



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
KAM APARTMENTS
821 McCully Street
Honolulu, Hawaii

REGISTRATION NO. 116

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 17, 1966

SPECIAL ATTENTION

A comprehensive reading of the report by the prospective purchaser 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. A presently existing apartment building consisting of four (4) dwelling units have been submitted to the horizontal property regime, to be called KAM APARTMENTS.
2. The owners of said building have filed all required documents and material deemed essential by the Commission for the registration of this particular condominium project.
3. The Developer, on January 14, 1966, reports that the basic documents have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, including By-Laws, has been recorded in the Office of the Assistant Registrar, Land Court, State of Hawaii, on August 20, 1965 as Document No. 372972.

The Condominium Map No. 17 showing layout, location, apartments, dwelling unit numbering and related information pursuant to Chapter 170-A, Section 13., Revised Laws of Hawaii 1955, as amended, was filed on October 18, 1965 as Land Court Order No. 24821.

4. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170-A, Revised Laws of Hawaii 1955, as amended, which relates to horizontal property regimes, and the rules and regulations promulgated thereunder.

NAME OF PROJECT: KAM APARTMENTS

LOCATION: 821 McCully Street, Honolulu, Hawaii

TAX KEY: 2-7-02-23

ZONING: Hotel-Apartment

ATTORNEY REPRESENTING DEVELOPER: Allen W. Wooddell, 438 First National Bank Building, Honolulu, Hawaii (Telephone 566-621).

DESCRIPTION: The owners advise that the building constructed on said land is a two-story reinforced concrete building containing two floors devoted primarily to apartments with a total of four apartments, in accordance with the site, elevation, and floor plans of the building, (hereinafter called "building plans") filed in the Office of the Assistant Registrar of the Land Court concurrently with the filing of this Declaration as Condominium File Plan _____.

Two (2) two-bedroom apartments are located on the first floor and are designated Apartments '1' and '2'. Two (2) two-bedroom apartments are located on the second floor and are designated Apartments '3' and '4'. Each apartment contains 740 square feet, more or less, within its perimeter walls and lanai and consists of the following rooms: one living room, two bedrooms, one bathroom, one hall with adjacent utility and storage areas, one kitchen and one lanai. Apartments '1' and '2' have ingress and egress by way of the open walkway along the face of the building and Apartments '3' and '4' have ingress and egress by way of the open stairway and balcony along the face of the building.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior loadbearing 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 loadbearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings including plaster, paint, wallpaper and fixed carpet, and any built-in fixtures including stoves, garbage disposers and dishwashers.

The units are furnished with Hotpoint electric refrigerator, Hotpoint electric garbage disposal, Hotpoint electric water heater and Hotpoint range and oven.

COMMON ELEMENTS: The owners state that the common elements shall be a freehold estate consisting of all remaining portions of the property including but not limited to:

- (a) The land in fee simple.
- (b) All foundations, columns, girders, beams, supports, bearing walls, roofs, walkways, entrance balconies, stairs, and stairways of the building.
- (c) All yards, gardens and recreational areas.
- (d) All parking areas.
- (e) All tanks, pumps and ducts and other central and appurtenant installations for services including power, light, gas, cold and hot water, refuse, telephone and television.

LIMITED COMMON ELEMENTS: The limited common elements set aside and reserved are as follows:

- (a) One parking space designated on the plans by number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment.
- (b) The stairs, stairway and entrance balcony designated on the plans and serving apartments Number '3' and '4' on the second floor shall be appurtenant to and for the exclusive use of apartment Numbers '3' and '4'.

INTEREST TO BE CONVEYED PURCHASER: The Declaration of Horizontal Property Regime states that each apartment shall have appurtenant thereto the respective undivided interest in the common elements as specified and established herein for such apartment, such interest being defined and referred to herein as the "common interest." The common interest and the proportionate representation for voting purposes in the Association of Apartment Owners of the property hereby established for each apartment, shall be as set forth in percentages as follows:

<u>Apartment</u>	<u>Percentage Interest</u>
'1'	25
'2'	25
'3'	25
'4'	25

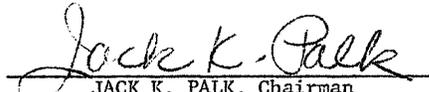
OWNERSHIP OF TITLE: The owners in fee simple, as Tenants by the Entirety with full rights of survivorship, of the land and of the apartment building are Raymond Kam and Anna Lin Kam. Their address is 834 Kuikahi Street, Honolulu, Hawaii. A Certificate of Title issued by Title Guaranty of Hawaii has been filed with the Commission reciting that the above-named owners are the title holders of the property.

ENCUMBRANCES AGAINST THE REAL PROPERTY: There is a mortgage upon the land dated January 21, 1965, filed as Land Court Document No. 352440, entered into by Raymond Kam and Anna Lin Kam, husband and wife, as Tenants by the Entirety, with American Savings & Loan Association of Honolulu, Hawaii, for the sum of \$50,000.

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 manage and operate the property.

STATUS OF PROJECT: The building was completed August 4, 1965 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. 116 dated January 17, 1966.


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