



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
TANTALUS VISTA APARTMENTS
1620 Kewalo Street
City and County of Honolulu
State of Hawaii
REGISTRATION NO. 25

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 15, 1963

SPECIAL ATTENTION

Particular attention of prospective purchasers is directed to the following:

- (1) TANTALUS VISTA APARTMENTS is a proposed fee simple condominium project.
- (2) The Developer reports that construction work on the project will commence on or about December 31, 1963. The estimated completion date is given as August 30, 1964. No building contract has been negotiated as of the date of this report.
- (3) The Developer has filed the following specimen documents or documents with the Commission for examination: Notice of Intention; Articles of Association, Affidavit of Officers and By-Laws of the Corporation; Declaration of Horizontal Property Regime; Copy of the Agreement of Sale under which Corporation is Buyer; Copies of Contract of Sale, Apartment Deed; Copy of the Escrow Agreement; and By-Laws of the Association of Apartment Owners, TANTALUS VISTA APARTMENT.
- (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 PROJECT: TANTALUS VISTA APARTMENTS

DEVELOPER: LIMCO, LIMITED
2114 Manoa Road
Honolulu, Hawaii
Telephone: 991142

Incorporated October 20, 1959 as a Hawaiian corporation. The officers are:

Sung Hi Lim, President 2114 Manoa Road, Honolulu
Tai Hi Lim, Vice-President.... 2810 Poelua, Honolulu
Lily S. M. Lim, Secretary-Treasurer.. 2114 Manoa Road, Honolulu

LOCATION: The proposed building will be located at 1620 Kewalo Street on the easterly side of Kewalo Street, approximately 500 feet mauka of the intersection of Kewalo Street and Wilder Avenue at Makiki, Honolulu, City and County of Honolulu, State of Hawaii. The property in question is further identified as LOT NO. 22 of the "ALLEN TRACT," as laid out and designated on a "Map of the Allen Tract" filed in the Office of the Registrar of Conveyances in Honolulu, on August 18, 1916, as Registered Map No. 175. The zoning is hotel-apartment.

TAX MAP KEY: FIRST DIVISION 2-4-29-9

DESCRIPTION: The Developer advises that the building shall consist of one ground floor for parking purposes, five floors having five apartments on each floor, there being a total of twenty-five (25) apartments in the project. Concrete masonry is the principal building material in this proposed structure. The project occupies approximately 10,648 square feet of land area.

The registration shows there shall be three types of apartments, identified as Types "A", "B" and "C". The respective description of these apartments is as follows:

"A" type apartments will have an area of approximately 866 square feet consisting of

- 1 bedroom balcony lanai
- 1 living room balcony lanai
- 1 living room with adjoining dining room
- 1 kitchen
- 1 bathroom and a half bathroom
- 2 bedrooms with 1 closet each
- 1 bedroom hallway
- 1 entrance hall

"B" type apartments will have an area of approximately 786 square feet consisting of

- 1 living room balcony lanai
- 1 living room with adjoining dining room separated from entry by a screen
- 1 kitchen
- 1 bathroom and a half bathroom
- 2 bedrooms with 1 closet each
- 1 hallway

"C" type apartments will have an area of approximately 533 square feet consisting of

- 1 living room balcony lanai
- 1 living room including dining area
- 1 kitchen
- 1 bedroom with closet
- 1 bathroom

The Developer advises that on the second floor the apartment number and type are as follows: 201-Type A, 202-Type B, 203-Type C, 204-Type B, and 205-Type A; the third floor arrangement is: 301-Type A, 302-Type B, 303-Type C, 304-Type B, and 305-Type A; fourth floor number and type: 401-Type A, 402-Type B, 403-Type C, 404-Type B, and 405-Type A; the fifth floor is arranged as follows: 501-Type A, 502-Type B, 503-Type C, 504-Type B, and 505-Type A; the top level, the sixth floor has this arrangement: 601-Type A, 602-Type B, 603-Type C, 604-Type B and 605-Type A.

The Developer states that there are twenty-five (25) parking stalls available.

Each apartment will have a washer-dryer combination, refrigerator, range, disposal, hood and fan, dishwasher, water heater and carpeting.

The Declaration establishes the LIMITS OF APARTMENTS and the ACCESS FROM APARTMENTS TO COMMON ELEMENTS.

COMMON ELEMENTS: The Developer states that the Common Elements will include:

- (1) The land included in this horizontal property regime;
- (2) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and entrances and exits of the building;
- (3) The basements, roofs, yards and gardens;
- (4) The premises for the lodging or use of janitors or other persons employed in the operation of the property;
- (5) Central and appurtenant installations for services such as power, light, gas, hot and cold water, heating, refrigeration and incinerators;
- (6) The elevators, escalators, tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use;
- (7) Two stairways and one elevator giving access from the ground to each floor, and one trash chute;
- (8) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Each apartment shall have one parking stall, designated on the Condominium Map by the same number as that of the apartment.

Each apartment shall have one storage closet off the corridor on the same floor as the apartment, designated on the Condominium Map by the same number as that of the apartment.

Each of the above are described in the Declaration as a limited common element for its use to the exclusion of all other apartments.

OWNERSHIP TO TITLE: The Developer states that LIMCO, LIMITED, identified in the notice of intention as the owners, are buying the property in question under an Agreement of Sale, dated September 26, 1963 from GERTRUDE E. ADAMS, widow, of Honolulu, City and County of Honolulu. Said agreement was recorded September 27, 1963 at the Bureau of Conveyances in Liber 4600 at Page 90.

ENCUMBRANCES AGAINST TITLE: The Developer reports that there is a balance on land due by way of the above Agreement of Sale which it is intended to pay off when the mortgage loan is made.

INTEREST TO BE CONVEYED TO PURCHASER: Each owner of an apartment shall have the undivided interest of each apartment in the common elements, the share of each apartment in the common profits and expenses of administration, and in all other liability, and in all voting in the Association of Apartment Owners, shall be one equal share, to wit four percent (4%) for each apartment.

PURCHASE MONEY HANDLING: The Developer has filed with the Commission a specimen copy of the Escrow Agreement to be executed between the Sellers (LIMCO, LIMITED) and the Escrow Agent (GUARDIAN ESCROW SERVICE, INC.).

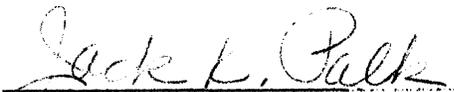
NOTE: It is incumbent on the prospective purchaser that he read this document which establishes the procedures under which all moneys received by the Seller are to be handled.

MANAGEMENT AND OPERATIONS: The Developer advises, tentatively, that A.M.CHANEY, INC. has been designated as the property manager of the project.

STATUS OF PROJECT: The Developer advises that a copy of the Building Contract and a copy of the Performance Bond will be submitted to the Commission for examination by December 31, 1963.

Further, the Developer reports that an application has been made for a Building Permit with appropriate municipal authorities. Receipt of said permit is expected momentarily.

The Developer has submitted, as part of the Notice of Intention, the Specifications for the project.


JACK K. PALK, Acting Chairman
HAWAII REAL ESTATE COMMISSION

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