



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

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT
on
3003 KALAKAUA
3003 Kalakaua Avenue
Honolulu, Hawaii

REGISTRATION NO. 60

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 24, 1965

SPECIAL ATTENTION

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

- (1) 3003 KALAKAUA is an existing apartment building and leasehold being converted to leasehold condominium project consisting of twenty-four (24) dwelling units. The building was completed on January 26, 1962 and since that date the apartments in the building have been leased by the Developer.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Association and By-Laws of Development Corporation; Certificate of Title; Copy of Existing Mortgage and Amendment thereto; Declaration of Horizontal Property Regime; Declaration of Covenants, Restrictions and By-Laws; Master Lease and the Amendment thereto; Apartment Deed and Assignment; House Rules; Final Plans and Specifications; and fact booklet describing the project.
- (3) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) enacted by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECT: 3003 KALAKAUA

DEVELOPER: Kapiolani Park Land Company, Ltd., P. O. Box 939, Honolulu, Hawaii, a Hawaii corporation registered with the Treasurer of the Territory of Hawaii, December 12, 1958. Telephone 569-331.

The officers are as follows:

George Brangier, President, P. O. Box 939, Honolulu, Hawaii
L. Harold Whitaker, Vice President, P. O. Box 939, Honolulu, Hawaii
Milton Cades, Secretary Treasurer, P. O. Box 939, Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Smith, Wild, Beebe and Cades, (Attention: Mr. Douglas E. Prior), First National Bank Building, P. O. Box 939, Honolulu, Hawaii 96808. Telephone 569-331.

TAX KEY: FIRST DIVISION 3-1-33-11

ZONING: Hotel-apartment

DESCRIPTION: The building erected on said land is a 13-story reinforced concrete building occupying approximately 5,021 square feet of ground space and consisting of one basement garage floor, one apartment and lobby floor containing a lobby, a 2-bedroom 2-bath apartment and a 3-bedroom 2-bath apartment and eleven typical apartment floors each containing two 3-bedroom 2-bath apartments on each floor, each apartment also containing a living room with a dining area, a dressing room and a kitchen with laundry area. There are forty-one (41) parking spaces in the project.

The apartments are numbered consecutively A and B on each of the twelve apartment floors. The A apartments are located on the portion of each floor nearest Ewa and the B apartments are located on the portion of each floor nearest Koko Head. These letters are preceded by the number which corresponds to each floor; those of the first floor bear the numbers 1A and 1B, of the second floor 2A and 2B, etc. Apartment 1A has an area of approximately 1,365 square feet and two balcony lanais with an area of 240 square feet. Each of the other apartments has an area of approximately 1,984 square feet and two balcony lanais with an area of 328 square feet. All of the apartments abut upon common hallways and have the non-exclusive use of such hallways.

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

LIMITED COMMON ELEMENTS: The Declaration does not recite any limited common elements.

INTEREST TO BE CONVEYED PURCHASER: The apartment deed conveying an individual apartment will include an undivided interest as tenant in common with the owners of the other apartments in said building in and to the common elements of the building which in the case of apartment 1A will be 3/95 interest and in the case of all other apartments 4/95 interest.

The Declaration of Covenants, Conditions and Restrictions and By-Laws state that the total number of votes of all voting owners shall be ninety-five (95), 3 votes for Unit 1A and 4 votes for each of the other Units so that if a person owns more than one Unit Ownership, he shall have the designated number of votes for each Unit Ownership which he owns.

OWNERSHIP: The Certificate of Title shows the ownership of title to the land is vested in Violet Kam Juk Leong Yee, 254 Hao Street, Honolulu, Hawaii; Helen Gau Ngee Leong Lam, 1011 4th Avenue, Honolulu, Hawaii; and Jack Yew Hong Leong, 3029 Alapali Place, Honolulu, Hawaii.

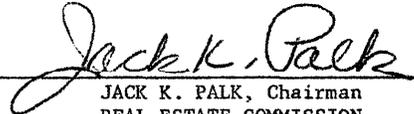
ENCUMBRANCES AGAINST PROPERTY SUBMITTED TO REGIME: Mortgage by the Developer, Kapiolani Park Land Company in favor of The Equitable Life Assurance Society of the United States, recorded in the Bureau of Conveyances in Vol. 3941, Page 55; Trust Deed by the Developer in favor of Bishop Trust Company, Limited, Trustee, recorded in the Bureau of Conveyances in Vol. 4244, Page 117; and a Mortgage by Violet Kam Juk Leong Yee, Helen Gau Ngee Leong Lam, and Jack Yew Hong Leong in favor of The Liberty Bank of Honolulu, recorded at the Bureau of Conveyances in Vol. 4364, Page 22.

The Developer states that arrangements have been made with the Equitable Life Assurance Society of the United States to repay its loan. The Developer will obtain the funds to repay this loan by encumbering each individual apartment. As each apartment is sold, the encumbrance on it will be released or assumed by the buyer at the buyer's discretion.

PURCHASE MONEY HANDLING: As the building is already completed and is an operating project, there is no need to establish an escrow account.

MANAGEMENT AND OPERATION: In the By-Laws of Association of Apartment Owners, the Board of Directors has the duty and responsibility to employ the services of a person or firm to manage the building. The "Manager" is identified as Louise C. Rogers, Broker, 2130-B Kalakaua Avenue, Honolulu, Hawaii.

STATUS OF PROJECT: The building was completed January 26, 1962.



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