



REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 S.O. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
KUHIO PLAZA
2442 Kuhio Avenue
Honolulu, Hawaii

REGISTRATION NO. 70

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.

April 28, 1965

SPECIAL ATTENTION

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

- (1) The KUHIO PLAZA is a proposed fee simple condominium project consisting of forty (40) dwelling units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Master Deed and Declaration of Owner; Certificate of Limited Partnership; Trust Agreement; Certificate of Title; Consolidation of Lots Statement; Sales Contract; Apartment Deed; Bylaws of Association of Apartment Owners; House Rules; Building Contract; Specifications; Performance and Payment Bond; and Final Working Plans and Drawings.
- (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 by 1963 and 1964 amendments.

NAME OF PROJECT: KUHIO PLAZA

DEVELOPER: KUHIO PLAZA DEVELOPMENT COMPANY, a registered limited partnership, Suite 210, 2615 So. King Street, Honolulu, Hawaii. Telephone: 990-041.

Hon Ping Chee
1315 Highview Place

Harold Tai Chong Ching
3008 Libert Street

Donald Tin Fui Goo
3422 Campbell Avenue

Tin Yau Goo
1315 Highview Place

Kiyoshi Iseki
3505 Kahawalu Drive

K. A. Properties
partnership, Yoshio Yoshida
2615 So. King Street

Raymond Kam
834 Kuikahi Street

J. H. Kamo & T. T. Kohashi
partnership, Kuhio Properties
825 Keeaumoku Street

Paul Si Keun Kim
1138 Kaumailuna Place

Yasumi Mashimo
4822 Kolohala Street

James K. Miyasaki & Sons, Ltd.
819 Isenberg Street

Jitsuo Morita
45-683 Waiawi Street
Kaneohe, Hawaii

Wallace Satoshi Nekota
910 Hausten Street

Alfred Ornellas
733 Pensacola St., Apt. 4

James Chong Wo Pang
2756 Booth Road

Lester Saiki
1433 Kalaepohaku Street

Tokio Shizuru
1936 Aupuni Street

Fred Nobuo Tanigawa
45-235 Haunani Place
Kaneohe, Hawaii

James Isamu Teruya
193 Fernandez Village
Ewa, Hawaii

Ah Hin Tom
1757 Alewa Drive

Ting Sing Tom
641 H. Hausten Street

Wasa Electric Service, Inc.
2908 Kaihikapu Street
Honolulu, Hawaii

and Mr. Hiroshi Sakai,

ATTORNEYS REPRESENTING DEVELOPER: Mr. James H. Kamo / Suite 303 Capital Investment Building, 850 Richards Street, Honolulu, Hawaii, 96813. Telephone 576-365.

TAX KEY: FIRST DIVISION 2-6-24-13

ZONING: Hotel-Apartment

DESCRIPTION: All of that certain parcel of land at 2442 Kuhio Avenue, Waikiki, Honolulu, Hawaii, being the consolidation of Lots 64 and 65 of the tract known as the "ROYAL GROVE TRACT" as bounded and described as per survey of A. E. Minvielle, Jr., dated March 4, 1965, area 12,239 square feet.

There shall be 12-story reinforced concrete apartment building with concrete slab floors and roof covering a ground space of about 11,539 square feet. There will be a total of 40 two-bedroom apartment units. The first floor (semi-basement) of the apartment building contains 21 parking stalls. The second floor of the apartment building contains 20 parking stalls. The third through the twelfth floors shall each contain four two-bedroom apartment units on each floor for a total of 40 apartment units. Each apartment unit shall have the exclusive use of a designated parking space of about 200 square feet. Each floor, save for the first and second floors shall contain apartment units and laundry area. There will be no basement below the first floor, save and except for the elevator well; and an elevator shall service the building. Each of the two-bedroom apartment units shall have the following rooms: living room, kitchen, two bedrooms, one and one-half bathrooms, three closets and lanai. The apartment units whose number ends with 01 and 02 contain a total area of approximately 973 square feet, and a lanai of 95 square feet. The apartment units whose number ends with 03 contain a total area of approximately 937

square feet and a lanai of 140 square feet. The apartment units whose number ends with 04 contain a total area of approximately 989 square feet and a lanai of 95 square feet. Each of said apartments will have immediate access to an open hall or a corridor approximately 6 feet wide, and narrowing to approximately 4 feet wide on the diamond head end, the total area being approximately 274 square feet, said hall or corridor being a limited common element for apartment owners on each respective floor.

