



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
THE KALANI
Corner of Liliuokalani Avenue and Cleghorn Street
Waikiki, Honolulu,
City and County of Honolulu
State of Hawaii

REGISTRATION NO. 37
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.

August 31, 1964

SPECIAL ATTENTION

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

- (1) THE KALANI is a proposed condominium project in which the Developer states in his Agreement of Purchase and Sale document that condominium apartments shall be sold, separate apartments leases of the individual forty (40) apartments shall be executed for a term of 75 years.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles Of Association and Affidavit Of Officers; By-Laws of Yoshikawa Development Company, Ltd.; Transfer Certificate of Title; Construction Lease; Declaration of Horizontal Property Regime; Condominium Apartment Price List; Agreement of Purchase and Sale; Escrow Agreement; Statement of Program to Finance the Project; By-Laws Of The Association of Apartment Owners; Letter Proposal of Property Management Firm; and Plans and Specification Documents on THE KALANI.
- (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. This statute was amended by the Legislature in 1962, and again in 1963 and 1964.

NAME OF THE PROJECT: THE KALANI

DEVELOPER: Yoshikawa Development Company, Ltd., 802 Keeaumoku Street, Honolulu, Hawaii, Phone 914-033.

A Hawaii corporation registered with the Treasurer, Territory of Hawaii, June 25, 1957, the officers are:

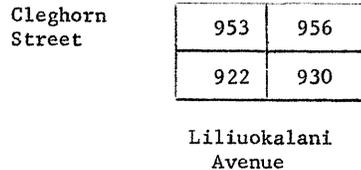
Takeo Yoshikawa, President & Treasurer	6036 Kalaniana'ole Highway, Honolulu
Hatsume Yoshikawa, Vice-President	6036 Kalaniana'ole Highway, Honolulu
Setsue K. Thompson, Secretary	1210 Kamaile Street, Honolulu

ATTORNEY REPRESENTING DEVELOPER: Hughes, Alexander & Smart, 400 Trustco Building, Honolulu, Hawaii, Phone 503-848.

LOCATION: North corner of Liliuokalani Avenue and Cleghorn Street, Waikiki, Honolulu, City and County of Honolulu, Hawaii. Site is zoned hotel-apartment.

TAX MAP KEY: FIRST DIVISION 2-6-24-32, 33 and 47.

DESCRIPTION: A twelve story reinforced concrete residential building on a land area of 10,000 square feet, which is LOT NO. 32, as shown on Map 13 filed in the OFFICE of the Assistant Registrar of the Land Court. The Developer states that there will be forty (40) apartment units and their arrangements will be as follows: Four apartments per floor for each of the 10 floors, containing a total of forty apartments; the apartments are numbered "1", "2", "3", and "4" on each floor; those on the first floor bear the numbers "101", "102", "103" and "104"; those on the second floor "201", "202", "203" and "204" and those on the other floors are numbered accordingly. Each apartment has ingress and egress via an interior corridor on each floor. The area in square feet of the apartments within their perimeter walls are shown on the following sketch and are the same on each floor.



Each apartment consists of the following rooms: two bedrooms, one and one-half bathrooms, one kitchen and one living-dining area with appropriate hallways. An apartment unit will contain built-in fixtures and equipment as follows: Refrigerator, stove, garbage disposers, dishwasher, and washer-dryer. There will be one (1) parking stall for each apartment unit and these are located on the first two floors of the building.

COMMON ELEMENTS: The Development in the Declaration establishes the following as Common Elements:

- (a) The land described and committed to the project;
- (b) All foundations, columns, girders, beams, supports, bearing walls, roofs, chases, halls, corridors, garden and entrance lanais, lobbies, stairs, stairways, entrances and exits of said buildings;
- (c) All yards, gardens and recreational areas including the swimming pool;
- (d) All parking areas;
- (e) All tanks, pumps and ducts and other central and appurtenant installations for service including power, light, cold and hot water, refuse, telephone and television;

- (f) All laundry and storage facilities located within the covered space in the basement of the residential building;
- (g) One automatic electric passenger elevator with elevator penthouse and appurtenant equipment.

LIMITED COMMON ELEMENTS: The Developer advises they are as follows:

- (a) One parking space designated on said plans by number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment;
- (b) One storage space located in the basement of the residential building and designated on said plans by number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto the respective undivided interest in the common elements and the Developer refers to this as the "common interest". The common interest, the proportionate share in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Apartment Owners is established as a 2 1/2 Percentage Interest to each apartment.

OWNERSHIP TO TITLE: The land is held in fee simple by Yoshikawa Investment Company, Ltd., a Hawaii corporation and is comprised of

LOTS: 10, area 5,000.0 square feet, as shown on Map 2; and
 11-A, area 2,500.0 square feet, and
 11-B, area 2,500.0 square feet, as shown on Map 5.

The maps herein referred to by numbers are filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 625 of Lyman H. Bigelow, and being all of the land described in Transfer Certificate of Title Nos. 78,178 and 85,381. The owner submitted Transfer Certificate of Title No. 92,623 dated July 22, 1963 recorded in Book No. 927, page 91.

ENCUMBRANCES AGAINST TITLE: The Developer advises that there is a mortgage indebtedness of approximately \$13,000.00 against the fee. Further his prospectus calls for the paying off of this mortgage before construction work is started.

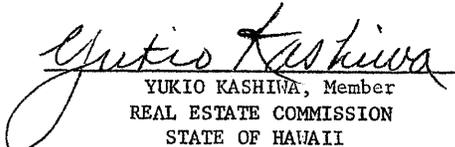
PURCHASE MONEY HANDLING: An Escrow Agreement has been executed between the Developer and City Bank of Honolulu. This escrow arrangement sets forth the duties and responsibilities of the Escrow in receiving, holding and disbursing of funds.

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 his Declaration the Developer states that the operation of the project shall be conducted for the Association of Apartment Owners by a Managing Agent who shall be appointed by the Association in accordance with by-laws.

The Developer has submitted for information a letter proposing to perform managerial services by Cooke Trust Company, Ltd.

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


 YUKIO KASHIRA, Member
 REAL ESTATE COMMISSION
 STATE OF HAWAII