REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
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PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
ALA KIMO CONDOMINIUM
55 Ala Kimo Place
Honolulu, Hawaii

REGISTRATION NO. 179

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.

October 20, 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 owners and grantees under apartment deeds is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 9, 1967 AND ADDITIONAL INFORMATION FILED AS OF OCTOBER 12, 1967.

1. ALA KIMO CONDOMINIUM is a proposed fee simple, residential condominium project consisting of three (3) detached and separate units, each containing 3 bedrooms. A carport is available at each apartment for parking of two automobiles. One building has been completed and occupied.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.

3. The Commission has determined that the basic documents (Master Deed and Declaration of Owners Submitting Property to the Horizontal Property Regime Act, with By-Laws of

Association of Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Master Deed and Declaration of Owners Submitting Property to the Horizontal Property Regime Act and By-Laws attached were filed in the Office of the Registrar of Conveyances in Liber 5807 at page 388.

The Registrar has designated Condominium Map No. 95 to the project.

4. No sale to the public is contemplated, therefore, the Developer is not required to file advertising and promotional matter pursuant to the Rules and Regulations promulgated by the Commission.

5. The owners and grantees under apartment deeds are advised to become acquainted with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended), and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

NAME OF PROJECT: ALA KIMO CONDOMINIUM

LOCATION: The approximate 35,517 square feet of land committed to the regime is situate on the Ewa (northwest) bank of Moole Stream at Ala Kimo Place just off the Pali Highway, Nuuanu Valley, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 1-9-10-21 and 22

ZONING: AA Residential

DEVELOPER: The individuals identified to the Commission as Developer are as follows:

Herbert G. and Frances Moore (Husband and Wife)	45 Ala Kimo Place Honolulu, Hawaii
Joseph L. and Valerie Moore (Husband and Wife)	55 Ala Kimo Place Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Mr. Hiroshi Sakai, Suite 909, City Bank Building, 810 Richards Street, Honolulu, Hawaii. Telephone 514-171.

DESCRIPTION: The Developer declares that the project is divided into four freehold areas as described in the Declaration and as depicted on floor plans recorded in the Bureau of Conveyances, State of Hawaii, on Condominium Map No. 95. The arrangement is as follows:

Area 12-A-6-A. One freehold estate consisting of a one story building without a basement constructed principally of wood construction and with shake roof which space is designated on said plans and described as Apartment 12-A-6-A and is located on approximately 12,508 square feet of land. The total area of the apartment is 1,840 square feet. Apartment area includes living and dining room, kitchen, three bedrooms with closet in each bedroom, two bathrooms, all of 1,104 square feet. A concrete slab deck area of 240 square feet. A carport of concrete slabs for two cars with laundry and storage area of 496 square feet. The apartment will have immediate access to the appurtenant entrys and walkways connecting said apartment to Ala Kimo Place.

Area 12-A-6-B. One freehold estate consisting of a one story building without a basement constructed principally of wood construction and with shake roof which space is designated on said plans and described as Apartment 12-A-6-B and is located on approximately 10,830 square feet of land area. The total area of this apartment is 1,673.50 square feet. Apartment area includes living and dining room, kitchen, three bedrooms with closet in each bedroom, two bathrooms, all of 1,023.50 square feet. A concrete slab deck area of 250 square feet. A carport of concrete slabs for two cars of 400 square feet. The apartment will have immediate access to appurtenant entrys and the walkways and to the roadway area 12-A-6-B which leads to Ala Kimo Place.

Area 12-A-6-C. One freehold estate consisting of a one story building without a basement constructed principally of wood construction and wood shake roof which space is designated on said plans and described as Apartment 12-A-6-C and is located on approximately 10,000 square feet of land area. The total area of this apartment is 1,832 square feet. Apartment area includes living room, dining room, kitchen, three bedrooms with closet in each bedroom, two bathrooms, all of 1,184 square feet. A concrete slab deck area of 168 square feet. A carport of concrete slabs for two cars, with storage area, of 480 square feet. The apartment will have immediate access to the appurtenant entrys and walkways and to the roadway area 12-A-6-D which leads to Ala Kimo Place.

Area 12-A-6-D. The driveway area consisting of 2,132 square feet of land to be surfaced with A.C. pavement and to be reserved as a limited common element for the exclusive use of apartments 12-A-6-B and 12-A-6-C.

COMMON ELEMENTS: The declarant states the common elements are as follows: (a) the land described in the Master Deed and Declaration; (b) all yards, grounds and driveway; and (c) all ducts, electrical equipment, wiring and other central and appurtenant installations including power, light, water, sewer and telephone.

LIMITED COMMON ELEMENTS: Identified in the Declaration as (a) the yard and ground area reserved for each apartment as described; and (b) the driveway area 12-A-6-D shall be reserved equally for the use of apartments 12-A-6-B and 12-A-6-C.

PERCENTAGE OF UNDIVIDED INTEREST IN COMMON ELEMENTS: The Declaration states that the percentage of undivided interest in the common elements whether owned jointly or singly for each of the apartments shall be as follows:

Apartment Number	Percentage Interest
12-A-6-A	0.35214
12-A-6-B	0.33561
12-A-6-C	0.31225

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: Each apartment shall be used for residential and other purposes as authorized under the zoning ordinances by the Association in accordance with the terms of the Master Deed and Declaration, By-Laws of the Association of Apartment Owners and the House Rules, as they exist or as they may be amended from time to time, and each owner shall observe, comply with, and perform all rules, regulations, ordinances and laws made by the Board of Health and any other governmental authority of the municipal, state and federal government applicable to the premises.

OWNERSHIP TO TITLE: The Notice of Intention states that title to the land is vested in the Developers. The Certificate of Title prepared September 27, 1967 by Long & Melone, Ltd., a Hawaii corporation, verifies that the Developers are the vestee, as follows: Joseph L. Moore and Valerie Moore (Husband and Wife as Tenants by the Entirety), an undivided 1/2 interest and Herbert G. Moore and Frances F. Moore (Husband and Wife as Tenants by the Entirety), an undivided 1/2 interest as to Lot 12-A-6-3, Portion of Royal Patent Grant 3620. Herbert G. Moore and Frances F. Moore (Husband and Wife as Tenants by the Entirety) as to Lot B, Portion of Royal Patent Grant 3642. A copy of the Certificate of Title described above has been submitted to the Commission as part of the registration.

ENCUMBRANCES AGAINST TITLE: Said evidence of title above recites the following: FIRST PARCEL OF LAND - Reservation as contained in Royal Patent Grant 3620, to wit: excepting and reserving to the Hawaiian Government all mineral and metallic mines of every description. Setback - 10-foot line on Ala Kimo Place. Grant dated August 5, 1967, recorded in Liber 5205, page 145, in favor of the City and County of Honolulu, granting an easement to construct an underground sewer pipeline or pipelines, through, under or across a portion of the land under search; together with the right of ingress and egress. Sewer easement - 10 feet wide, along a portion of the southerly boundary as shown on map attached to Declaration of Horizontal Property Regime, Condominium Map No. 95.
SECOND PARCEL OF LAND - Reservation as contained in Royal Patent Grant 3642, to wit: excepting and reserving to the Hawaiian Government all mineral and metallic mines of every description. Grant dated January 26, 1965, recorded in Liber 5228, page 524, in favor of the City and County of Honolulu, granting an easement to construct an underground sewer pipeline or pipelines, etc., through, under and across a portion of the land under search, besides other land; together with the right of ingress and egress. Declaration of Horizontal Property Regime dated September 12, 1967 recorded in Liber 5807, page 388, and filed as Condominium Map No. 95. Assessments - Improvement District No. 174, Assessment Lot No. 114, Balance $480.00, Interest $26.40, 8th Installment $160.00, Total due September 1, 1968 - $186.40. Taxes - real property taxes for year 1967 (Lot 12-A-6-3 and Lot B), first installment - paid.

PURCHASE MONEY HANDLING: The Notice of Intention states that purchasers' funds will be placed in the account designated Eugene F. Kennedy Real Estate, Inc., Clients Account. The present owners, Herbert G. Moore, Frances F. Moore, Joseph L. Moore and Valerie Moore, being the owners of the land and the improvements in existence and will also be the grantees under the various apartment deeds, state that there will be no sale as such to the present at the present time.

MANAGEMENT AND OPERATION: The Declaration states that the administration of the project shall be vested in the Association of Apartment Owners. The Board of Directors of the Association is empowered by the By-Laws to secure the services of a management agent or manager to perform such duties as the Board may authorize. No person or firm is identified in the registration as the initial Managing Agent.

STATUS OF PROJECT: The Developer states that Apartment 12-A-6-B was completed for occupancy July, 1965. The Certificate of Registered Engineer, executed September 6, 1967, has been submitted as part of the registration and it is this document that recites that the plans of the project are certified as designated, being Condominium Map No. 95. Construction of the remaining apartments is to commence within thirty (30) days from the date of issuance of this Preliminary Public Report.

This published report represents information disclosed by the Developer in the Notice of Intention submitted May 9, 1967 and information subsequently filed on October 12, 1967.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 179 filed with the Commission on May 9, 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.

Jack K. Palk

JACK K. PALK, 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

October 18, 1967
Registration No. 179