

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3467
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
KUHIO LANE APARTMENTS
2415 Kuhio Avenue
Honolulu, Hawaii

REGISTRATION NO. 142

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.

August 15, 1967

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 14, 1966 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AUGUST 14, 1967. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Preliminary Public Report of June 23, 1966 on KUHIO LANE HOTEL-APARTMENT CONDOMINIUM, the Developer has made changes to the plan or setup as presented in the April 14, 1966 registration.

This Final Public Report amends the June 23, 1966 document becoming a part of the registration on this condominium project. The Developer is responsible for placing the Preliminary Public Report (Yellow Paper Stock) and this Final Public Report (White Paper Stock) in the hands of all purchasers and prospective purchasers. The buyer shall sign the required receipt signifying that he has had the opportunity to read both reports.

2. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime was filed in the Bureau of Conveyances, State of Hawaii, on July 17, 1967 and recorded in Liber 5728 at Page 210. Amendment to Declaration of Horizontal Property Regime was filed in said Bureau on August 2, 1967 and recorded in Liber 5749 at Page 170.

The Registrar has assigned the project Condominium Map No. 93.

3. KUHIOLANI APARTMENTS is a proposed fee simple condominium project consisting of thirty-six apartments arranged throughout a single building having thirteen (13) floors. Thirty-six (36) parking stalls are available on the basement and ground floors.
4. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: KUHIOLANI APARTMENTS (formerly identified as KUHIOLANI HOTEL-APARTMENT CONDOMINIUM).

DESCRIPTION: The Declaration states that the project will consist of a multi-story reinforced concrete building containing thirty-six (36) units. There will be a basement with various rooms for utility purposes and storage facilities. There will be 2 elevators to service the building. There will be eighteen (18) parking spaces located on the basement floor.

On the ground floor there will be driveways, eighteen (18) parking spaces, service yard, foyer, elevator and stair areas. The building will have thirteen (13) floors of condominium units. The area above the 13th floor will contain the elevator shaft and machine room and an area for water heating. There will be thirty-six (36) units, consisting of 20 two-bedroom units, 14 one-bedroom units, and 2 four-bedroom penthouse units. Each unit will be numbered as shown on the floor plans filed with the Declaration and will be in accordance with said plans, and all dwelling units shall have immediate access to the hallways or corridors located on their respective floors.

The arrangement in the building is as follows:

(a) Basement

There will be 18 parking stalls in the basement with an access ramp. There will also be a stairway. There will be a utility room, an elevator stop with pit below, a storage room, and a sump pit.

(b) Ground Floor

The ground floor will have Stairway No. 1, Stairway No. 2, a foyer adjoining the two elevators, a service yard, and 18 parking stalls with access driveways.

(c) 2nd Through 8th Floors

The 2nd through 8th floors shall contain 4 units on each floor. The units shall consist of four types; Type "A" consisting of one bedroom, two baths, four lanais, entry, living room, and kitchen-dining room; Types "B" and "C" consisting of two bedrooms, two baths, four lanais, entry, living room, kitchen, and dining room; and Type "D" consisting of one bedroom, one bath, three lanais, entry, living room and kitchen-dining room.

On the 2nd floor the Type "A" unit shall be numbered 2A and shall contain 1,028 square feet, the Type "B" and "C" units shall be numbered 2B and 2C and shall contain 1,398 square feet, and the Type "D" unit shall be numbered 2D and shall contain 864 square feet.

On the 3rd floor, the Type "A" unit shall be numbered 3A and shall contain 996 square feet, the Type "B" and "C" units shall be numbered 3B and 3C and shall contain 1,366 square feet, and the Type "D" unit shall be numbered 3D and shall contain 840 square feet.

On the 4th floor, the Type "A" unit shall be numbered 4A and shall contain 964 square feet, the Type "B" and "C" units shall be numbered 4B and 4C and shall contain 1,334 square feet, and the Type "D" unit shall be numbered 4D and shall contain 816 square feet.

On the 5th floor, the Type "A" unit shall be numbered 5A and shall contain 932 square feet, the Type "B" and "C" units shall be numbered 5B and 5C and shall contain 1,302 square feet, and the Type "D" unit shall be numbered 5D and shall contain 792 square feet.

On the 6th floor, the Type "A" unit shall be numbered 6A and shall contain 900 square feet, the Type "B" and "C" units shall be numbered 6B and 6C and shall contain 1,270 square feet, and the Type "D" unit shall be numbered 6D and shall contain 768 square feet.

On the 7th floor, the Type "A" unit shall be numbered 7A and shall contain 868 square feet, the Type "B" and "C" units shall be numbered 7B and 7C and shall contain 1,238 square feet, and the Type "D" unit shall be numbered 7D and shall contain 744 square feet.

On the 8th floor, the Type "A" unit shall be numbered 8A and shall contain 836 square feet, the Type "B" and "C" units shall be numbered 8B and 8C and shall contain 1,206 square feet, and the Type "D" unit shall be numbered 8D and shall contain 720 square feet.

(d) 9th Through 11th Floors

The 9th through 11th floors shall contain 2 units on each floor. The units shall consist of two types: Type "E" consisting of two bedrooms, two baths, four lanais, a sun-bathing lanai, a large sundeck, entry, powder room, living room, and kitchen-dining room; and Type "F", which shall be identical with Type "E" except it will be reversed and will not include a sun-bathing lanai. (Note: On the 10th and 11th floors the large sundeck is replaced by two lanais.)

On the 9th floor, the Type "E" unit shall be numbered 9E and shall contain 2,063 square feet, and the Type "F" unit shall be numbered 9F and shall contain 1,955 square feet.

On the 10th floor, the Type "E" unit shall be numbered 10E and shall contain 1,457 square feet, and the Type "F" unit shall be numbered 10F and shall contain 1,357 square feet.

On the 11th floor, the Type "E" unit shall be numbered 11E and shall contain 1,401 square feet, the Type "F" unit shall be numbered 11F and shall contain 1,309 square feet.

(e) 12th and 13th Floors

The 12th and 13th floors shall be combined, and shall contain 2 two-story units. On the 12th floor, each unit shall be similar to the Type "E" and "F" units on the 9th through 11th floors. On the 13th floor, each unit shall have an additional two bedrooms, a study, three baths, stairs, corridor and three lanais.

One of the units shall be numbered 12 EPH and shall contain 2,207 square feet, and the other unit shall be numbered 12FPH and shall contain 2,023 square feet.

Unit Boundary

The boundary lines of each apartment unit above the ground floor are the bearing walls, floors, ceilings, and the exterior edge of all lanais or the exterior glass line where no lanais occur. The apartment units shall not be deemed to include the interior load-bearing walls although area calculations are based on center-line measurements, nor any pipes, wires, conduits, chases, or other utility lines running through units and serving more than one unit, the same being deemed common elements. The apartment units shall include all paint, wall paper, tile, stain or other finishing on interior surfaces, the air space encompassed within the boundary lines, and all built-in fixtures.

COMMON ELEMENTS: The common elements include the following: (a) The lands described; (b) the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, ramps, driveways, entrances and exits of the building; (c) the flat roofs, yards, and maintenance facilities for any and all central and appurtenant installations for services such as power, telephone, light, gas, hot and cold water, and all pipes, wires, ducts, cables, and conduits used or useful in connection with such installations; (d) the elevator, elevator shaft, machine room, tanks, pumps, motors, fans, compressors, ducts and, in general, all apparatus and installations existing for common use; and (e) all other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use for the operation of the building or the common elements.

LIMITED COMMON ELEMENTS: The limited common elements shall consist of one storage locker and one parking stall for the exclusive use of each unit, and designated on said plans by a number corresponding to the number of such unit.

INTEREST TO BE CONVEYED PURCHASER: Each apartment unit shall have appurtenant thereto an undivided interest in the common elements as specified and established herein for such, and known as the "common interest". The aggregate of the common interests of all the owners shall be the basis for determination of assessments and allocations of common expenses, division and distribution of common profits, for voting in the Association of Condominium Apartment Owners, and for all other related purposes. The undivided interests in the common elements appertaining to each apartment unit and its owner shall be allocated as follows:

<u>Apartment Unit</u>	<u>Percentage Interest</u>	<u>Apartment Unit</u>	<u>Percentage Interest</u>
2A	2.02	6A	2.13
2B	2.95	6B	3.07
2C	2.93	6C	3.04
2D	1.89	6D	2.00
3A	2.04	7A	2.16
3B	2.98	7B	3.10
3C	2.95	7C	3.07
3D	1.92	7D	2.03
4A	2.07	8A	2.19
4B	3.01	8B	3.13
4C	2.98	8C	3.10
4D	1.95	8D	2.06
5A	2.10	9E	3.54
5B	3.04	9F	3.42
5C	3.01	10E	3.32
5D	1.98	10F	3.26
		11E	3.39
		11F	3.32
		12EPH	4.60
		12FPH	4.25
		TOTAL	100.00

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The entire building above the ground floor except the roof structure is intended for residential use and shall be used for no other purpose, in accordance with the terms of this Declaration, the By-Laws of the Association of Kuliolani Condominium Apartment Owners, and

the House Rules, as they exist or as they may be amended from time to time, and each owner shall also observe, comply with and perform all applicable laws, ordinances and rules and regulations of all governmental agencies.

OWNERSHIP TO TITLE: The title evidence report, being a Supplemental Certificate of Title prepared July 17, 1967 by Security Title Corporation, a Hawaii corporation, states that the title to the land committed to the project is vested in Financial Corporation of Hawaii, Inc., a Hawaii corporation (as to an undivided one-half interest), and American Pacific Mortgage Corporation, a Hawaii corporation, (as to an undivided one-half interest).

ENCUMBRANCES AGAINST TITLE: The title search report identifies the following as of July 17, 1967. Taxes for the Year 1967 are a lien. Restrictive condition contained in that certain deed dated March 14, 1916, recorded in the Bureau of Conveyances of the State of Hawaii in Book 438, Page 332, to wit: "That no malt, vinuous, spirituous or intoxicating liquors of any kind shall ever be sold or exposed for sale or manufactured on the granted premises, or any part thereof." Mortgage dated October 12, 1965, recorded on November 16, 1965 in said Bureau in Book 5188, Page 559, made by American Pacific Mortgage Corporation, a Hawaii corporation, as Mortgagor, to American Savings & Loan Association, a Utah corporation, as Mortgagee, to secure the repayment of the sum of \$100,000.00, any additional advances and other amounts secured. Mortgage dated March 31, 1966, recorded April 1, 1966 in said Bureau in Book 5294, Page 541, made by American Pacific Mortgage Corporation, a Hawaii corporation, as Mortgagor, to Marine Finance, Limited, a Hawaii corporation, as Mortgagee, to secure the repayment of the sum of \$65,000.00, any additional advances and other amounts secured. Grant dated July 12, 1966, recorded July 14, 1966 in said Bureau in Book 5379, Page 468, in favor of Hawaiian Electric Company, Inc., a Hawaii corporation, granting a perpetual right and easement to build, etc. underground lines, etc. for the transmission and distribution of electricity to be used for light and power and/or communications and control circuits, etc., under and within Lot 12 in the "ROYAL GROVE TRACT"; said easement for said lines being five (5) feet wide extending two and one-half (2½) feet on each side of the center line, and the location of said lines and vault being shown on Map 66-47 in the Bureau. Declaration of Horizontal Property Regime dated July 17, 1967, recorded on July 17, 1967 in said Bureau in Book 5728, Page 210, with By-Laws of Apartment Owners attached, and Condominium Map No. 93 filed in said Bureau on July 17, 1967.

PURCHASE MONEY HANDLING: An executed Escrow Agreement naming Security Title Corporation, a Hawaii corporation, as Escrow, made July 21, 1967 has been filed with the Commission. (This agreement supersedes and takes the place of the executed Escrow Agreement referred to in the Preliminary Public Report of June 28, 1966.) The Escrow Agreement, as executed, and the specimen Sales Contract meet the requirements of Sec. 170A-33.1 through 170A-33.5, being portions of ACT 244, L. 1967.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Sale Contract and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of dwelling units and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

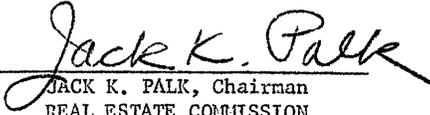
MANAGEMENT AND OPERATIONS: The Board of Directors is vested with the powers and duties necessary for the administration of the affairs of the Association. Said Board is empowered to employ a responsible managing agent. The Developer advises that as at the date of this report negotiations are being carried on for the employment of a property manager.

STATUS OF PROJECT: The Developer anticipates that construction will begin on or about October 1, 1967. Completion date is estimated as September 30, 1968. A building contract has been executed on July 17, 1967 identifying Nakakura Construction Co., Ltd., as the Contractor.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted April 14, 1966 and information filed as late as August 14, 1967.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 142 filed with the Commission on April 14, 1966.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:sw

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION