



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

**PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

ON
MAKIKI WINDS APARTMENTS
1642 Kewalo Street
Makiki, Honolulu, City and County of Honolulu
State of Hawaii

REGISTRATION NO. 43

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 but may only take reservations therefore after

- (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 7, 1964

SPECIAL ATTENTION

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

- (1) **MAKIKI WINDS APARTMENTS** is a proposed condominium project offering for sale twenty-seven (27) leasehold 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; Agreement of Sale; Declaration of Horizontal Property Regime; Agreement of Sale to Buy Seller's Interest in Dwelling Unit; Apartment Lease; By-Laws of the Association of Apartment Owners and Preliminary Drawing of Plot Plan and Typical Floor Plan.
- (3) The Developer advises that the firms of Bradley & Wong, AIA, and George Kurio, Structural Engineer, will be engaged to develop complete working plans and specifications based on the Preliminary Drawing submitted to the Commission.
- (4) 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: MAKIKI WINDS APARTMENTS

DEVELOPER: LIMCO, LIMITED, 2114 Manoa Road, Honolulu, Hawaii, phone 991142, incorporated October 20, 1959 as a Hawaiian corporation. The officers are as follows:

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

ATTORNEY REPRESENTING DEVELOPER: The registrant advises that no attorney has been employed at time of filing the Notice of Intention.

LOCATION: The proposed building will be located at 1642 Kewalo Street, on the north-westerly side of the thoroughfare, approximately 750 feet north (mauka) of the intersection of Kewalo Street and Wilder Avenue in Makiki, Honolulu, City and County of Honolulu, State of Hawaii. The property in question is further identified as LOT NO. 26 of the tract of land known as the "ALLEN TRACT", laid out and designated on Registered Map Number One Hundred Seventy-Five (175) filed in the office of the Registrar of Conveyances at Honolulu, Hawaii. The zoning is hotel-apartment.

TAX KEY: FIRST DIVISION 2-4-29-03

DESCRIPTION: The Developer advises the reinforced concrete building will consist of one ground floor for parking purposes, three floors having 9 apartments on each floor comprising a total of 27 dwelling units in the project. The project occupies approximately 11,165 square feet of land area.

The registration discloses that there will be two types of apartments, identified as Type "A" and Type "B". Type "A" apartments will cover in all about 618 square feet, consisting of the following: one bedroom balcony lanai, one living room-dining room combination, one kitchen, one bathroom and one bedroom with one closet. Type "B" apartments will cover approximately 450 square feet in all consisting of the following: one living room balcony lanai, one living room-bedroom combination, one kitchen, and one bathroom with one closet. Apartment number 202 through 209, being Type "A" apartments will be on the Second Floor; apartments number 302 through 309, being Type "A" apartments will be on the Third Floor; and apartments number 402 through 409, being Type "A" apartments will be on the Fourth Floor. Apartments number 201, 301 and 401, being Type "B" apartments will be on the Second, Third and Fourth Floors respectively.

The Developer advises that each apartment will be equipped with a refrigerator, range, garbage disposer, hood and fan apparatus, dishwasher and water heater.

There will be an open corridor on each floor, designated as a common element, to which direct access may be had from each apartment on that floor, and by which access may be had to the stairs and elevator designated as common elements. The Declaration establishes the LIMITS OF APARTMENTS.

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

- (a) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and entrances and exists of the building;
- (b) The basements, roofs, yards and gardens;
- (c) Central and appurtenant installations for services such as power, light, gas, hot and cold water, heating, refrigeration and incinerators;
- (d) The parking areas and storage spaces, other than those herein below made limited common elements;
- (e) The elevators, escalators, tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use;

- (f) The premises for the lodging or use of janitors and other persons employed for the operation of the property;
- (g) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use; and
- (h) Two stairways and one elevator giving access from the ground to each floor.

LIMITED COMMON ELEMENTS: Each apartment will have one parking stall and one storage closet on the ground floor, to be designated on the Condominium Map that is to be filed with the Bureau of Conveyances, State of Hawaii, by the same number as that of the apartment, as a limited common element for its use to the exclusion of all other apartments.

INTEREST TO BE CONVEYED PURCHASER: 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 one twenty-seventh per cent (1/27%) for each apartment.

OWNERSHIP TO TITLE: The fee is vested in Vivian Johnson Castro, widow, Mary Castro Fitzsimmons, wife of Edmund F. Fitzsimmons, and Alexander H. F. Castro, husband of Dagny Mellby Castro as tenants in common. On February 11, 1964 the above holders of the fee, as "Sellers" agreed to sell, under an Agreement of Sale, the property described to Limco, Limited, a Hawaii Corporation, identified in the agreement as "Purchasers." The Agreement of Sale was recorded in the Bureau of Conveyances, State of Hawaii, in Liber 4687 on page 431 on February 14, 1964.

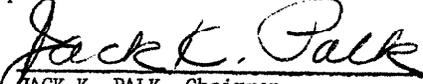
ENCUMBRANCES AGAINST TITLE: The Developer advises that at the date of the filing of the Notice of Intention, there was a fifty-six thousand dollars (\$56,000.00) balance due on the property under the aforementioned Agreement of Sale.

PURCHASE MONEY HANDLING: A specimen copy of an Escrow Agreement has been submitted by the Developer for the Commission's examination. In the Notice of Intention the Developer states that the purchasers' funds will be placed in a neutral escrow depository. He notes that at the date of registering the project no depository has been named. The Escrow Agreement 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 apartments are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATION: In the proposed By-Laws of The Association of Apartment Owners, under Management and Expenses, the Board of Directors has been granted the authority to manage and operate the condominium project. No manager has been selected as at the date of the filing of the Notice of Intention.

STATUS OF PROJECT: There is an existing single family frame dwelling on the property at the date of this published report. The Developer advises that Limco, Limited will perform as contractor, that no construction has begun on the project and that the Developer intends to start construction when fifty per cent (50%) of the apartments have been pre-sold.


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 & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION