



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
KAPAHULU HALE
837 Kapahulu Avenue
Honolulu, Hawaii

REGISTRATION NO. 147

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 11, 1966

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 prospective purchaser is particularly directed to the following:

1. KAPAHULU HALE is a proposed fee simple condominium project consisting of twenty-four (24) dwelling units in a single structure of five (5) floors.
2. The Developer of the project has filed all documents and exhibits deemed necessary by the Commission for the registration of this Horizontal Property Regimes venture.
3. The Commission has determined that the basic documents have been filed in the office of the recording officer.

The Master Deed, Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, was filed in the Bureau of Conveyances, State of Hawaii, in Liber 5309, Page 456, on April 21, 1966.

The Registrar of said Bureau on April 21, 1966 assigned Condominium Map No. 68 to the project.

4. The Developer, complying with the Commission's Declaratory Ruling No. 1, dated December 14, 1965, has submitted a statement of all costs involved in completing the project. The Notice of Intention states the construction period is estimated as ten (10) months.
5. No advertising or promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
6. The 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.
7. The Report reflects information disclosed in the required Notice of Intention submitted to the Commission on April 21, 1966.

NAME OF PROJECT: KAPAHULU HALE

LOCATION: The approximate 6,261 square feet of land at the street address 837 Kapahulu Avenue is on the northeast side of the thoroughfare between Paliuli Street and Mokihana Street at Kapahulu, Waikiki, Honolulu, City and County of Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 3-1-03-22

ZONING: Business

DEVELOPER: LIMCO, LIMITED, 2114 Manoa Rd., Honolulu, Hawaii. Telephone 991-142. A Hawaii corporation, registered to do business in this jurisdiction October 20, 1959. The officers are as follows:

Sung Hi Lim	President	2114 Manoa Road Honolulu, Hawaii
Gilbert Hayashi	Vice President	32 Kalie Street Wahiawa, Oahu, Hawaii
Lily S. M. Lim	Secretary- Treasurer	2114 Manoa Road Honolulu, Hawaii

DESCRIPTION: The building will consist of five levels and the principal material is concrete masonry. The ground floor will provide parking spaces, the upper four floors are to have six apartments on each floor for a total of twenty-four dwelling spaces in the project.

There will be two types of apartments, identified as and called Types "A" and "B" whose respective description shall be as follows:

Type "A" apartments will cover in all about 750 square feet consisting of: one living room balcony lanai; one living room including dining room and kitchen; one bathroom; one bedroom with one closet; and one bedroom lanai.

Type "B" apartments will cover in all about 586 square feet, consisting of the following: one living room including dining room with one storage closet; one kitchen; one bathroom; two bedrooms with one closet each; and one bedroom lanai.

The location and type of each apartment will be as follows:

<u>Apartment No.</u>	<u>Floor</u>	<u>Type</u>
201	2	A
202	2	B
203	2	B
204	2	B
205	2	B
206	2	B

<u>Apartment No.</u>	<u>Floor</u>	<u>Type</u>
301	3	A
302	3	B
303	3	B
304	3	B
305	3	B
306	3	B
401	4	A
402	4	B
403	4	B
404	4	B
405	4	B
406	4	B
501	5	A
502	5	B
503	5	B
504	5	B
505	5	B
506	5	B

There shall be an open corridor on each floor, designated as a common element in paragraph 6(d) hereof, to which direct access may be had from each apartment on that floor, and by which access may be had to the stairs and elevator designated as common elements in paragraph 6(h) hereof.

The respective apartments shall be deemed not to include the undecorated or unfinished surfaces of the perimeter or interior load-bearing walls, the floors and ceiling surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are used for or serve more than one apartment, the same being deemed common elements as hereinbelow provided. Each apartment, however, shall be deemed to include the adjacent lanais referred to in paragraph 2 hereof, the non-load-bearing walls and partitions which are contained within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings including plaster, paint, paneling, wallpaper and carpet, and the built-in fixtures including without limitation stoves, garbage disposers, sinks, basins, water closets and bathtubs.

COMMON ELEMENTS: The common elements shall be all parts of the building structure and land not designated herein as part of the individual apartments or limited common elements, and shall include: (a) the land included in this horizontal property regime; (b) the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and entrances and exits of the building; (c) the basements, roofs, yards and gardens; (d) the parking areas and storage spaces, other than those hereinbelow made limited common elements; (e) the premises for the lodging or use of janitors and other persons employed for the operation of the property; (f) central and appurtenant installations for services such as power, light, gas, hot and cold water, heating, refrigeration and incinerators; (g) the elevators, escalators, tanks, pumps, motors, fans, compressors, ducts and in general all apparatus and installations existing for common use; (h) two stairways and one elevator giving access from the ground to each floor; and (i) all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Each apartment except Apartments 201, 202, 203, 204, 205, 301, 401 and 501 shall have one parking stall to be designated on the Condominium Map to be prepared and recorded in the office of the recording officer. The designated parking stall shall be identified by the same number of the apartment, as a limited common element for its use to the exclusion of all other apartments.

INTEREST TO BE CONVEYED PURCHASER: The common interest of each apartment in the common elements, the share of each apartment in the common profits and expenses of administration, and in all other liability, and in all voting in the Association of Apartment Owners shall be as follows:

Type "A" Apartments	3.65%	Type "B" Apartments	4.27%
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USE OF BUILDING: The building and each apartment therein shall be used for residential purposes only.

OWNERSHIP TO TITLE: The Certificate of Title, executed March 4, 1966, by Long & Melone, Ltd., a Hawaii corporation, shows the fee simple title is vested in the Developer, LIMCO, LTD., a Hawaii corporation.

A copy of the Warranty Deed, executed December 28, 1965, conveying the described property to the Grantee, LIMCO, LTD., recorded in the Bureau of Conveyances, State of Hawaii, in Liber 5275, Page 255, has been filed with the Commission as part of this registration.

ENCUMBRANCES AGAINST TITLE: The Certificate of Title reflects the reservation to the Hawaiian Government all mineral or metallic mines of every description.

A mortgage from the Developer, LIMCO, LTD., as mortgagor in favor of American Savings & Loan Association, mortgagee, dated March 3, 1966, recorded in Liber 5275, Page 258, in said Bureau to secure \$191,000.00 is reflected in the Certificate of Title.

Taxes for the year 1966 as noted in the certificate of Title are a lien. Taxes for the year 1965, in the amount of \$645.21, have been paid according to the certification of the title company.

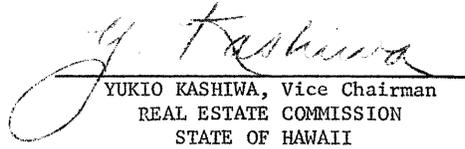
PURCHASE MONEY HANDLING: An Escrow Agreement executed April 21, 1966 names Security Title Corporation, a Hawaii corporation, as Escrow, has been filed with the Commission. Upon examination the Escrow Agreement is found to be in consonance with the Commission's Declaratory Ruling No. 1, dated December 14, 1965. The conditions referring to the issuance of a Final Public Report have been complied with.

Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the Escrow Agreement which establishes how the proceeds from the sale of dwelling units and all other monies are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Apartment Owners vests the Board of Directors with the power to manage and control the business affairs of the project. As of the date of this report, no nominee-manager or managing agent has been identified in any contract or agreement filed with the Commission.

STATUS OF PROJECT: The Developer advises that construction commenced at the site on March 1, 1966. The project is about 65% complete as at the date of this report with the contractor proceeding with the topping off requirements. Expected completion date for occupancy has been announced as January 1, 1967.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 147 filed with the Commission April 21, 1966.


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
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DEPARTMENT OF REGULATORY AGENCIES
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