



**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  
KAPIOLANI TOWN HOUSE  
1624 Kanunu Street.  
Pawaa-Kai, Honolulu, City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 42

**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.

October 1, 1964

SPECIAL ATTENTION

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

- (1) KAPIOLANI TOWN HOUSE is a proposed condominium project offering for sale eighty-nine (89) fee simple dwelling units.
- (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 and By-Laws; Warranty Deed and Application For Consolidation In the Land Court of the State of Hawaii; Copy of Owner's Transfer Certificate of Title; Note and Mortgage; Letter of Conditional Loan Commitment; Declaration of Horizontal Property Regime; Exclusive Authorization To Sell; Sales Contract; Apartment Deed; Escrow Agreement; Declaration of Covenants, Conditions and Restrictions and By-Laws of Association of Apartment Owners; House-Rules; Standard Form of Agreement Between Contractor And Owner For Construction Of Buildings; Performance And Payment Bond; Specifications; Working Drawings and Plans; and various Promotional and Advertising material.
- (3) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act enacted 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: KAPIOLANI TOWN HOUSE

DEVELOPER: ALCHING, INC., Room 404, Central Pacific Bank Building, 1019 Smith Street, Honolulu, Hawaii, phone 562-271, a Hawaii corporation, registered with the Director, Department of Regulatory Agencies, State of Hawaii, October 31, 1963.

The officers are as follows:

Alfred Ching, President and Director	- P. O. Box 334, Agana, Guam
Edna H. Kuniyuki, Vice President and Director	- 748 16th Avenue, Honolulu, Hawaii
Edith T. Ching, Secretary-Treasurer	- P. O. Box 334, Agana, Guam
Rose T. Tyau, Director	- 522 "C" Lauiki Street, Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Suyenaga and Sakamoto (Attn: Mr. Elton H. Sakamoto), Room 404, Central Pacific Bank Building, 1019 Smith Street, Honolulu, Hawaii 562-271.

LOCATION: At the north-east corner of the intersection of Kaheka Street and Kanunu Street in the Pawaa-Kai Subdivision, Honolulu, City and County of Honolulu, State of Hawaii. The zoning is commercial.

TAX KEY: FIRST DIVISION 2-3-19 (Lot 81, as shown on Map 6, Land Court Consolidation No. 83).

DESCRIPTION: A twelve (12) story reinforced concrete building, together with two (2) penthouse units, occupying 18,720 square feet of the 23,683 square feet of ground committed to the project. It contains a total of eighty-eight apartments, 44 being 3-bedroom units and 44 being 2-bedroom units, together with 2 penthouse units, with a basement and first floor (mall level) parking. Each of the 3-bedroom apartments has an area of approximately 1,090 square feet, and contains in addition to the bedrooms a combination living room-kitchen, two bathrooms and two balcony lanais with a total area of 210 square feet (or a total area of 1,300 square feet), and each of the 2-bedroom apartments has an area of approximately 890 square feet, and contains in addition to the bedrooms a combination living room-kitchen, one-and-half bathrooms and a balcony lanai with an area of 125 square feet (or a total area of 1,015 square feet). Each of the penthouse units has an area of approximately 1,230 square feet, and contains a kitchen, dining room, living room, two bathrooms, two bedrooms and a lanai with an area of approximately 90 square feet (or a total area of approximately 1,370 square feet).

All of the apartments abut upon common hallways and will have the non-exclusive use of such hallways.

Each of the dwelling units including the penthouse units will have an exclusive use of a parking stall situated upon the premises, said stalls to be numbered and assigned by the Corporation and/or the Board of Directors to each apartment and penthouse unit.

The layout of the apartments, penthouse units, and parking areas is shown on Condominium Map No. 6 on file in the Office of the Assistant Registrar of the Land Court at Honolulu.

Each of the eleven (11) apartment floors (second to the twelfth), shall contain eight apartments. The second floor apartments will be numbered consecutively 201 through 208; the third floor apartments will be numbered 301 through 308, etc., and the tenth floor apartments will be numbered 1001 through 1008; the eleventh floor apartments will be numbered 1101 through 1108; and the twelfth floor apartments will be numbered 1201 through 1208; i.e., the first number of

the three digit apartment numbers and the first two digits of the four digit apartment number shall denote the floor. Each apartment whose number ends with 1, 2, 7, and 8, is a 3-bedroom apartment, and each apartment whose number ends with 3, 4, 5, and 6, is a 2-bedroom apartment. The penthouse units will be identified as Penthouse Unit A and Penthouse Unit B.

COMMON ELEMENTS: The common elements will include: (a) the land described above; (b) the foundations, supporting columns, main walls, floors, framing, roofs, halls (not located within an apartment), corridors, lobbies, stairways, entrances and exits or communication ways; (c) the flat roofs, building, utility and maintenance rooms and driveways; (d) the compartments or installations of all central services such as power, light, gas, cold and hot water, pumps and drainage pipe systems, water and electric mains and pumps, fire alarm system and all utility lines wherever located; (e) the elevators, storage closets and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building.

LIMITED COMMON ELEMENTS: The parking stalls and Apartment No. 203 situated on the second floor are limited common elements to the extent that the Board of Directors shall have the right to designate or license the exclusive use of said parking stalls to the apartment owners and said Apartment No. 203 to a resident manager of the apartment building.

INTEREST TO BE CONVEYED PURCHASER: The deed conveying an individual apartment and/or penthouse unit will include an undivided interest in the fee simple title to the land and an undivided interest in and to the common elements of the land and building, all subject to the voting rights set forth in paragraph 2 of the Declaration of Covenants, Conditions and Restrictions and By-Laws, said Declaration being attached hereto and made a part hereof. The undivided interest in the fee simple title to the land and in the common elements appertaining to each apartment and its owner for all purposes, including voting, shall be allocated as follows: 1.0 per cent interest for the Unit Ownership appurtenant to each 2-bedroom apartment situated on the second to the twelfth floor inclusive, excepting Apartment No. 203 situated on the second floor; a 1.22 per cent interest for the Unit Ownership appurtenant to each 3-bedroom apartment situated on said second to the twelfth floor inclusive; and a 1.66 per cent interest for the Unit Ownership appurtenant to Penthouse Unit A and Penthouse Unit B.

OWNERSHIP TO TITLE: The fee is vested in ALCHING, INC., a Hawaii corporation. A specimen Warranty Deed is on file with the Commission showing the conveyance of interest between Kapiolani Blvd., Lands, Inc., a Hawaii corporation, as "Grantor" and ALCHING, INC., as "Grantee". Evidence of title is found in the Land Court Transfer Certificate of Title No. 96686 under Document No. 329-432.

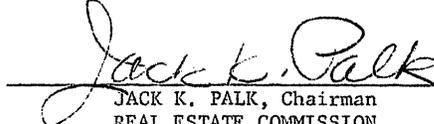
ENCUMBRANCES AGAINST TITLE: The Developer advises that the Improvement District Assessment No. 153 of the City and County of Honolulu is an encumbrance. There is a mortgage, dated August 5, 1964, to American Savings and Loan Association, as Mortgagee, filed in the Office of the Assistant Registrar of the Land Court under Document No. 340179.

PURCHASE MONEY HANDLING: An Escrow Agreement has been executed between the Developer, as seller, and the Bank of Hawaii, 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 OPERATION: The proposed By-Laws of Association of Apartment Owners gives authority to the Board of Directors to employ the services of a person or firm to manage the project. Cooke Trust Company, Limited, has been identified at the date of this report as manager of the project.

STATUS OF PROJECT: The Developer advises that construction has commenced on the building and the foundations are in place. August 14, 1965 is the anticipated completion date.

  
JACK K. PALK, Chairman  
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