



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
313 SO. BERETANIA ST.
P. O. BOX 3449
Honolulu 1, Hawaii

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
THE HALE-O-KALANI TOWERS
1702 Kewalo Street
Makiki, Honolulu, City and County of Honolulu
State of Hawaii

REGISTRATION NO. 39

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.

September 3, 1964

SPECIAL ATTENTION

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

- (1) THE HALE-O-KALANI TOWERS is a proposed leasehold condominium project, now under construction, consisting of ninety-eight (98) dwelling units.
- (2) The Developer has submitted a Plot and Ground Floor Plan showing the proposed arrangement of the building on the land committed to the Horizontal Property Regime.
- (3) The Developer's counsel has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Incorporation of Developer; By-Laws of Developer's Corporation; Certificate of Title; Lease; Amendment To Lease; Mortgage; Amendment of Mortgage and Substitution of Security; Sublease; Amendment To Sublease; Declaration Of Submission Of Sublease To Horizontal Property Regime; Offer To Purchase Contract; Mortgage; Promissory Note; Escrow Agreement; Apartment Lease Assignment (Two Bedroom Apartment); Apartment Lease Assignment (Three Bedroom Apartment); By-Laws Of Association Of Apartment Owners; House Rules Of Apartment Owners; Statement of Financing; The Standard Form Of Agreement Between Contractor And Owner For Construction Of Buildings; Construction Performance Bond; Final Working Drawings, Plans and Specifications; and Exclusive Authorization To Sell Contract.
- (4) 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 PROJECT: THE HALE-O-KALANI TOWERS

DEVELOPER: Condominium Hawaii, Inc., 1314 Kalakaua Avenue, Honolulu, Hawaii, a Hawaii corporation, registered with the Director, Department of Regulatory Agencies, State of Hawaii, August 14, 1963.

The officers are as follows:

Edwin K. Q. Yee, President	1314 Kalakaua Avenue, Honolulu, Hawaii
Harry H. Otsuji, Exec. Vice-Pres.	2629 Date Street, Honolulu, Hawaii
Herbert C. H. Chun, Vice-Pres.	4120 Papu Circle, Honolulu, Hawaii
Abraham K. Tokioka, Sec.-Treas.	1548 Pukele Street, Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Doi, Yamada & Shinsato (Attn Mr. H. Yamada), 419 First National Bank Bldg, Honolulu, Hawaii. Phone 53-338.

LOCATION: At the south east corner of the 1700 block where Heulu Street intersects Kewalo Street, the project site is equi-distant to Wilder Avenue (makai) and Nehoa Street (mauka), in Makiki, Honolulu, City and County of Honolulu, State of Hawaii. The zoning is hotel-apartment.

TAX KEY: FIRST DIVISION 2-4-28:1

DESCRIPTION: A thirteen story building with a total floor space of about 83,367 square feet will be erected on the 42,625 square feet of land committed to the project. The building will contain 6 apartments on the first floor, 8 apartments each on the second to the twelfth floor, and 4 apartments on the thirteenth floor, or a total of 98 apartments. Each dwelling unit will have exclusive use of a designated parking space. The building will be constructed of reinforced concrete and adjacent to it there will be a basement for parking stalls.

The horizontal property regime will contain 98 apartments of which 94 will be 2-bedroom apartment of approximately 750 square feet in area, containing 2-bedrooms, a living, kitchen and dining area, and a bathroom. Four units will be 3-bedroom apartment of approximately 1,285 square feet in area, containing 3 bedrooms, living room, kitchen-dining room, two bathrooms and a lanai. The immediate common elements to which each apartment has access will be twin elevators and a stairwell.

Numbering of each apartment unit will be as follows: First floor - 101, 102, 103, 106, 107 and 108; Second floor - 201, 202, 203, 204, 205, 206, 207 and 208. The remaining higher levels through the twelfth floor will be numbered according to their floor prefix, i.e. 1201, 1202, 1203, 1204, 1205, 1206, 1207 and 1208. The thirteenth floor units will be numbered P-1, P-2, P-3 and P-4.

The Developer advises that the apartments will be numbered in the manner shown on Condominium Map No. 15 filed in the Bureau of Conveyances of the State of Hawaii.

COMMON ELEMENTS: The common elements will include:

- a. Subleasehold interest in the land;
- b. All foundations, columns, girders, beams, supports, bearing walls, roof, chases, balconies, lobbies, hallways, stairs, entrances and exits of said building;
- c. Parking area, driveway, yard and refuse areas;
- d. All ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, water, refuse and telephone;

- e. Switch room and transformer vault;
- f. Two automatic elevators with elevator housing and appurtenant equipment;
- g. The apartment unit on the ground floor designated as Apartment No. 105, together with the parking space assigned to said apartment, reserved for use by the resident manager of the project;
- h. Office;
- i. The swimming pool, pool terrace and equipment;
- j. Trash room;
- k. Storage room;
- l. Each of the common elements mentioned in section 170-A2 (e) of Chapter 170A, Revised Laws of Hawaii 1955, as amended, which are actually constructed or provided on the land described.

LIMITED COMMON ELEMENTS: The Developer advises that there are certain parts of common elements, set aside and reserved for the exclusive use of certain apartments, these limited common elements are as follows:

- a. One parking space designated on building plans shall be assigned to a particular apartment and shall be appurtenant to and for the exclusive use of such apartment;
- b. Entry hallway adjoining an apartment or apartments shall be appurtenant to and for the exclusive use of such apartment or apartments which it adjoins.

INTEREST TO BE CONVEYED PURCHASERS: The Developer states that the percentage of undivided interest in the common elements appertaining to each apartment and its owner for all purposes, except voting, is as follows:

2 bedroom apartments: 1/100
 3 bedroom apartments: 3/200 or 1 1/2 of 1/100

Each 2 bedroom apartment shall be entitled to one vote and each 3 bedroom apartment shall be entitled to one and one-half votes.

OWNERSHIP TO TITLE: The fee owner of the property is Mildred Nerio Wakayama.

This land is leased to Edwin Yee, Ltd., by lease dated August 15, 1963 and recorded in the Bureau of Conveyances in Liber 4579, Page 562, as amended by Amendment to Lease dated July 16, 1964 and recorded in Liber 4794, Page 579, which has been subleased to the Developer, Condominium Hawaii, Inc. by Sublease dated March 12, 1964 and recorded in Liber 4733, Page 489 as amended by Amendment to Sublease dated July 16, 1964 and recorded in Liber 4794, Page 590.

ENCUMBRANCES AGAINST TITLE: Mortgage dated February 29, 1964 in favor of Island Federal Savings & Loan Association, recorded in the Bureau of Conveyances in Liber 4705, Page 533, as amended by Amendment of Mortgage and Substitution of Security recorded in Liber 4738, page 595.

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

MANAGEMENT AND OPERATIONS: The proposed By-Laws of Association of Apartment Owners under ARTICLE III, authorizes the Board of Directors to appoint a managing agent or manager. There has been no manager nominated in the Notice of Intention.

STATUS OF PROJECT: The Developer advises that construction on the project commenced February 1964, that at the date of this report 50% of the construction work has been completed and the estimated date of completion is established as February, 1965.


YUKIO KASHIWA, Member
REAL ESTATE COMMISSION
STATE OF HAWAII

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