



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
313 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu I, Hawaii

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

on  
PRINCE KUHIO  
Koloa, Kona, Island and County of Kauai  
State of Hawaii

REGISTRATION NO. 24

**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.

January 14, 1964

SPECIAL ATTENTION

Particular attention of prospective purchasers is directed to the following:

- (1) The PRINCE KUHIO is an existing hotel apartment building being converted from a single ownership property to a horizontal property regime or condominium apartment plan.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention (QUESTIONNAIRE); Articles of Association and Affidavit of Officers; Certificate of Amendment; By-Laws of the Corporation; Plan of Apartment Ownership and Master Deed; Certificate of Consolidation of Lots; Apartment Deed; By-Laws of the Condominium Project; and As-Built Drawings of PRINCE KUHIO APARTMENTS.
- (3) The Developer advises that certain documents or specimen documents, normally submitted as part of the filing, such as Contracts of Purchase, Escrow Agreement, Agency Contracts, Statement of Program of Financing Project, Building Contract and Performance Bond are not filed with the required questionnaire as they are deemed not applicable to the Notice of Intention.

- (4) The purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act passed by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and substantially improved again by 1963 amendments.

NAME OF THE PROJECT: PRINCE KUHIO

DEVELOPER: KAUAI SECURITIES, LTD. A Hawaii corporation registered with the State on April 7, 1958 as METROPOLITAN MORTGAGE AND SECURITIES OF HAWAII, INC. On February 23, 1960 the name was changed to KAUAI SECURITIES, LTD.

The officers are:

C. Paul Sandifur - President - West 929 Sprague Avenue,  
Spokane, Washington  
Edward Medeiros - Vice President - Lihue, Kauai, Hawaii  
Howard Frissell - Secretary Treasurer - South 11 Monroe Street,  
Spokane, Washington

LOCATION: On the mauka (Northerly) side of Lawai Beach Road adjoining the Kuhio Memorial Park at Koloa, Kona, in the Island and County of Kauai, State of Hawaii. The zoning is hotel-apartment.

TAX MAP KEY: FOURTH DIVISION 2-6-05-13

DESCRIPTION: The Developer reports that there are twenty-three (23) units to be sold. The land is in fee simple and comprises of approximately 45,076 square feet. The 4 story building of concrete will contain eighteen (18) one bedroom apartments, two (2) studio apartments, two (2) penthouse apartments and various commercial facilities for the operation of hotel services.

It is to be noted that the Plan of Ownership and Master Deed, as submitted by the Developer, states that the PRINCE KUHIO project consists of two abutting buildings. The rear building of three stories and containing forty (40) rooms and baths, dining room, bar and lobby, are referred to in filed exhibits as "Hotel," will be used for commercial facilities. The front building consists of ground floor and three (3) upper floors, divided into twenty-two (22) individual apartments (family units) for residential purposes. The latter structure then is the building which is to be expressed to the Horizontal Property Act, and the building area of the family units is constituted of approximately 14,641 square feet.

There are family units on all four floors, six (6) on the ground floor, seven (7) each on the second and third floors and two (2) on the fourth floor. The described family units will be numbered consecutively from one to six on the ground floor, one to seven on the second and third floor and one and two on the fourth floor. These numbers will be preceded by the tenth which corresponds to each floor. Those on the ground floor will bear the numbers "101", "102", et cetera; those on the second floor the numbers "201", "202", et cetera and those on higher floors will be similarly numbered according to the corresponding tenth of each floor.

The Developer advises that each family unit is equipped with one Frigidaire refrigerator, one Frigidaire deluxe oven, one Frigidaire four-burner electric stove and one Nautilus ventilator.

The family units are rectangular in shape and measurements are as follows: Family unit #101 - 621.48 square feet; #102 - 609.98 square feet; #103 - 608.38 square feet; #104 - 598.87 square feet; #105 - 608.78 square feet; and #106 - 607.99 square feet.

The main door of each family unit above, #101 through #106 gives access to the land of this project at ground level. Each of the said units is a one bedroom apartment with living room, bathroom, bedroom, lanai room and closet.

