JOHN A. BURNS
Governor

SIDNEY I. HASHIMOTO
Director

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
313 SO. BERETANIA ST.
P. O. BOX 3469
Honolulu 1, Hawaii

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on

KING KALANI
303 Liliuokalani Avenue
Honolulu, Hawaii

REGISTRATION NO. 107

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 but may only take reservations therefore after

(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.

November 29, 1965

SPECIAL ATTENTION

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

1. KING KALANI is a proposed fee simple condominium project consisting of forty-four (44) dwelling units.

2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Certificate of Limited Partnership; Trust Agreement; Master Deed and Declaration of Owner Submitting Property to the Horizontal Property Regime Act; By-Laws of the Association of Apartment Owners; Abstract of Title; Statement of Financing of the Project; Sales Contract; Apartment Deed; House Rules; Sample AIA Standard Form of Agreement Between Owner and Contractor; Sample AIA Form of Performance Bond; Consolidation Map of Land Committed to the Project; and Preliminary Drawings and Typical Floor Plans.

   Advertising and Promotional Matter, required to be filed with the Commission in compliance with Condominium Rules and Regulations, has not been submitted as part of this registration.

3. The Developer, having been advised of the Commission's Supplementary Filing Requirement of July 23, 1965 is continuing earlier negotiations of costs with architectural, engineering and building specialist. The Commission has been assured that a statement showing the expected costs involved in completing the project will be filed with the regulatory body on or before December 3, 1965.

4. The Developer, in receiving this Preliminary Public Report, is cognizant of the Commission's requirement that construction of the building shall not commence until satisfactory evidence is presented to this regulatory body that there are sufficient funds to cover all costs involved in completing the project.

5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, which relates to Horizontal Property Regimes.

NAME OF PROJECT: KING KALANI

LOCATION: On the eastern side of Liliuokalani Avenue, between Ala Wai Boulevard and Kuhio Avenue, at Waikiki, Honolulu, Island of Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-6-25-48

ZONING: Hotel-Apartment

DEVELOPER: The Developer is a Limited Partnership and the Certificate of Limited Partnership submitted as part of this registration identifies the name of the partnership as KING KALANI DEVELOPMENT COMPANY. The partnership is participated in by:

General Partners

Kock Hon
2005 S. King St.
Honolulu, Hawaii

Teung Mun Loui
2005 S. King St.
Honolulu, Hawaii

Limited Partners

Teung Mun Loui
2005 S. King St.
Honolulu, Hawaii

Kock Hon
2005 S. King St.
Honolulu, Hawaii

Akira Sakima
2124 Wilson St.
Honolulu, Hawaii

Hook Ing Young
983 Prospect St.
Honolulu, Hawaii

Alexander Yap
927-A 7th Ave.
Honolulu, Hawaii

Takeshi Yokono
94-340 Depot St.
Waipahu, Oahu, Hawaii

Dr. Yorio Wakatake
2038 S. King St.
Honolulu, Hawaii

Robert M. Matsushita
1450 Oili Loop
Honolulu, Hawaii

Edwin M. Tani
550 Halekauwila St.
Honolulu, Hawaii

Island Realty, Inc.
3345 Kamaaina Drive
Honolulu, Hawaii

Inter-Continental Mortgage Company, Inc.
94-235 Hanawai Circle
Waipahu, Oahu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Morio Omori and Hiroshi Sakai, 850 Richards St., Honolulu, Hawaii. Telephone: 570238 and 576365.

DESCRIPTION: The land committed to the project, being all of the land described in Land Court Transfer Certificate of Title No. 102,894. There shall be a twelve story reinforced concrete building, covering approximately 11,214 square feet of ground space and containing 44 two-bedroom apartment units. The basement of the apartment building contains 24 parking stalls, storage rooms, lobby and equipment rooms. The first floor shall have 21 parking stalls, lobby, storage rooms, office, garden and trash space. Each floor save for the basement and first floor

shall contain apartment units, lobby and trash room. There will be an elevator well in the basement and an elevator and stairways shall service the building. The apartment units are located from the second through the twelfth floor with four apartments on each floor. Each of the apartment units contains approximately 888 square feet and includes the following rooms: living room, kitchen, two bedrooms with a closet in each bedroom, two linen closets and, in addition, a balcony of 104 square feet. Each of the apartment units will have immediate access to an open lobby of approximately 14 feet in length and 13 feet in width, the total area being approximately 182 square feet.

Apartment and Parking Space Numbering:

Second floor:	201, 202, 203, 204
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.

COMMON ELEMENTS: The Common Elements represented in the Notice of Intention and the Declaration are:

(a) The land described in the Declaration.
(b) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building.
(c) Flat roofs, garden area, parking ramps and driveways, except parking stalls actually reserved, trash rooms, and storage rooms and equipment rooms.
(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 Notice of Intention identifies the limited common elements as:

(a) Lobby on each floor for the use of the apartments on the respective floors except the basement and first floor.
(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.
(c) Storage rooms to be assigned for the collective use of certain designated apartment units.

INTEREST TO BE CONVEYED TO PURCHASER: The Declaration states that each owner of an apartment, whether owned jointly or singly, shall have an undivided 2.27272 percent interest (1/44th 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-four (44) 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.

USE: The Declaration represents that each apartment shall be used only as a place of dwelling unless such other uses are authorized by the Association in accordance with the terms of the Master Deed, Declaration, By-Laws of the Association of

Apartment Owners and House Rules, as they exist or as they may be amended from time to time, and each owner shall observe, comply with, and perform all rules, regulations and ordinances and laws made by the Board of Health and any other government authority of the municipal, state and federal government applicable to the premises.

OWNERSHIP TO TITLE: The Notice of Intention states, and the title search document of June 3, 1965 executed by TITLE GUARANTY OF HAWAII supports, that the title is vested in KOCK HON, 2005 South King Street, Honolulu, and TEUNG MUN LOUI, 2005 South King Street, Honolulu, as Tenants in Common.

ENCUMBRANCES AGAINST THE LAND: The Developer acknowledges the existence of a mortgage dated April 13, 1965 filed as Land Court Document No. 359344 made by KOCK HON and TEUNG MUN LOUI in favor of HAWAIIAN SAVINGS AND LOAN ASSOCIATION, which mortagage shall be released by being paid off prior to commencement of construction by the Developer.

PURCHASE MONEY HANDLING: The Developer states that the controlling device for the safe keeping of the purchsers' funds will be the Trust Agreement. This agreement is being amended to identify the "Escrow" as the CITY BANK OF HONOLULU and the Trustees, MORIO OMORI and HIROSHI SAKAI, as the "Sellers." The attorney for the Developer assures the Commission that the modified Trust Agreement will embrace the required provisions in the July 23, 1965 STATEMENT OF POLICY.

> Note: It is incumbent upon the prospective purchaser that he reads an executed copy of this amended Trust Agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of proceeds of the sale of apartment units are established.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Apartment Owners vest the Board of Directors with the duty and responsibility to employ a management agent or manager for the operation of the project. The Notice of Intention identifies KOCK HON and TEUNG MUN LOUI as co-managers.

STATUS OF PROJECT: As at the date of this report no construction work has commenced. The builder is represented to be TANI CONSTRUCTION, INC., and the Developer states that once started the project should be completed in one year.

> This Preliminary Public Report will be upgraded to a Final Public Report when additional requirements of the Commission have been complied with.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 107 dated November 29, 1965.

Jack K. Palk

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, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION