

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
1651 FROG LANE
1651 Frog Lane
Honolulu, Hawaii

REGISTRATION NO. 111

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 6, 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. 1651 FROG LANE is a proposed fee simple condominium project consisting of fifteen (15) 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 Affidavit of Officers and By-Laws; Initial Payment Receipt and Contract for Purchase of Land; Certificate of Title; Master Deed and Declaration of Owner Submitting Property to the Horizontal Property Act; By-Laws of Association of Apartment Owners; Sales Contract; Escrow Agreement (Executed); Apartment Deed; Statement Costs Involved in Completing the Project; Loan Commitment Letter; Construction Contract and Building Specifications; and Final Working 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 Requirements of July 23, 1965, has submitted a statement showing all 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 Regime.

NAME OF PROJECT: 1651 FROG LANE

LOCATION: The 1651 Frog Lane site is located mauka of the Lunalilo Freeway between Nuuanu Avenue and Liliha Street, at Kauluwela, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 1-7-19-16

ZONING: Hotel-Apartment

DEVELOPER: FIRST INVESTMENT, INC., 1009 McCandless Lane, Honolulu, Hawaii. Telephone 858-726. A Hawaii corporation registered with the Director of Regulatory Agencies, State of Hawaii on April 20, 1964. The officers are:

Kiyoshi Higa President and Director	Residence: 1009 McCandless Lane Honolulu, Hawaii
	Business: c/o Hawaiian Electric Company 900 Richards Street Honolulu, Hawaii
Yeitoku Higa Vice President and Director	Residence: 47-363 Waihee Road P. O. Box 81 Kaneohe, Oahu, Hawaii
	Business: c/o Bulldozing Service, Ltd. Waihee Road Kaneohe, Oahu, Hawaii
Clarence T. Horimoto Secretary-Treasurer and Director	Residence: 3245 Esther Street Honolulu, Hawaii
	Business: 609 N. King Street Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Richard M. C. Lum, 608 South Queen Street, Honolulu, Hawaii. Telephone 560-051.

DESCRIPTION: The proposed building is a three-story masonry building covering approximately 4,874.6 square feet of the 10,248 square feet of land committed to the project. On the ground level or floor of said building there are five (5) covered automobile parking spaces and three (3) two-bedroom apartments, and on the second and third levels or floors of said building, there are five (5) two-bedroom apartments and one (1) three-bedroom apartment on each level or floor.

(a) On each of the ground or first, second and third levels or floors, there are three (3) two-bedroom apartments; the first number of the three digit apartment number denotes the floor or level and each number ends with 01, and consecutively 02, 03, in said order, from Ewa to Waikiki direction and each apartment whose number ends with 01, 02, 03 and 04 is approximately

638 square feet in floor area and contains the following:

Living Room	169	square	feet
Kitchen	88	"	"
Bedroom No. 1	142	"	"
Bedroom No. 2	102	"	"
Bathroom	50	"	"
Hallways	37	"	"
Lanai	50	"	"

(b) Each apartment on the second and third levels or floors whose number ends with 05 is approximately 690 square feet in floor area, and contains the following:

Living Room	168	square	feet
Kitchen	66	"	"
Bedroom No. 1	143	"	"
Bedroom No. 2	98	"	"
Bedroom No. 3	107	"	"
Bathroom	38	"	"
Hallways	70	"	"

(c) Each apartment on the second and third levels or floors whose number ends with 06 is approximately 554 square feet in floor area and contains the following:

Living Room	177	square	feet
Kitchen	70	"	"
Bedroom No. 1	141	"	"
Bedroom No. 2	104	"	"
Bathroom	42	"	"
Hallways	20	"	"

The ground level contains fifteen (15) parking stalls for regular automobiles, with parking stalls numbering 11 to 15 inclusive are covered parking stalls.

COMMON ELEMENTS: The Declaration identifies the common elements as follows:

- (a) The land hereinabove described;
- (b) The foundations, columns, girders, beams, supports, main walls, roofs, halls, lobbies, stairs, stairways, fire exits, and entrances and exits of the Apartment Building;
- (c) Yard, parking driveways, other than the parking stalls as actually reserved, gardens, recreational facilities, if any, and storage spaces;
- (d) All central and appurtenant installations of electrical, gas, plumbing, and like utilities;
- (e) All other parts of the premises, not specifically designated as limited common elements.

LIMITED COMMON ELEMENTS: The Declaration identifies the limited common elements as the corridors on each floor for the use of the apartments on the respective floors.

INTEREST TO BE CONVEYED PURCHASER: Each owner of an apartment, whether owned jointly or singly, shall have a one-fifteenth (1/15th) undivided interest, in and to the land, building, and the common elements herein described. For purposes of voting on all matters requiring action by the apartment owners, there shall be fifteen (15) votes; the number of votes being determined by the number of apartments. There shall be one vote for each such apartment, whether said apartment is jointly or singly owned.

USE: Each apartment shall be used only as a place of dwelling and for no other purposes in accordance with the terms of this Master Deed, By-Laws of the Association of Apartment Owners and the 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, ordinances and laws made by the Board of Health, or the Department of Health, State of Hawaii, and any other governmental authority of the municipal, state and federal governments applicable to the premises.

OWNERSHIP TO TITLE: The Notice of Intention represents, and the Certificate of Title executed September 27, 1965 by UNITED TITLE COMPANY, LIMITED reflects, that the fee is vested in SHIMICHI UOHARA and FUMIYO UOHARA, husband and wife.

ENCUMBRANCES AGAINST THE LAND: The Notice of Intention states that upon issuance of the HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PRELIMINARY PUBLIC REPORT, Mr. and Mrs. Shinichi Uohara will convey title to FIRST INVESTMENT, INC., the Developers. Other than this agreement, there are no other reported encumbrances according to Developer's counsel.

PURCHASE MONEY HANDLING: The Developer has filed an executed copy of an escrow agreement, as at October 13, 1965, identifying FINANCIAL ESCROWS, INC., as "Escrow."

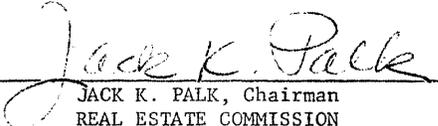
Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the escrow agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of apartment units are established.

MANAGEMENT AND OPERATIONS: The proposed By-Laws of Association of Apartment Owners vests the Board of Directors with the duty and responsibility of employing a management agent or manager to operate the project. At the date of the issuance of this public report, no management agent or manager has been identified to the Commission.

STATUS OF PROJECT: The Developer advises that construction has not started at the site. The Notice of Intention states that within one hundred eighty (180) days after issuance of the Commission's Preliminary Public Report construction will begin. A construction contract has been executed with BULLDOZING SERVICE, INC., and it is anticipated that the building will be completed for occupancy one hundred eighty (180) days after awarding of the contract.

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. 111 dated December 6, 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, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION