



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
313 SO. BERETANIA ST.
P. O. BOX 3469
Honolulu I, Hawaii

**PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
1805 POKI
1805 Poki Street
Honolulu, Hawaii

REGISTRATION NO. 109

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.

December 2, 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 buyer is particularly directed to the following:

1. 1805 POKI is a proposed condominium project comprised of forty-five (45) dwelling units.
Note: According to specimen documents filed with the Commission, purchasers or prospective purchasers will be given the option of selecting one of two methods of buying. It is the intention of the Developer to offer for sale a dwelling unit in fee simple or in the alternative a buyer may negotiate the purchase of a unit under an apartment lease.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Association and By-Laws (KHB INVESTMENTS, INC.); Articles of Association and By-Laws (1805 POKI, INC.); Agreement of Sale; Indenture of Lease; Deed; Assumption Deed; Declaration of Horizontal Property Regime; By-Laws of Association of Apartment Owners; Preliminary Title Report; Contract of Sale (FEE SIMPLE); Contract of Sale (LEASE); Apartment Deed; Apartment Lease; Reservation Agreement; Escrow Agreement (Executed); House Rules; Cost Projection Statement; Outline Specifications of Apartment Structure, and Preliminary Drawings and Typical Floor Plans.

Note: The Developer advises, under date December 1, 1965, that the Joint Venture Agreement by and between KHB INVESTMENTS, INC., and 1805 POKI, INC., is being prepared for submission to the Commission on or before December 7, 1965.

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, has submitted a statement showing costs involved in completing the project.
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: 1805 POKI

LOCATION: The land and the building to be constructed in this Horizontal Property Regime, is at 1805 Poki Street, and is situate on the mauka Diamond Head corner of Dominis and Poki Streets approximately one block ewa of Punahou Avenue, at Pawaa, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-4-23-5 & 6

ZONING: Hotel-Apartment

DEVELOPER: As recited above the Joint Venture Agreement, to be made a part of this registration December 7, 1965, will identify the parties as:

KHB INVESTMENTS, INC.
1558 South King Street
Honolulu, Hawaii

Officers are as follows:

Koon Hoy Ho	President and Director	1558 South King Street Honolulu, Hawaii
Bertha Hen Ho	Vice President and Treasurer	1558 South King Street Honolulu, Hawaii
Norman K. Chung	Secretary and Director	926 Bethel Street Honolulu, Hawaii

1805 POKI INC.
926 Bethel Street
Honolulu, Hawaii

Officers are as follows:

Norman K. Chung	President and Director	Residence: 41 Niniko Place Business: 926 Bethel St. Honolulu, Hawaii
Philip T. Chun	Vice President, Secretary and Director	Residence: 4834 Awalii St. Business: 926 Bethel St. Honolulu, Hawaii

Franklyn F. Lau

Treasurer and
Director

Residence: 3032 Lincoln Ave.
Business: 926 Bethel St.
Honolulu, Hawaii

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

DESCRIPTION: The building to be constructed on said land will be a 12-story reinforced concrete building, occupying approximately 18,750 square feet of ground space. The ground floor will contain one unit of approximately 1490 square feet, the pool recreation area and an office for the manager together with entry and lobby space. There will be 59 parking stalls available.

The upper 11 floors will contain 4 apartments each. The plans of the apartments on the upper 11 floors are shown on the Condominium File Plan as apartments A, B, C and D. Apartments A and D are identical in design except that they are the reverse of each other and apartment C has an additional lanai of approximately 30 square feet as shown on the Condominium File Plan. Their length runs parallel with Dominis Street.

The apartment on the ground floor as shown on the Condominium File Plan, has 3 bedrooms with 2 full baths, kitchen, living-dining area and 2 lanais. The enclosed area of the unit is approximately 1160 square feet. The two lanais have a total area of 330 square feet. The total of the entire unit is about 1490 square feet.

All of the units on the upper 11 floors will have 2 bedrooms, each with an adjoining dressing room and lavatory which share a bathroom, a kitchen, a dining-living area and a lanai. Apartment C will have an additional lanai. Each of the units will have an overall enclosed area of about 746 square feet, plus a lanai of 70 square feet, the total thereof being 816 square feet. Unit C will have an additional lanai of about 30 square feet.

Units will be numbered in sequence going clockwise on each floor, starting from the Dominis Street side, said unit being labeled A in the Condominium File Plan. The first of the 3 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 unit A on Dominis Street will be numbered 301 and going clockwise, the next is 302, the next is 303 and the last is 304. Similar numbering system will apply to each of the other floors. All units will be equipped with a range, refrigerator, dishwasher, oven and garbage disposal. The area of the lavatories and baths of the units on the upper floors will be about 129 square feet. Bedroom No. 1 will have about 136 square feet, bedroom No. 2 about 89 square feet, the kitchen will have about 108 square feet and the dining-living area will have about 224 square feet. The lanai will be about 70 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 entry, 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, laundry areas, heater room, together with a leasehold interest on said land or a fee simple interest on said land, as the situation may apply.

LIMITED COMMON ELEMENTS: The limited common elements set aside and reserved for exclusive use of certain apartments are as follows: A parking space designated on the Condominium File Plan by the number corresponding to the number of the apartment shall be appurtenant to and for the exclusive use of such apartment. The lobbies and entry hallways on each of the upper floors adjoining the apartment or apartments on said floors shall be appurtenant to and for the exclusive use of the apartments located on those floors. The 14 extra parking stalls may become appurtenant to certain apartments.

INTEREST TO BE CONVEYED PURCHASER: The Developers advise 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 2.22 per cent interest (a 1/45 fractional interest) in all common elements of the project. The total number of votes shall be one hundred (100) and a 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 August 31, 2030 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. It will only be transferred together with the apartment. Purchasers in fee simple will receive an apartment deed including a 2.22% interest in the fee of the land.

USE: The Declaration represents that each apartment shall be occupied and used only as a private dwelling by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose, unless consent of the Board of Directors is secured. The owners of the respective apartments shall have the absolute right to lease the same subject to the limitations, restrictions, covenants and conditions of the Declaration and of the By-Laws of the Association of Apartment Owners.

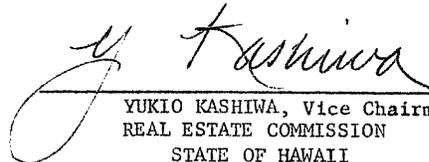
OWNERSHIP TO TITLE: The land is owned in fee simple by Koon Hoy Ho and Bertha Heu Ho, who by Agreement of Sale are selling said land to KHB Investments, Inc. Search of Title by Security Title issued on July 8, 1965 affirms his ownership.

PURCHASE MONEY HANDLING: The Developer has filed an executed escrow agreement, as at September 13, 1965, identifying THE LIBERTY BANK OF HONOLULU as "Escrow."

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

MANAGEMENT AND OPERATIONS: The proposed By-Laws of the Association of Apartment Owners empower 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 that the building will be completed by October, 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, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION