee Agreement; Deposit Receipt and Contract of Sale; Escrow Agreement (Executed); Outline Specifications; Preliminary Drawings and Plans; and various advertising and promotional printings and publications as required under Condominium Rules and Regulations.
3. The Developer, complying with the Commission's Supplementary Filing requirements of July 23, 1965, has submitted a statement showing the expected costs involved in completing the project. As part of the Statement of Financing the Developer states that in order to raise

the amount necessary to complete this project it is planned that the seller will require down payments of approximately 20%. The remainder of the funds necessary to complete the project will be raised by interim financing through an interim loan to the Developer. All purchasers' funds will be deposited in the escrow pursuant to the escrow agreement.

4. The Developer, in receiving this Preliminary Report, is cognizant of the Commission's requirement that construction of the building shall not commence until satisfactory evidence is presented to this regulatory body that there are sufficient funds to cover all costs involved in completing the project.
5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii, as amended, which relates to Horizontal Property Regimes.

NAME OF PROJECT: HARBOR VIEW PLAZA

DEVELOPER: HAWAIIAN CONTRACTING COMPANY, LIMITED, Suite 19, 1441 Kapiolani Boulevard, Honolulu, Hawaii:

The officers are as follows:

L. S. Dillingham, President	1441 Kapiolani Blvd. Honolulu, Hawaii
G. S. Wheaton, Executive Vice President	"
D. H. Graham, Jr., Vice President and General Manager	"
A. A. Carswell, Vice President	"
K. M. Young, Vice President	"
R. A. Obrock, Financial Vice President and Treasurer	"
R. A. Girton, Vice President and Secretary	"
A. P. Sereno, Vice President	"
H. E. Jahn, Comptroller	"
E. A. Rodick, Assistant Secretary	"
E. S. Windrath, Assistant Secretary	"

ATTORNEY REPRESENTING DEVELOPER: ANDERSON, WRENN and JENKS, (Attention: Mr. Walter E. Bliss and Mr. Page M. Anderson), Bank of Hawaii Building, Bishop Street, Honolulu, Hawaii. Telephone 502-924.

LOCATION: The project is located at the makai extremity of Ala Wai Boulevard, on the south side of the Ala Wai Canal at a juncture with Ala Moana Boulevard.

TAX KEY: FIRST DIVISION 2-6-11-23 & 2-6-11-39

ZONING: Business

DESCRIPTION: The land committed to the horizontal property regime is 31,060 square feet. The building shall consist of an apartment building of sixteen levels or floors constructed upon the land described and containing 140 apartments. The principal materials of which the building is constructed are concrete, brick, concrete block and steel, with wooden doors and trim. The basement level and the next level up are devoted primarily to parking. The remaining floors numbered 1 through 14 will be typical apartment floors.

There shall be 10 apartments located on the floors from floors 1 through 14. The apartment on each floor will be numbered consecutively from 1 through 10, preceded by the number which corresponds to the floor. For example, those of the second floor will bear the numbers 201, 202, 203, 204, 205, 206, 207, 208, 209 and 210. The boundary line of each apartment is the exterior of the lanai railing, the exterior of the doors, windows and glass walls and the frame thereof, and the interior of the unfinished surfaces of the perimeter walls, the bearing walls and the floor and ceilings. Each such apartment shall include the paint, tile, enamel, stain or other finishing on the interior surfaces and the lanai and the air space encompassed within said boundary lines, together with such fixtures and other improvements as may be located within the boundary lines. Each apartment will have an area of 851 square feet, including a 50 square foot lanai and will have 5 rooms, including 2 bedrooms.

Each of said apartments shall have access upon the hall which it abuts, said hall being a limited common element, and access through the stairs and elevators and over the common elements which are not limited common elements.

In the Declaration one hundred forty (140) parking stalls are represented as being available.

COMMON ELEMENTS: The common elements will include: (a) the land described; (b) the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, elevators, and entrances and exits; (c) the roadways, sidewalks, parking areas, storage areas, and other common ways and the gardens, yards and pool; and (d) central and appurtenant installations for services such as power, light, gas, hot and cold water, and radio and television signal distribution, including all conduits, pipes, control facilities, ducts and lines in connection therewith, whether situated in the common elements or passing through the apartments.

LIMITED COMMON ELEMENTS: The Declaration represents that the limited common elements are: (a) each portion of the storage area designated by number to correspond with the apartment number for the use of which it is reserved; (b) the halls on the second and higher floors, each of which hall is reserved for the use of the apartments which are located on the same floor; and (c) those portions of the parking areas designated as numbered parking stalls - the relationship of parking stall to a particular apartment to be established.

INTEREST TO BE CONVEYED PURCHASER: The percentage of undivided interest in the common elements appertaining to each apartment and its owner, for all purposes, including voting is .714% or 1/140.

OWNERSHIP TO TITLE: Copies of Transfer Certificates of Title, No. 38,631 and No. 66,973, submitted as part of the registration with the Commission, reflect that the following are the owners in fee simple of certain undivided interests in LOT 98-A, area 31,060 square feet, and LOT 98-B, area 342 square feet, as shown on Map 14, filed with Land Court Application No. 852:

Ella Tomoe Mamiya
632 Onaha Street, Honolulu, Hawaii

Isaac Hisao Aoki and Mae Takumi Aoki
629 Kuana Street, Honolulu, Hawaii

Toshio Yasumichi and Kazuyo Yasumichi
Hamakuapoko, Makawao, Maui, Hawaii

The Developer states that title to the subject land will be conveyed by the above owners to a corporation authorized to do a trust business in Hawaii prior to the establishment of a Horizontal Property Regime.

ENCUMBRANCES AGAINST TITLE: The Notice of Intention describes the following: (a) Mortgage dated April 14, 1960 to Samuel N. and Mary Castle Foundation; and

(b) Improvement Assessment, balance \$471.34.

The Developer states that both of the above will be paid in full and released before the first apartment lease will be issued. Further it is noted that there will be a lease to the Developer during construction which will be surrendered and cancelled on issuance of the apartment leases.

PURCHASE MONEY HANDLING: The Developer has filed with the Commission as part of this registration an executed copy of an escrow agreement identifying HAWAIIAN ESCROWS, LTD., as the "Depository."

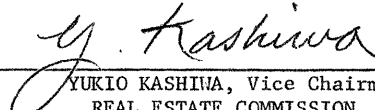
Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the escrow agreement pursuant to which the manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of apartment units are established.

MANAGEMENT AND OPERATION: Under the proposed by-laws, which will be adopted at the time of filing Declaration of Horizontal Property Regime, the Board of Directors is vested with the power to engage the services of a manager or managing agent. HAWAIIAN LAND COMPANY, LIMITED, is named in the Notice of Intention to perform such services.

STATUS OF PROJECT: The Developer states that HAWAIIAN DREDGING & CONSTRUCTION CO., LTD., will be employed as builder. It is estimated that construction of the project will begin on or about February 1, 1966. Completion of construction is scheduled for April 1967.

This Preliminary Public Report will be upgraded to a Final Public Report when additional requirements of the Commission have been complied with.

This preliminary HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 101 dated October 26, 1965.


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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