



**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  
NAOE APARTMENTS  
1584 Thurston Avenue  
City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 33

**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.

May 25, 1964

SPECIAL ATTENTION

Particular attention of prospective purchasers is directed to the following:

- (1) NAOE APARTMENTS is an existing project and is being offered as fee simple condominium apartment operation.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Declaration of Covenants, Conditions and Restrictions and By-Laws; Apartment Deed; Escrow Agreement; Letter of Commitment for Loan from Lending Institution; Master Deed; Mortgage; Agreement Between Contractor and Owner; and Performance Bond on Construction.
- (3) The 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. This statute was amended by the Legislature in 1962, and again in 1963 and 1964.

NAME OF PROJECT: NAOE APARTMENTS

DEVELOPER: Mrs. Kiseko Dewa Kawamura  
1584 Thurston Avenue, Honolulu, Hawaii  
Residence Phone: 571-434 Business Phone: 502-798

LOCATION: Fifteen hundred eighty-four, official street number of the project, is on the North side of Thurston Avenue, approximately three hundred yards West (ewa) of Wilder Avenue, at Punchbowl, Honolulu, City and County of Honolulu, Hawaii. The primary entrance to the project is 1584 Thurston Avenue at street level, while a secondary entrance is at the rear of the structure's third floor fronting on Spencer Street.

TAX MAP KEY: FIRST DIVISION 2-4-16-3

DESCRIPTION: A multi-story reinforced concrete apartment building on a land area of 15,812 square feet. The Developer states that one for one parking accommodations will be provided--eleven (11) parking stalls on the first level and eight (8) stalls on the third level. There will be nineteen (19) dwelling units in the project arranged on four (4) floors or levels. Eighteen of the apartments will be of the 2 bedroom type, while one of the apartments will be a 1 bedroom unit.

There will be approximately 824 gross square feet, including balcony area, in each dwelling unit.

The project lies in a hotel-apartment zone. The Developer states that each unit will contain the following equipment or appliances: twelve cubic foot refrigerator, stove and oven combination, disposal and thirty (30) gallon water heater. All appliances are electric.

COMMON ELEMENTS: The Developer in the specimen Apartment Deed states that the common elements means all land and all portions of the property not located within any apartment, and also includes, but not by way of limitation, all roofs, foundations, pipes, ducts, flues, chutes, conduits, wires and other utility installations to the outlets, bearing walls, columns and girders, to the unfinished surface thereof, regardless of location, balcony lanais (subject to an exclusive easement in favor of the apartment abutting on each lanai), swimming pool and gardens, halls, lobbies and stairways, and parking areas (portion of the parking area being subject to exclusive easements for parking spaces for each apartment).

OWNERSHIP TO TITLE: The land is held in fee by Mrs. Kiseko Dewa Kawamura. There is a Master Deed dated June 19, 1956 recorded in Liber 3129 on Pages 82-84 under the date June 22, 1956. A second deed dated March 7, 1963 is recorded in Liber 3396 on Pages 529-531 under the date April 17, 1963.

ENCUMBRANCES AGAINST TITLE: The Developer advises that there is a first Mortgage Lien against the property (land and improvements) in favor of Hawaii National Bank of Honolulu, Hawaii. The mortgage dated April 16, 1963 is recorded in the Bureau of Conveyances of the State of Hawaii in Liber 4496 on Pages 532-535.

INTEREST TO BE CONVEYED PURCHASER:

The Developer states in the Apartment Deed that the purchaser will receive, in fee simple, one described apartment on a certain floor, together with an undivided 1/19 interest, as tenant in common with the seller in the buildings and land described.

PURCHASE MONEY HANDLING: An Escrow Agreement has been executed between the Developer and Financial Escrows, Inc. This escrow arrangement sets forth the duties and responsibilities of the Escrow 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 apartment units are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATIONS: In the Declaration, the Developer states that it will be within the authority of the Board of Governor, when formed, to acquire the services of a person or firm to manage the building.

STATUS OF PROJECT: The building constructed under a Building Contract dated February 12, 1963 is completed, ready for sales and occupancy.

  
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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 DEPARTMENT, CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION