



**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  
MOKULANI APARTMENTS  
1716 Keeaumoku Street  
Honolulu, Hawaii

REGISTRATION NO. 86

**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.

July 9, 1965

**SPECIAL ATTENTION**

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

- (1) MOKULANI 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; Articles of Association and Bylaws of Developer; Master Deed; Declaration Submitting Property to Horizontal Property Regime; Bylaws of Association of Apartment Owners; Search of Title; General Description Statement and Apartment Numbering Schedule; Indenture of Lease and Amendment of Lease; Sublease and Amendment of Sublease; Apartment Lease; Loan Commitment Letter; Contract of Sale; Escrow Agreement; Building Specifications and Preliminary Plans and Drawings.
- (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 has been amended by each succeeding session of the Legislature since enactment of the original enabling legislation.

**NAME OF PROJECT: MOKULANI APARTMENTS**

DEVELOPER: KEEAUMOKU INVESTMENTS, INC., Suite 325, 1100 Ward Avenue, Honolulu, Hawaii. Telephone 563956. A Hawaii corporation, registered with the Director of Regulatory Agencies, State of Hawaii on May 10, 1965.

The officers are as follows:

Lucille Louis, President and Director	717 Honua Street Honolulu, Hawaii
Mildred Louis, Vice President and Director	717 Honua Street Honolulu, Hawaii
Oven Louis, Secretary-Treasurer and Director	940 Noio Street Honolulu, Hawaii
Berthie Louis, Director	717 Honua Street Honolulu, Hawaii
Rose Louis, Director	717 Honua Street Honolulu, Hawaii
Lillian Louis, Director	717 Honua Street Honolulu, Hawaii
Helen Louis, Director	1668 Washington Street San Francisco, California
James S. L. Louis, Director	1447 Alencastre Street Honolulu, Hawaii
Leighton S. C. Louis, Director	1716 Keeaumoku Street Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Norman K. Chung (Attn: Mr. Philip Chun), 926 Bethel Street, Honolulu, Hawaii. Telephone 574-396.

TAX KEY: FIRST DIVISION 2-4-25-59, 67

ZONING: Hotel-Apartment

DESCRIPTION: The building to be constructed on said land will be an 8-story reinforced concrete building, occupying approximately 33,692 square feet of ground space. The ground floor will contain 42 parking spaces, a laundry room and an area for storage of janitorial supplies. The next seven floors each contain 6 two-bedroom, one-bath apartments. Each of the apartments will have a lanai.

There will be 6 apartments on each floor. They are designated A, B, C, D, E and F on Exhibit 14. Apartments A, B, E and F are identical, except that units A and F are the reverse of each other and units B and E are the reverse of each other. Units C and D are identical except that they are the reverse of each other.

All units will have 2 bedrooms, one bathroom, a kitchen, a dining-living area and a lanai.

All units will be equipped with a 30-gallon water heater, a 4-burner range with oven, an 11.8 cubic foot refrigerator, a disposal unit in the kitchen and a washer-dryer in the bathroom,

Units will be numbered in sequence on each floor, starting from the Keeaumoku Street side, said unit being labeled F in Exhibit 14. The first of three digits will indicate the floor on which the unit is located; the second digit will be zero; and the third digit will indicate the sequence of the unit on the particular floor. For example, on the third floor, the unit closest to Keeaumoku Street (shown as F on Exhibit 14) will be numbered 301, the next 302, the next 303, and so on through 306.

On each floor, the units designated on Exhibit 14 as units A, B, E and F will have an overall enclosed area of 782 square feet, plus a lanai of 85 square feet, the total thereof being 876 square feet. The bathroom will be about 69 square feet and the kitchen area will be about 145 square feet. Bedroom No. 1 has an area of 190 square feet and bedroom No. 2 has an area of 130 square feet. The dining-living area is about 248 square feet.

The units which are designated on Exhibit 14 as units C and D have an enclosed area of 766 square feet and a lanai area of 85 square feet, the total thereof being 851 square feet. The bathroom will have 63 square feet. Bedroom No. 1 will have 190 square feet. Bedroom No. 2, 130 square feet. The kitchen will have 135 square feet and the dining-living area will have 248 square feet.

COMMON ELEMENTS: The Declaration identifies the Common Elements as follows: (a) the foundations, columns, girders, beams, supports, main walls, roofs, hallways, corridors, stairs, stairways, elevators, ducts, exits and entrances, storage areas, central and appurtenant utility installations and equipment for common use in the building; (b) the roads, sidewalks and other common ways, landscaping, swimming pool, and yards of the land included in this project, together with a subleasehold interest on said land; (c) the apartment unit designated as Apartment No. 204, together with the parking space assigned to said apartment reserved for use by the resident manager; and (d) the Limited Common Elements.

LIMITED COMMON ELEMENTS: The Limited Common Elements set aside and reserved for exclusive use of certain apartments are as follows: one parking space designated on the condominium plan by the number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment.

INTEREST TO BE CONVEYED PURCHASER: The Developer advises that an apartment lease will be executed upon the sale of each apartment in the building and will also include as appurtenant to each apartment an undivided 2.43% interest (a 1/41 fractional interest), in all common elements of the project. The total number of votes shall be one hundred (100) and the vote of each voting owner shall be equal to the percentage interest in the common elements owned by such voting owner. Each purchaser of an apartment will receive an apartment lease for a term expiring on April 30, 2025, of an undivided interest in the land described, this undivided interest in the land to be of the same percentage as his interest in the common elements. The lease shall not be separated from the apartment and can only be transferred together with the apartment.

OWNERSHIP TO TITLE: The land is owned in fee simple by Leighton Sui Chow Louis and Molly Ing Louis, husband and wife, 1716 Keeaumoku Street, Honolulu, Hawaii. The Search of Title by TITLE GUARANTY OF HAWAII, INCORPORATED, executed April 9, 1965 affirms this ownership.

ENCUMBRANCES AGAINST TITLE: The Developer advises, and the Search of Title attests, that there is a lease from the fee owners of the land to LANE INVESTMENT CO., LTD., and a sublease from LANE INVESTMENT CO., LTD. to the Developers, KEEAUMOKU INVESTMENTS, INC.

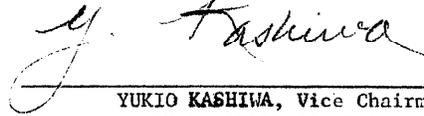
The Search of Title further identifies a September 22, 1951 mortgage in favor of the BANK OF HAWAII, recorded in the Bureau of Conveyances of the State of Hawaii BOOK 2504 PAGE 141. This mortgage was assigned to WEST COAST LIFE INSURANCE COMPANY, January 25, 1960 at BOOK 3771 PAGE 94 in the Bureau. The search also reflects a September 24, 1958 mortgage in favor of the BANK OF HAWAII, recorded in BOOK 3491 PAGE 492, this mortgage later being assigned December 10, 1959 to the ATLAS LIFE INSURANCE COMPANY under a recordation in BOOK 3743 PAGE 42.

PURCHASE MONEY HANDLING: An Escrow Agreement, in specimen form, has been submitted. This agreement is to be executed between GUARDIAN ESCROW SERVICE, INC., identified as "Escrow" and KEEAUMOKU INVESTMENTS, INC., identified as "Seller".

MANAGEMENT AND OPERATIONS: The proposed Bylaws of the Association of Apartment Owners empowers the Board of Directors with the responsibility of employing

a Manager. No manager or property management firm has been identified in the Notice of Intention.

STATUS OF PROJECT: Construction of the project has not begun at the date of the issuance of the Public Report. It is anticipated, the Developer advises, that construction will begin about July 15, 1965 and the building will be completed by July 1, 1966.



---

YUKIO KASHIWA, Vice 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