JOHN A. BURNS
Governor

SIDNEY I. HASHIMOTO
Director

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
KAIMUKIAN
1120 Koko Head Avenue
Honolulu, Hawaii

REGISTRATION NO. 114

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.

January 5, 1966

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. KAIMUKIAN is an existing conventional apartment building under proposal to be converted to a fee simple condominium project consisting of nine (9) dwelling units.

2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Master Deed and Declaration of Owner Submitting Property to the Horizontal Property Act; By-Laws of Association of Apartment Owners; Preliminary Title Report; Sales Contract; Apartment Deed; Escrow Agreement (Executed); Building Rules; Lender's General Commitment of Loan Letter; Statement of Costs Involved in Completing the Project; Certificate of Registered Engineer; and Typical Floor Plans and Drawings.

   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 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: KAIMUKIAN

LOCATION: The 1120 Koko Head Avenue site is on the ewa (westerly) side of Koko Head Avenue midway between Waialae Avenue and Harding Avenue, at Waialae-iki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 3-2-06-12

ZONING: Business

DEVELOPER: The individual, submitting the project to the Horizontal Property Act, is Robert E. Mulholland, 1120 Koko Head Avenue, Apartment 201, Honolulu, Hawaii. Telephone 744-723.

ATTORNEY REPRESENTING DEVELOPER: Hiroshi Sakai, 303 Capital Investment Bldg., 850 Richards Street, Honolulu, Hawaii. Telephone 576-365.

DESCRIPTION: On the land area of 4,225 square feet, the building and improvement constructed in accordance with plans recorded with the Bureau of Conveyances, State of Hawaii, as Condominium Map No. 47 is a three-story hollow block and concrete building, covering approximately 1,675 square feet of ground space, and contains 6 two-bedroom apartment units and 3 one-bedroom apartment units, with no basement. The first floor of the building contains 2 two-bedroom apartment units and 1 one-bedroom apartment unit. The second and third floors similarly have 2 two-bedroom apartment units and 1 one-bedroom apartment unit. There are four parking stalls marked on the ground area.

The apartments in the building are located as shown on Condominium Map No. 47 and are numbered as follows:

First (ground) floor:	
Two bedrooms - 101, 102	One bedroom - 103
Second floor:	
Two bedrooms - 201, 202	One bedroom - 203
Third floor:	
Two bedrooms - 301, 302	One bedroom - 303

The two-bedroom apartment units ending in "01" contain approximately 625 square feet in total area and includes the following rooms: living room, kitchen, two bedrooms with a closet in each bedroom, bathroom and in addition a balcony of approximately 93 square feet for the second and third floors. The first floor apartment 101 has a service and yard area of approximately 60 square feet. The two-bedroom apartment units ending in "02" contain approximately 544 square feet in total area and includes the following rooms: living room, kitchen, two bedrooms with a closet in each bedroom, bathroom and in addition a balcony of approximately 78 square feet for the second and third floors. The first floor apartment 102 has a service and yard area of approximately 105 square feet. The one bedroom apartment units ending in "03" contain approximately 425 square feet in total area and includes the following rooms: living room, kitchen, one bedroom with a closet, bathroom and in addition a balcony of approximately 63 square feet for the second and third floors. The first floor apartment 103 has a service and yard area of approximately 83 square feet.

Each of the apartment units on the first floor will have immediate access to a concrete walkway immediately adjacent to the parking area. Each of the apartment units on the second and third floors will have immediate access to a concrete walkway leading to stairs on each end of the building.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load bearing 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 which are not load bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings including plaster, paint, wallpaper, floor covering, and all appliances and built-in fixtures.

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

(a) The land described herein.
(b) The foundations, columns, girders, beams, supports, main walls, roof, halls, corridors, stairs, stairways, fire escapes, entrances and exits of the building.
(c) Flat roof, service and yard areas except areas actually reserved, parking areas, except parking stalls actually reserved, trash and garbage areas.
(d) Central and appurtenant installations for services such as power, light, gas, hot and cold water, and like utilities.
(e) 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 Declaration states that the limited common elements are as follows:

(a) The four parking stalls of approximately 160 square feet each that will be sold to four apartment units are to be numbered with the same number as the apartment to which it is sold.
(b) Yard and service areas reserved for apartments on the first floor.

INTEREST TO BE CONVEYED PURCHASER: Each owner of a one bedroom-apartment unit, whether owned jointly or singly, shall have an undivided 0.08 per cent interest in and to the land, building, and the common elements herein described. Each owner of a two-bedroom apartment unit, whether owned jointly or singly, shall have an undivided 0.12 per cent interest in and to the land, buildings, and the common elements herein described. Each apartment owner having a parking stall shall have an undivided 0.01 per cent additional interest in and to the land, buildings, and the common elements herein described. For purposes of voting on all matters requiring action by the apartment owners, there shall be 1.00 per cent votes; the number of votes being determined by the percentage of ownership in the common elements.

USE: Each apartment shall be used for such purposes as are authorized under the zoning ordinances by the association in accordance with the terms of this master deed, by-laws of the association of apartment owners and the building 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 and any other governmental authority of the municipal, state and federal government applicable to the premises.

OWNERSHIP TO TITLE: The Notice of Intention states that title is vested in the Developer, Robert E. Mulholland, 1120 Koko Head Avenue, Honolulu, Hawaii. The Preliminary Title Report issued by Security Title Corporation supports the condition of the Developer's ownership.

ENCUMBRANCES AGAINST THE LAND: The Notice of Intention reflects the following: 1st Mortgage datedMarch 30, 1964, Mortgagor, Robert E. Mulholland and Bishop Trust Company, Ltd., Trustee of the Mary D. and Walter F. Frear Eleemosynary Trust under Deed of Trust dated December 30, 1936, Mortgagee. 2nd Mortgage dated May 19, 1965, Mortgagor Robert E. Mulholland and Don C. Hamilton, Mortgagee. Improvement Assessment under Improvement Assessment District No. 131, Kaimuki Business Area, Off-Street parking facilities, Assessment Lot No. 26.

PURCHASE MONEY HANDLING: The Developer has filed an executed copy of an escrow agreement identifying Alii Escrow, Inc. as "Escrow Agent."

Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the escrow arrangement 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 OPERATION: The By-Laws of the Association of Apartment Owners propose that the Board of Directors be vested with the powers and duties to employ the services of a person or firm to manage the Horizontal Property Regime. The Notice of Intention indentifies Robert E. Mulholland as Manager.

STATUS OF PROJECT: The building was completed June 1, 1960 and since that date has been operated as a conventional apartment project.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 114 dated January 5, 1966.

Y. Kashiwa

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