



**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  
HARBOR SHORES APARTMENTS  
98-145 Lipoa Place, Kalauao, Ewa  
Honolulu, Hawaii

REGISTRATION NO. 75

**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.

June 2, 1965

SPECIAL ATTENTION

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

1. HARBOR SHORES APARTMENTS is a proposed leasehold condominium project consisting of forty-two (42) dwelling units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Master Lease; Articles of Association of Developer; Letter of Approval Consenting to Condominium Development; Declaration of Horizontal Property Regime; By-Laws of the Association of Apartment Owners; Indenture of Lease of Property; Apartment Lease; Escrow Agreement; Loan Commitment Letter; Standard Form of Agreement Between Owner and Contractor (Building Contract); Performance Bond; Working Drawings, Plans and Building Specifications.
3. The purchaser or prospective 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: HARBOR SHORES APARTMENTS

DEVELOPER: KMI ASSOCIATES, LTD., 94-903 Farrington Hwy., Honolulu, Hawaii, a Hawaii corporation registered with the Director of Regulatory Agencies, State of Hawaii, March 23, 1965. The officers are as follows:

John L. White, President & Director	94-953 Awanei, St., Waipahu Honolulu, Hawaii
Richard S. Matsunaga, Vice President & Director	1046 Mokapu Blvd., Kailua Honolulu, Hawaii
Isamu Kaneshige, Secretary & Director	758 Hoopai St., Pearl City Honolulu, Hawaii
James K. Iinuma, Treasurer & Director	98-1211 Neki St., Aiea Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Greenstein, Yamane & Cowan (Attn: Mr. Ernest Y. Yamane), Suite 1316 Ala Moana Building, 1441 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 97-434.

LOCATION: 98-145 Lipoa Place, Kalauao, in the District of Ewa, City and County of Honolulu, State of Hawaii. Lots 13 and 14, identified on the map of Kalauao Industrial Park, Unit 1, filed in the Bureau of Conveyances of the State of Hawaii as File Plan 754, is comprised of a land area of approximately 39,447 square feet.

TAX KEY: FIRST DIVISION 9-8-14: 27 & 28

ZONING: Industrial

DESCRIPTION: The Declaration states that there will be forty-two (42) separately designated and described freehold estates consisting of the spaces within the perimeter walls of each of the 42 apartment units. The forty-two (42) two-bedroom apartments are located in three three-story masonry tile buildings covering a ground space of about 13,592 square feet with no basement.

Apartment Building "A" The first floor of apartment building "A" contains 6 two-bedroom apartment units covering a ground floor space of about 5,249 square feet and an area containing a launderette, office, storage, toilet and electric switchroom of about 1,310 square feet. The second floor contains 6 two-bedroom apartment units covering an area of about 5,249 square feet. The third floor contains 6 two-bedroom apartment units covering a floor area of about 5,249 square feet.

Apartment Building "B" The first floor of apartment building "B" contains 2 two-bedroom apartments covering an area of almost 1,718 square feet. The second floor contains 2 two-bedroom apartments covering an area of almost 1,718 square feet. The third floor contains 2 two-bedroom apartments covering an area of almost 1,718 square feet.

Apartment Building "C" The first floor of apartment building "C" contains 6 two-bedroom apartments covering an area of almost 5,315 square feet. The second floor contains 6 two-bedroom apartments covering an area of almost 5,315 square feet. The third floor contains 6 two-bedroom apartments covering an area of almost 5,315 square feet.

The immediate common element to which each apartment has access are three concrete stairways in building "A", one concrete stairway in building "B" and three concrete stairways in building "C" each serving only two apartments on each floor. Each apartment contains approximately 702 square feet of living area plus a lanai of approximately 107 square feet within its perimeter walls and consists of the following rooms: living room-dining-kitchenette, two bedrooms, bathroom, hallway and closets. The apartments in the buildings are located as shown on said condominium file plan and are numbered as follows:

Building "A"

First Floor - Units 101, 102, 103, 104, 105, 106  
Second Floor - Units 201, 202, 203, 204, 205, 206  
Third Floor - Units 301, 302, 303, 304, 305, 306

Building "B"

First Floor - Units 107 and 108  
Second Floor - Units 207 and 208  
Third Floor - Units 307 and 308

Building "C"

First Floor - Units 109, 110, 111, 112, 113 and 114  
Second Floor - Units 209, 210, 211, 212, 213 and 214  
Third Floor - Units 309, 310, 311, 312, 313 and 314

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior loadbearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, and the fixtures including ranges, water heaters, refrigerators and garbage disposal units.

The notice of Intention states that there will be forty-six (46) parking stalls available.

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

- (a) the land described;
- (b) all foundations, columns, girders, beams, supports, bearing walls, roofs, chases, entries, stairs, walkways, balconies entrances and exits of the building;
- (c) all yards and refuse areas;
- (d) all parking areas;
- (e) all ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, cold and hot water, refuse and telephone; and
- (f) launderette and drying area.

LIMITED COMMON ELEMENTS: The Declaration states that certain parts of the common elements are set aside as Limited Common Elements and are reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto an exclusive easement for the use of such Limited Common Elements, which are as follows:

- (a) One parking space designated on the condominium file plan by the identical number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment; and
- (b) all other elements of the project which are rationally of limited common use for less than all of the described apartments.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided 2.38095 percentage interest (1/42 fractional interest) in the common elements, such interest being defined and referred to as the "common interest." The common interest, the proportionate shares in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Apartment Owners of the project, shall be in said percentage or fraction for each apartment.

OWNERSHIP TO TITLE: The land is held in fee simple by the Trustees under the Will and of the Estate of Bernice Pauahi Bishop, deceased.

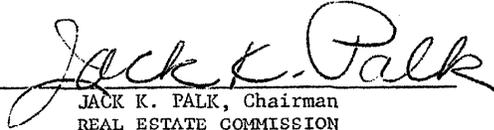
ENCUMBRANCES AGAINST TITLE: The Developer advises that there are no encumbrances against the title.

PURCHASE MONEY HANDLING: The Notice of Intention transmits a specimen copy of the Escrow Agreement to be executed between GUARDIAN ESCROW SERVICES, INC., as "Escrow Agent" and KMI ASSOCIATES, INC., as "Seller."

Note: It is incumbent upon the prospective purchaser that he reads this document which establishes how the proceeds from the sale of dwelling units are placed in trust, as well as retention and disbursement of the trust fund.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners states that the Board of Directors is vested with the authority for managing and operating the project. No manager or managing agent has been identified as of the date of this public report.

STATUS OF PROJECT: A building contract has been negotiated with R. N. TAKEYAMA, INC., as Contractor. The Developer anticipated construction on the project to start May 15, 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