



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
KALANI-IKI
Waialae-iki, Honolulu
Hawaii

REGISTRATION NO. 50

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.

December 10, 1964

SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

- (1) KALANI-IKI is a proposed leasehold single family dwelling cluster condominium project consisting of ninety-five (95) units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice Of Intention; Declaration Of Horizontal Property Regime; Certificate Of Title; Master Lease; Consent To Sublease; Articles Of Association, Affidavit Of Officers and By-Laws (Bradley-Wells Corporation); Articles Of Association, Affidavit Of Officers and By-Laws (Amity Developers, Inc.); Development Agreement (Bradley-Wells Corporation and Amity Developers, Inc.); Mortgage Loan Commitment Letter; Sales Contract; Escrow Agreement; Dwelling Sublease; By-Laws Of Association Of Dwelling Owners; Proposal, Specifications, Contract and Bond For Construction Of Improvements; General Development Plan Drawing; and representative Preliminary Floor Plan Drawings Of Dwelling Units.
- (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: KALANI-IKI

DEVELOPER: Amity Developers, Inc., a Hawaii corporation registered with the Director of Regulatory Agencies, December 20, 1963. The officers are:

F. Patrick Sylva	President	2111 Rocky Hill Place, Honolulu
Ahoon H. Wong	Vice President	2045 Keeaumoku Street, Honolulu
George V. Tharp	Secretary	1942 Judd Hillside, Honolulu
James Y. T. Leong	Treasurer	2930 Pacific Heights Road, Honolulu

On December 20, 1963, Bradley-Wells Corporation entered into a development agreement authorizing Amity Developers, Inc., to develop lands Bradley-Wells Corporation as "Lessee" has under lease from the Trustees of the Estate of Bernice Pauahi Bishop, as "Lessors". Under the unrecorded development agreement Bradley-Wells Corporation grants the Developer the exclusive right for a five (5) year period, commencing July 1, 1963, to develop and market the described lands, subject to the terms and conditions of the agreement.

ATTORNEY REPRESENTING DEVELOPER: A. William Barlow and H. William Burgess, 1502 First National Bank Building, Honolulu, Hawaii. Telephone: 58-481

LOCATION: The proposed condominium project is located at the extension of Kalani-Iki Street, at Waialae-iki, Honolulu, City and County of Honolulu, State of Hawaii. The zoning use is residential "A 1" zone.

TAX KEY: FIRST DIVISION 3-5-24-1 (por.)

DESCRIPTION: On the 20.221 acres committed to the condominium project the Developer proposes to construct ninety five (95) separate single-story structures principally of wood construction and each shall contain six (6) rooms including one living room, and three (3) bedrooms and also two (2) baths and a total living area of 1,250 square feet, and shall be constructed on a concrete slab without basement and shall have immediate access to the adjacent walkway leading to the parking spaces and driveways of the project.

In the Declaration it is stated that the project is divided into the following freehold estates: (1) Dwellings, (2) Common Elements and (3) Limited Common Elements. Under Dwellings it is represented that there will be ninety-five (95) separately designated and described freehold estates consisting of the spaces enclosed by and within the outside surface of the exterior walls and roofs and the bottom surface of the slabs, footings, foundations and supporting structures of each of the 95 separate residences, numbered 1-95, which spaces, defined and referred to as "dwellings", and designated and described on the condominium file plan.

The Developer advises that each unit will be equipped with range, oven, disposal and water heater. Optional items of equipment include refrigerator, washing machine and dryer.

The number of parking stalls available in the project is one hundred and ninety (190).

COMMON ELEMENTS: The Declaration states that the common elements are a freehold estate consisting of all remaining portions of the project, specifically including, but not being limited to all items shown as common elements on the condominium file plan and more particularly described as: (a) the land described; (b) the park, all recreational and club facilities, access drives, areas adjacent to access drives, streambeds, drainage ditches, roadways, sidewalks, courtyards, parking areas and dwelling sites; (c) all central and appurtenant installations, including all pipes, wires, cables, conduits and other utility lines running within said land for services such as power, light, gas, water and radio and TV signal distribution; (d) incinerators and any and all other apparatus and installations existing for common use; and (e) all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The Declaration notes that certain parts of the common elements are set aside and reserved for the exclusive use of certain dwellings and such dwellings shall have appurtenant thereto an exclusive easement for the use of these limited common elements. The limited common elements so set aside and reserved include, but are not limited to, all items set forth in the condominium file plan as limited common elements and are as follows: (a) the site of each dwelling, consisting of the land beneath and immediately adjacent to such dwelling designated on the condominium file plan, shall be appurtenant to and for the exclusive use of such dwelling; (b) two covered parking spaces designated on the condominium file plan by number corresponding to the number of each dwelling shall be appurtenant to and for the exclusive use of such dwelling; (c) the courtyards designated on the condominium file plan and adjoining certain of the dwellings shall be appurtenant to and for the exclusive use of such adjoining dwellings; and (d) all other elements of the project which are rationally of limited common use for less than all of said dwellings.

OWNERSHIP TO TITLE: The land on which the structures and improvements are to be constructed is owned in fee simple by the Trustees under the will and of the Estate of Bernice Pauahi Bishop, deceased.

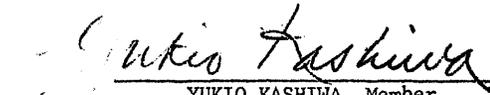
ENCUMBRANCES AGAINST TITLE: In the Notice Of Intention, the Developer describes the following encumbrances: (a) Master Lease No. 14,280 to Bradley-Wells Corporation dated March 1, 1964, recorded in Book 4820, Page 440; (b) Storm Drain Easement to the City and County of Honolulu dated September 12, 1961, recorded in Book 4203, Page 280; (c) Lease to Hawaiian Electric Company, Limited, dated March 1, 1950, recorded in Book 2367, Page 312, as amended July 1, 1955 in Book 3021, Page 246; and (d) a mortgage in favor of Honolulu Mortgage Co., Ltd.

PURCHASE MONEY HANDLING: An Escrow Agreement has been prepared and submitted to the Commission for examination, identifying Guardian Escrow Services, Inc., as the "Escrow Agent" and Amity Developers, Inc., as the "Developer".

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 The Association Of Dwelling Owners gives the Board of Directors authority and responsibility to manage and operate the project, that is the Board is responsible for the appointment and dismissal of personnel necessary to manage and operate the project.

STATUS OF PROJECT: The Developer in his Notice Of Intention identifies Dillingham Corporation as the installer of the off site improvements and Quality Pacific and George Tharp, Inc. as builders of the dwellings. As at the date of this report no visible construction work has been launched at the site.


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 & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION