

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

SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
3003 KALAKAUA
3003 Kalakaua Avenue
Honolulu, Hawaii

REGISTRATION NO. 60

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above 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.

June 14, 1968

SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 5, 1965 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED ON APRIL 15, 1968. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND OF CHANGES IN THE PLAN, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Final Public Report of March 24, 1965 on 3003 KALAKAUA, the Developer has made changes to the plan or setup as presented to the Commission in the February 5, 1965 registration.

This Supplementary Public Report amends the March 24, 1965 document, becoming a part of the registration on this condominium project. The Developer has the responsibility for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers and securing a receipt as required by law.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Supplementary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime executed February 5, 1965, with By-Laws attached, was recorded in the Bureau of Conveyances, State of Hawaii, on April 13, 1965 in Liber 5014, page 413.

The Registrar of said Bureau of Conveyances designated Condominium Map No. 30 to the project.

First Amendment to Declaration of Horizontal Property Regime was executed by all purchasers April 4, 1968. This amendment, approved by all purchasers of residential apartments in 3003 KALAKAUA, is to be filed in the office of the recording officer shortly.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended), and the condominium Rules and Regulations which relate to Horizontal Property Act projects.

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.

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

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

ZONING: Hotel-apartment

DESCRIPTION: On April 15, 1968 the Commission was given notice that the owners of all of the apartments in the 3003 KALAKAUA condominium project have agreed to modify the ground floor of the existing building to provide for a manager's apartment. As this necessitated an amendment to the Declaration of Horizontal Property Regime and the Condominium Map, said documents were drawn and executed, with the approval of all owners.

The change information embraced in the First Amendment to Declaration is as follows:

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

The apartments on each of the eleven typical apartment floors above the ground are numbered consecutively A and B. The A and B apartments are preceded by the number which corresponds to the floor on which the apartment is located. Apartments on the ground floor are numbered 1A, 1B and 1C. Apartment 1A has an area of approximately 1,028.6 square feet and

a balcony lanai of 100 square feet, and is located on the Ewa side of the building. Apartment 1B has an area of approximately 1,984 square feet and two balcony-lanais having a total area of 320 square feet and is located on the side of the building nearest Diamond Head. Apartment 1C has an area of approximately 677.5 square feet and is located immediately East of Apartment 1A on the Ewa side of the building. All of the apartments on the eleven typical floors above the ground floor have an area of approximately 1,984 square feet. All of the apartments on each floor abut upon common hallways which are common elements and have the non-exclusive use of the hallways.

COMMON ELEMENTS: (No change.)

LIMITED COMMON ELEMENTS: (No change.)

INTEREST TO BE CONVEYED PURCHASER: The amended Declaration reads, in part, as follows:

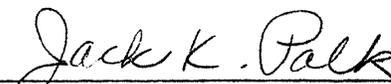
The apartment deed conveying an individual apartment will include an undivided interest as tenant in common with the owners of the other apartments in the project in and to the common elements of the building which in the case of Apartment 1A is a 2/95 interest, in the case of Apartment 1C is a 1/95 interest and in the case of all other apartments is a 4/95 interest.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration, in its amended form, represents that the building shall at all times be used as a residential apartment building and each of the apartments located in said building shall be used as a single family residence and for no other purpose, except that the manager may use his apartment as an office as well as a residence.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the First Amendment to Declaration of Horizontal Property Regime executed by all owners on April 4, 1968.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 60 filed with the Commission on February 5, 1965.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.



JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB: va
6/17/68

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June 14, 1968
Registration No. 60