



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
474 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

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

on
KAPIOLANI MEDICAL DENTAL CENTER
Honolulu, Hawaii

REGISTRATION NO. 57

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.

March 12, 1965

SPECIAL ATTENTION

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

- (1) KAPIOLANI MEDICAL DENTAL CENTER is a proposed fee simple condominium project.
- (2) Architect's detailed plans and specifications have been completed.
- (3) The building permit will be secured by the Contractor, Walker-Moody Construction Company, Ltd.
- (4) In the Notice of Intention the Developer advises that construction on the project will begin on or about May 1, 1965.
- (5) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Fact Book; Copy of Option to Purchase with Copy of Proposed Master Deed; By-Laws of Association of Office Owners; Escrow Agreement; Listing Contract with Realtor; Sale Deposit Contract; Condominium Deed; Declaration Submitting Property to the Horizontal Property Regime; Appraisal Report; Marketability Study; Building Contract; Office Rules; Plans and Specifications; and Statement of Program of Financing.

- (6) 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, which statute was amended by the Legislature in 1962, and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECT: KAPIOLANI MEDICAL DENTAL CENTER

DEVELOPER: OCEANSIDE PROPERTIES, INC., Suite 1604, 1441 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 996-695, a Hawaii corporation incorporated September 13, 1962.

The officers are:

Hal J. Hansen	President-Treasurer	3015 Kalakaua Avenue	Honolulu
Vernon T. Tashima	Executive Vice President-Secretary	1416 Oili Loop	Honolulu
Arthur B. Hansen	Vice President	1164 Koloa Street	Honolulu
John W. Ceideburg	Vice President	3015 Kalakaua	Honolulu
David M. Tara, Jr.	Asst. Vice President	3244 Woodlawn Drive	Honolulu
Clarence J. Hoeft	Asst. Vice President	105 East Iron	Bessemer, Mich.
Margie Allen	Asst. Treasurer	1330 Wilder Ave.	Honolulu
Doris Porsow	Asst. Secretary	1330 Wilder Ave.	Honolulu

ATTORNEY REPRESENTING DEVELOPER: Vernon T. Tashima, Room 412
235 South Queen Street
Honolulu, Hawaii
Phone 59-732

LOCATION: Northeast side of Kanunu Street between Keeaumoku Street and Kaheka Street, Honolulu, Hawaii.

TAX MAP KEY: FIRST DIVISION, 2-3-17-13 and 14.

DESCRIPTION: A ten story reinforced concrete office building. The first five floors, except a portion of the ground floor set aside for office space, will be devoted to parking for approximately 241 cars, and the upper five floors will be devoted to office use. These upper floors will be available for purchase in their entirety or in part. Office space will be partitioned after all spaces are sold, and will be designated by modular coordinates, each module or space containing approximately 8 square feet.

The parking stalls are not intended to be assigned and will be available on a first come, first serve basis or as determined by the Association of Office Owners.

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

- (1) The Land;
- (2) Foundations, columns, girders, beams, supports, main walls, roof, halls, elevator lobbies, corridors, stairs, stairways, fire escapes and entrances and exits of the office building;
- (3) Yards, parking driveways, other than parking stalls actually reserved, basement, except as otherwise noted, gardens, recreational facilities, if any, and storage spaces;

- (4) All control and appurtenant installations of electrical, gas, plumbing, air conditioning and like utilities, and common restroom facilities;
- (5) The elevator, elevator shaft and appurtenant installations and apparatus;
- (6) All other parts of the premises, not specifically designated as limited common elements.

OWNERSHIP TO TITLE: The land is held in fee simple by Kapiolani Blvd. Lands, Inc. and is under purchase option to Leilani Corporation. This option will be exercised upon this approval of the condominium project but not later than April 14, 1965.

ENCUMBRANCES AGAINST TITLE: The Developer states that conveyances presently against the title will be released upon conveyance of the fee and prior to conveyance of condominium deeds. A lien letter has been filed with the commission as a part of the required documents.

INTEREST TO BE CONVEYED PURCHASERS: The Developer advises that each Purchaser will receive a Condominium Deed conveying an interest in the premises in proportion to the total number of modules purchased and title to the modules purchased, and a pro-rata share as Tenants In Common with other co-owners in the common elements of the project and in the fee of the land.

PURCHASE MONEY HANDLING: An Escrow Agreement will be executed between the Developer and Bank of Hawaii. Purchasers' deposit funds will be placed directly in an independent escrow account and no disbursements of either down payment or mortgage monies will be made until the completion of the entire project is assured by the posting of a 100% completion bond. The Developer advises that purchasers' funds deposited in escrow will earn interest at the rate of 6% from the date of deposit until the date the completed building is offered for occupancy.

NOTE: It is incumbent upon the prospective purchaser that he read this document which establishes the procedures under which all monies received by the sellers are to be handled.

MANAGEMENT AND OPERATIONS: The Developers have entered into an agreement with a Certified Property Management firm whose function will be to serve as property management agent for the project during its first three years. In this capacity the Certified Property Manager will have contact directly with the Association of Office Owners.

STATUS OF PROJECT: The contract for construction of the building has been negotiated and the Developer anticipates commencing construction on or about May 1, 1965.



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