

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
1616 KEWALO
1616 Kewalo Street
Honolulu, Hawaii

REGISTRATION NO. 171

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.

Issued: July 28, 1967
Expires: August 28, 1968

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 JUNE 9, 1967. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. 1616 KEWALO is a proposed lease condominium project consisting of thirty (30) dwelling units arranged throughout a single building of five (5) floors. There are thirty (30) parking stalls available according to Developer's notice of intention to sell.
2. The Developer of the project has submitted to the Commission for examination a filing of documents and exhibits which are complete except for some particular requirement, or requirements, which can be expected to be completed as part of the registration.

3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly by ACT 244, L. 1967 and effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
5. If a Final Public Report is not issued within one year from the date of this Preliminary Public Report, July 23, 1967, purchasers shall be entitled to refund of all moneys paid without further obligation.

NAME: 1616 KEWALO

LOCATION: The 10,648 square feet of land committed to the regime is situate on the Ewa (west) side of the sixteen hundred block approximately 300 feet Mauka (north) of the intersection of Wilder Avenue and Kewalo Street at Makiki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-4-29-10

ZONING: Apartment-Hotel.

DEVELOPER: A limited copartnership, 1616 KEWALO, whose Certificate of Limited Partnership was filed with the Department of Regulatory Agencies, State of Hawaii, on June 1, 1967. The participants are as follows:

| | | |
|---------------|-----------------|--|
| M. M. Ross | General Partner | 2947 Kalakaua Avenue Honolulu, Hawaii |
| Gerard Vassen | Limited Partner | 1547 Wilder Avenue Honolulu, Hawaii |

ATTORNEY REPRESENTING DEVELOPER: Henshaw, Conroy & Hamilton, (Attention: Mr. Dwight M. Rush), 1410 First National Bank Building, Honolulu, Hawaii 96813. Telephone 561-002.

DESCRIPTION: The building and improvements are to be constructed in accordance with the preliminary drawings and typical floor plans filed with the Commission. Construction will be of concrete and gypsum board on steel studs. There will be thirty (30) separately designed and described dwellings consisting of the spaces within the perimeter walls of each of the apartments. The units, to be designated on plans to be recorded in the office of the recording officer under an assigned condominium map number, are described as follows:

Apartments numbered 201 to 208, inclusive, are located on the second floor;

Apartments numbered 301 to 308, inclusive, are located on the third floor;

Apartments numbered 401 to 408, inclusive, are located on the fourth floor;

Apartments numbered 501 to 506, inclusive, are located on the fifth floor of the building of the project.

Each apartment contains the number of rooms and the approximate floor area according to its respective plan, which plans are designated (1) to (4) as follows:

- (1) Typical 3-Bedroom Unit Floor Plan: Two (2) apartments, #502 and #504, consist of three bedrooms, two bathrooms, one living room, one kitchen, two lanais, an entry hall and hallway, and contain approximately 1,290 sq. ft. of floor area, including the lanais. These apartments are identified on said plans as "Typical 3-Bedroom Unit Floor Plan."
- (2) Typical 2-Bedroom Unit Floor Plan: Six (6) apartments, #204, #206, #304, #306, #404 and #406, consist of two bedrooms, one bathroom, one living room, one kitchen, a lanai, an entry hall and hallway, and contain approximately 799 sq. ft. of floor area, including the lanai. These apartments are identified on the plans with the studio units as "Typical 2-Bedroom and Studio Unit Floor Plan."
- (3) Typical 1-Bedroom Unit Floor Plan: Sixteen (16) apartments, #201, #203, #205, #207, #301, #303, #305, #307, #401, #403, #405, #407, #501, #503, #505 and #507, consist of one bedroom, one bathroom, one living room, one kitchen, one hallway, one entryway and one lanai, and contain approximately 645 sq. ft. of floor area, including the lanai. These apartments are identified on said plans as "Typical 1-Bedroom Unit Floor Plan."
- (4) Studio Unit Floor Plan: Six (6) apartments, #202, #208, #302, #308, #402 and #408, consist of one bedroom-living room combination, one kitchen, one bathroom, one hallway and one lanai, and contain approximately 491 sq. ft. of floor area, including the lanai. These apartments are identified on said plans with the two-bedroom apartment plan as "Typical 2-Bedroom and Studio Unit Floor Plan."

The apartments are numbered and located in the manner shown on a condominium map to be recorded in the Bureau of Conveyances of the State of Hawaii.

Each apartment has access to a corridor which leads to an elevator which descends to ground level. The corridors also lead to stairs which descend to ground level.

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 the apartments or any pipes, vires, conduits or other utility lines running through such apartments 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, floors and ceilings, and the built-in fixtures.

COMMON ELEMENTS: The specimen Declaration identifies the common elements as designated portions of the project including specifically but not limited to (a) the land in fee simple; (b) all foundations, floor plans, columns, girders, beams, supports, bearing walls, roofs, chases, entries, stairways, walkways and the elevator of said building; (c) all yards, grounds, landscaping, mailboxes and refuse facilities; (d) all parking areas and driveways; (e) all ducts, electrical equipment, wiring and other central and appurtenant installations including power, light, water, sewer lines and telephone; and

(f) one automatic electric passenger elevator with elevator housing and appurtenant equipment.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called the "limited common elements," are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

- (a) The corridors of the 2nd through the 5th floors shall be appurtenant to and for the exclusive use of the apartments on such floors;
- (b) One parking space designated on said Condominium Map by the number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest as follows:

| | |
|------------------------------|------|
| Three-Bedroom Apartment Plan | 6.3% |
| Two-Bedroom Apartment Plan | 4.1% |
| One-Bedroom Apartment Plan | 3.1% |
| Studio Apartment Plan | 2.2% |

in all of the common elements of the project, herein called "common interest," and the same proportionate share in all profits and expenses of the project and for all other purposes including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The apartments 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 owners of the respective apartments shall have the absolute right to lease the same subject to the limitations, restrictions, covenants and conditions of this Declaration.

OWNERSHIP TO TITLE: The Notice of Intention states that ownership to title is vested in Robert T. Chun and Violet T. Chun, 1616 Kewalo Street, Honolulu. The title evidence report prepared May 16, 1967 by Long & Melone, Ltd., a Hawaii corporation, verifies that title to the land is vested in Robert T. Chun and Violet W. Chun, husband and wife, as Joint Tenants.

ENCUMBRANCES AGAINST TITLE: The title search report identifies the following as of May 16, 1967 when the Preliminary Report was prepared: Restriction under the condition relative to the use of the land as contained in that certain Deed dated March 3, 1921 and recorded in Liber 590, Page 91, which reads "That no malt, vinous, spirituous or intoxicating liquors of any kind shall ever be sold or exposed for sale or manufactured on said premises or any part thereof. Mortgage by Robert I. Chun and Violet W. Chun, husband and wife, to First Federal Savings and Loan Association of Hawaii, dated May 24, 1957, recorded in Liber 3268, Page 149, to secure \$30,000.00. Taxes for year 1967 are a lien; rate pending.

PURCHASE MONEY HANDLING: An Escrow Agreement dated June 2, 1967 has been executed and a copy filed with the Commission. On examination the specimen Reservation Agreement, Deposit Receipt and Contract and the executed Escrow Agreement are found to be compliance with Chapter 170A, Revised Laws of Hawaii, as amended.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Reservation Agreement, Deposit Receipt and 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 By-Laws of the Association of Apartment Owners vest the Board of Directors with the power necessary for the administration of the affairs of the Association. The Board shall annually employ a responsible Hawaii corporation as Managing Agent to manage and control the project. No property manager is identified in the Developer's notice of intention to sell.

STATUS OF PROJECT: In the June 13, 1967 registration, the Developer advises that construction on the project was to commence on or about June 15, 1967. As of the date of this report construction has not started at the site. A building contract has been executed as of May 12, 1967 and it is anticipated that completion for occupancy is on or about December 31, 1967.

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 June 13, 1967.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made part of REGISTRATION NO. 171 filed with the Commission on June 13, 1967.

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

Y. Kashiwa

YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:va

Distribution

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

July 28, 1967
Registration No. 171