Family unit #201 measures 622.66 square feet; #202 - 606.00 square feet; #203 - 608.38 square feet; #204 - 621.87 square feet; #205 - 608.38 square feet; #206 - 606.80 square feet; and #207 - 229.09 square feet. The main door of each of said family units situated on the second floor gives access to the balcony thereof. Each unit, except #207, is a one bedroom apartment, with living room, kitchen, bathroom, bedroom, lanai room and closet. Family unit #207 is a studio apartment with a combination living bedroom, kitchen, bathroom, lanai and closet.

Family unit #301 measures 634.96 square feet; #302 - 606.00 square feet; #303 - 607.99 square feet; #304 - 621.47 square feet; #305 - 608.38 square feet; #306 - 606.00 square feet; and #307 - 233.58 square feet. The main door of each family unit situated on the third floor gives access to the balcony thereof. Each unit, except #307, is a one bedroom apartment, with living room, kitchen, bathroom, bedroom, lanai room and closet. Family unit #307 is a studio apartment, with a combination living bedroom, kitchen, bathroom, lanai and closet.

Family unit #401 measures 903.76 square feet, and family unit #402 measures 903.76 square feet. The main door of each of said family units situated on the fourth floor gives access to the balcony thereof. Each unit contains two bedrooms, living room, bathroom, kitchen, lanai and closet.

The Developer advises that there are eleven (11) parking stalls available in the paved area and room for forty (40) cars in the unpaved area.

COMMON ELEMENTS:

The Developer states that the general common elements will include:

- (1) The parcel of land described in the Deed;
- (2) Parking facilities as shown in the exhibits filed and consisting of 9,354 square feet;
- (3) Swimming pool;
- (4) Easement to established sewer treatment plant;
- (5) A stairway, referred to as Stairway "A" in the Deed, which leads from the ground floor to the fourth floor;
- (6) A stairway, referred to as Stairway "B" in the Deed, which leads from the ground floor to the fourth floor.
- (7) Plumbing network throughout the project;
- (8) Electric and telephone wiring throughout the project;
- (9) Necessary light, telephone and water connection;
- (10) The foundations and the main walls of the project as described in the plans which form part of the Deed.

The limited common areas and facilities are reported by the Developer as: The following facilities located at each of the three upper floors as shown in the plans filed with the Commission, are limited common areas restricted to the family units of each respective floor:

- (a) The balconies which extend from Stairway "A" to Stairway "B" of each of said upper floors.

OWNERSHIP TO TITLE: The land is held in fee simple by KAUAI SECURITIES, LTD., P. O. Box 146, Koloa, Kauai, Hawaii.

ENCUMBRANCES AGAINST TITLE: The Developer advises that there are no encumbrances against the title.

INTEREST TO BE CONVEYED TO PURCHASER: The proportionate area of each family unit to the 14,641 square feet total area of all family units will measure its owner's interest in 34% of said general and limited common areas and facilities and his representation for voting purposes will be established in the By-Laws of "PRINCE KUHIO" Condominium Council of Co-Owners.

PURCHASE MONEY HANDLING: The Developer advises that there will be no initial deposits as it is intended to make outright sales on Agreements of Sale or cash for deeds.

MANAGEMENT AND OPERATIONS: The By-Laws of "PRINCE KUHIO" Condominium authorize the Board of Directors to employ a management agent.

STATUS OF THE PROJECT: The Developer reports that the building in question was completed on June 30, 1960. On December 18, 1963 the Real Estate Commission, after appropriate notification to the Developer, inspected the condominium project and found it to be in consonance with the Notice of Intention.

  
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JACK K. PALK, Acting Chairman  
HAWAII REAL ESTATE COMMISSION

cc: DEPARTMENT OF TAXATION  
DEPARTMENT OF REGULATORY AGENCIES  
(Business Registration Division)  
BUREAU OF CONVEYANCES  
PLANNING & TRAFFIC COMMISSION, COUNTY OF KAUAI