The number of the apartments shall be as follows:

Third floor:	301, 302, 303, 304
Fourth floor:	401, 402, 403, 404
Fifth floor:	501, 502, 503, 504
Sixth floor:	601, 602, 603, 604
Seventh floor:	701, 702, 703, 704
Eighth floor:	801, 802, 803, 804
Ninth floor:	901, 902, 903, 904
Tenth floor:	1001, 1002, 1003, 1004
Eleventh floor:	1101, 1102, 1103, 1104
Twelfth floor:	1201, 1202, 1203, 1204

The parking stalls designated for each apartment unit shall have the identical numbering as the apartment unit and are as follows:

First floor:	704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004, 1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204
Second floor:	301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603, 604, 701, 702, 703, unnumbered

GENERAL COMMON ELEMENTS: The Declaration states that the common elements will include:

- (a) The land described in the Declaration;
- (b) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and exits of the building;
- (c) Flat roofs; yards; ramps and parking driveways, except parking stalls actually reserved; trash room; and storage room;
- (d) Central and appurtenant installations for services such as power, light, gas, hot and cold water, and like utilities;
- (e) The elevator, elevator shaft and well, and appurtenant installations and apparatus;
- (f) All other parts of the property existing for the common use or necessary to the existence, maintenance and safety of the building.

LIMITED COMMON ELEMENTS: The Declaration reports the limited common elements as:

- (a) Corridors on each floor for the use of the apartments on the respective floors;
- (b) One parking stall for each apartment, said stalls to be numbered and assigned with the same number as each apartment. The one unassigned stall for commercial and other persons who have business to perform in the apartment building.

INTEREST TO BE CONVEYED PURCHASER: The Developer advises that each owner of an apartment, whether owned jointly or singly, shall have an undivided 2.5 percent interest (1/40th fractional interest) in and to the land, buildings, and the common elements described. For purposes of voting on all matters

requiring action by the apartment owners, there shall be forty (40) votes; the number of votes being determined by the number of apartments. There shall be one vote for each such apartment, whether owned jointly or singly.

OWNERSHIP: The Developer has submitted a Certificate of Title, as at date March 11, 1965 and prepared by Long & Melone, Ltd. The fee simple title is vested in Jack G. Nosaka, 909 University Avenue, Honolulu, Telephone 990-041; Theodore T. Kohashi, 2334 Hoalu Place, Honolulu, Telephone 995-954; and Yoshio Yoshida, 1714 Hunnewell Street, Honolulu, Telephone 990-041.

ENCUMBRANCES AGAINST TITLE: The Certificate of Title speaks to the following restrictive condition:

"That no maltivinous, spirituous or intoxicating liquors of any kind shall ever be sold or exposed for sale or manufactured on the granted premises, or any part thereof."

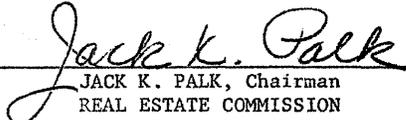
Source: Liber 458, Page 286
Bureau of Conveyances
State of Hawaii

PURCHASE MONEY HANDLING: The Developer has submitted the Trust Agreement for the Commission's examination. The agreement identifies Lawrence S. Kohashi and Theodore T. Kohashi, d.b.a. general partnership Kohashi & Kohashi, CPA, Trustee for Kuhio Plaza, as the "Trustee" and KUHIO PLAZA DEVELOPMENT COMPANY as the "Seller." The agreement establishes how the purchasers' funds are to be held and disbursed. Notice has been given that the purchasers' monies will be placed in a clients' trust fund account at the Head Office, City Bank of Honolulu (Attention: Mr. Charles Taniguchi, Vice President, City Bank of Honolulu, Honolulu, Hawaii.)

Note: It is incumbent upon the purchaser that he reads this Trust Agreement which establish 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 OPERATION: The Bylaws of Association of Apartment Owners sets forth the authority vested in the Board of Directors to employ a management agent or manager. The Notice of Intention identifies Jack G. Nosaka as the Manager.

STATUS OF PROJECT: The Building Contract identifies Ken's Construction Co., Ltd. as the contractor. The Developer anticipates starting construction on or about May 1, 1965. It is estimated that the building will be completed ten (10) months from commencement.


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