

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

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
ALEWA-LANI ESTATES
1263 Alewa Drive
Honolulu, Hawaii

REGISTRATION NO. 166

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.

Reservations for the purchase of any unit in the Condominium Project may be taken under an agreement for sale providing the Developer complies with the Commission's Declaratory Order No. 1 of December 14, 1965.

June 20, 1967

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED TO THE COMMISSION APRIL 24, 1967.

1. ALEWA-LANI ESTATES is a proposed fee simple single family dwelling cluster condominium project consisting of eight (8) individual dwellings. The plans show eight (8) covered garages or carports will be available for parking.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the proposed condominium project and the issuance of this Preliminary Public Report.
3. The Declaration of Horizontal Property Regime, dated April 17, 1967, with By-Laws of the Association of Dwelling Owners attached was filed as Document No. 415,828 with the Assistant Registrar of the Land Court, State of Hawaii, on May 11, 1967. Pursuant to Land Court Order No. 27048 said Assistant Registrar assigned Condominium Map No. 45 to the project.

4. The Developer has advised the Commission as to the Program of Financing the Project. An in-state mortgagee has given a specific commitment for the permanent financing on terms and conditions filed with the Commission. The same mortgagee, expresses an interest to provide construction financing on terms and conditions as specified.
5. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. 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 Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regime.

NAME OF PROJECT: ALEWA-LANI ESTATES

LOCATION: The approximate 40,981 square feet of land committed to the regime is situate midway in the twelve hundred block of Alewa Drive, on the mauka (North) side of the thoroughfare, in that part of the city known as Alewa Heights, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 1-8-32-12

ZONING: Residential A.

DEVELOPER: ALEWA-LANI JOINT VENTURE is a joint venture composed of the following:

Lawrence Isao Morisako
Richard Yun Ho Mew
William Bung Chow Hee
Tai Hi Lim

Walter Shu Sung Zane
Francis K. F. Wong
Harold W. Aloiau
Kenneth Kameichi Nishihara

A copy of the Joint Venture Agreement made April 15, 1967 has been filed with the Commission. The address of the joint venture and its attorney in fact, Walter S. S. Zane, is Suite 210, 1022 Bethel Street, Honolulu, Hawaii. Telephone 566-961.

ATTORNEY REPRESENTING DEVELOPER: Fong, Miho, Choy & Robinson (Attention: Mr. Barry Chung), Fourth Floor, Finance Factors Building, 195 South King Street, Honolulu, Hawaii 96813. Telephone 576-977.

DESCRIPTION: The project shall consist of eight (8) separately designated and described freehold estates consisting of the spaces enclosed by and within the outside surfaces of the exterior walls and roofs and the bottom surfaces of the slabs, footings, foundations and supporting structures of each of the eight (8) separate residences, numbered 1 - 8 as described and designated on Condominium Map No. 45 filed in the office of the Assistant Registrar of the Land Court. Said dwellings will be separate structures principally of wood construction and each will contain six (6) rooms and each dwelling shall have immediate access to the roadway of the project. Dwellings Nos. 1 and 3 shall each have a total living area of 1,265.0 square feet, more or less. Dwelling No. 2 will have a total living area of 1,351.5 square feet, more or less. Dwellings Nos. 4 and 7 will each have a total living area of 1,254.0 square feet, more or less. Dwelling No. 5 will have a total living area of 1,236.0 square feet, more or less. Dwelling No. 6 will have a total living area of 1,225.0 square feet, more or less. Dwelling No. 8 is an existing structure having a total living area of 1,500.0 square feet, more or less. Each dwelling will have a covered garage containing 400 square feet, more or less. All of the dwellings are as more particularly located and described on the floor plans attached to the Condominium Map No. 45 as filed in the Land Court.

COMMON ELEMENTS: The Declaration identifies the common elements as: (a) the land as described; (b) the roadways, access areas and the dwelling sites; (c) all central and appurtenant installations, including all pipes, wires, cables, conduits, meters and other utility lines running within said land for services such as power, light, gas and water distribution; (d) any and all other 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.

LIMITED COMMON ELEMENTS: The Declaration states that certain parts of the common elements, called and designated limited common elements are set aside and reserved for the exclusive use of certain dwellings, and such dwellings shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements so set aside and reserved include, but are not limited to, all items set forth in Condominium Map No. 45 as limited common elements and are as follows: (a) the site of each dwelling, consisting of the land beneath and immediately adjacent to such dwelling designated on the Condominium Map, shall be appurtenant to and for the exclusive use of such dwelling. The sites of each dwelling shall have the following areas:

Dwelling No. 1	4,500 square feet, more or less;
Dwelling No. 2	3,970 square feet, more or less;
Dwelling No. 3	3,780 square feet, more or less;
Dwelling No. 4	3,730 square feet, more or less;
Dwelling No. 5	3,210 square feet, more or less;
Dwelling No. 6	3,680 square feet, more or less;
Dwelling No. 7	3,570 square feet, more or less;
Dwelling No. 8	4,210 square feet, more or less.

(b) the garage or carport designated on the floor plans and located on the site of each dwelling shall be appurtenant to and for the exclusive use of such dwelling; and (c) all other elements of the project which are rationally or limited common use for less than all of said dwellings.

INTEREST TO BE CONVEYED PURCHASER: Each dwelling shall have appurtenant thereto an undivided 12.5 percentage interest (1/8 fractional interest) in the common elements, such interest being defined and referred to as the common interest. The common interest, the proportionate shares in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Dwelling Owners of the project, shall be in said percentage or fraction for each dwelling.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The dwellings shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests and for no other purpose. The dwellings shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the dwelling are provided customary hotel services, such as room service for food and beverage, maid service, laundry and linen, or bellboy service. Except for such transient or hotel purposes, the owners of the respective dwellings shall have absolute right to lease the same subject to the limitations, restrictions, covenants and conditions of the Declaration.

OWNERSHIP TO TITLE: A copy of the Warranty Deed executed May 27, 1966 and submitted with the condominium registration conveys the property in question to Lawrence Isao Morisako, Richard Yun Ho Mew, William Bung Chow Hee, Tai Hi Lim and Walter Shu Shung Zane, as Joint Tenants. A Lien Letter Report prepared February 10, 1967 by Security Title Corporation, a Hawaii corporation, verifies that the title to the fee is vested in the five persons above. These five persons are further identified in the Declaration as the owners submitting the land described to the Horizontal Property Regime Act.

ENCUMBRANCES AGAINST TITLE: The title search report made February 10, 1967 and the Notice of Intention reflect the following: Mortgage dated December 22, 1961, filed in the Office of the Assistant Registrar of the Land Court as Document No. 283648, made by Henry Louis Barboza, Jr., husband of Sylvia Barboza, and Henry Louis Barboza and Mary Louis Barboza, husband and wife, as Mortgagors, to State Savings and Loan Association, a Utah corporation, as Mortgagee. Additional Charge Mortgage dated August 9, 1963, filed in said Office of the Assistant Registrar as Document No. 313672, made by Henry Louis Barboza, Jr., husband of Sylvia Barboza, and Henry Louis Barboza and Mary Louis Barboza, husband and wife, as Mortgagors, to State Savings and Loan Association, a Utah corporation, as Mortgagee. Mortgage dated February 10, 1967, filed in said Office of the Assistant Registrar as Document No. 410716, made by Lawrence Isao Morisako, husband of Alice Higa Morisako; Richard Yun Ho Mew, husband of Stella Ng Mew; William Bung Chow Hee, husband of Vivian Mow Hee; Tai Hi Lim, husband of Ellen Shizue Lim; Walter Shu Sung Zane, husband of Florence Fujiko Zane; Francis K. F. Wong, husband of Edna C. Wong; and Harold W. Aloiau, husband of Gladys C. Aloiau, as Mortgagors, to United Hawaiian Acceptance Corporation, a Hawaii corporation, as Mortgagee.

The Developer, under date June 8, 1967, has advised the Commission that the first and second mortgages on the property will be satisfied and the purchasers granted clear title at the time of conveyance.

The Lien Letter notes Taxes for the year 1967 are a lien; rate pending. Grant of Easement dated February 5, 1931, filed in said Office of the Assistant Registrar of the Land Court as Document No. 24444 in favor of the Board of Water Supply and City and County of Honolulu, to lay, operate, etc., water pipe line under 2 feet strip of Lot 8-C-2. (Note: Consolidation of Lots 8-C-1, 8-C-2, 8-C-3 and 10 into Lot 55, as shown on Map 16 of the Land Court Application No. 620, as set forth by Land Court Order No. 26707, filed January 26, 1967.) Designation of Easements L, M, N, P, Q, R, S, T, and U affecting Lot 55 as shown on Map 16, as set forth by Land Court Order No. 26707, filed January 26, 1967.

PURCHASE MONEY HANDLING: An Escrow Agreement dated April 21, 1967 has been executed and a copy of same filed with the Commission. The Escrow Agent is Security Title Corporation, a Hawaii corporation. Upon examination, the specimen Contract of Sale and the executed Escrow Agreement are found to be in consonance with the Commission's Declaratory Ruling No. 1, dated December 14, 1965.

It is incumbent upon the purchaser and prospective purchaser that he reads the Contract of Sale and the executed Escrow Agreement. The latter establishes how the proceeds from the sale of dwelling units and funds from other sources are placed in trust, as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATIONS: The Developer advises that there is no property management contract as this cluster type condominium project will be organized as individual dwellings. No House Rules were submitted to the Commission as part of this registration.

STATUS OF PROJECT: The Developer reports under date April 24, 1967 that a building contract is to be negotiated and submitted with required performance and lien bonds. As of the date of this report construction has not commenced, although Dwelling No. 3 on Condominium Map No. 45 is in existence.

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 24, 1967.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 166 filed with the Commission on April 24, 1967.



YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:km

Distribution:

DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION