REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
ALEO HALE
1619 Kamamalu Avenue
Honolulu, Hawaii

REGISTRATION NO. 366

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.

Issued: March 8, 1971
Expires: April 8, 1972

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 FEBRUARY 10, 1971, AND ADDITIONAL INFORMATION SUBMITTED AS LATE AS MARCH 5, 1971. THE DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514 OF THE HAWAII REVISED STATUTES.

1. ALEO HALE is a leasehold condominium project consisting of forty-four (44) dwelling units arranged throughout a single building of four (4) stories. There are forty-four (44) parking stalls for apartment occupants, of which half are on a lower parking level and the other half are on the ground level. The Notice of Intention filed by the Developer indicates that the building was completed on April 1, 1963. Since completion the apartments have been occupied as rental apartments.

2. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.

3. This Final Public Report is made a part of the registration on the ALEO HALE condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the Final Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

4. 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 Final Public Report.

5. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

6. The Developer reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer. Said Declaration and By-Laws are recorded in the Bureau of Conveyances, starting at Liber 7432 at Page 3. The Registrar has designed Condominium Map No. 183 to the project.

7. This Final Public Report expires thirteen (13) months from the date of issuance, March 8, 1971, unless a supplementary report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: ALEO HALE

LOCATION: The 32,329.0 square feet of land committed to the project is situate on Lot No. 1 and Lot No. 2, Block 18, as shown on Government Survey Registered Map No. 2530, Fifth Land District, situate on the West slope of Punchbowl at Auwaiolimu, Honolulu, City and County of Honolulu, State of Hawaii (1619 Kamamalu Avenue)

TAX KEY: FIRST DIVISION 2-2-03:10

ZONING: A-2, Apartment

DEVELOPER: FIRST DISCOUNT AUTO-LEASING CORP., a Hawaii corporation, registered with the Department of Regulatory Agencies of the State of Hawaii on March 29, 1963, whose business address is listed as 801 Kaheka Street, Honolulu, Hawaii 96814.

The officers of the corporation are:

President	Edwin K. Q. Yee
Vice-President	Clara H. Yee
Secretary	Glenda K. Rother
Treasurer	Hideo Tomita

ATTORNEY REPRESENTING DEVELOPER: Hogan, Howell & Rother (Attention: Mr. Phillip L. Rother), 320 Dillingham Transportation Building, 735 Bishop Street, Honolulu, Hawaii 96813. Telephone No. 531-6851.

DESCRIPTION: The specimen Declaration of Horizontal Property Regime and Developer's floor plans reflect that the project, situated on the 32,329.0 square fee of land, shall consist of forty-four (44) dwelling units arranged throughout a single building of four (4) stories. The principal materials of the said building are as follows: the foundation, all bearing walls, all floors, the stairways and the roof are of poured reinforced concrete; all non-bearing walls (the walls between apartment) are of hollow concrete blocks; the interior partition walls within each apartment are of gypsum board with metal studs on both sides; the interior floors within each apartment are covered with vinyl

asbestos floor tile; the roof is a concrete slab with fiberglass insulation. The lanai railings are made of concrete screenblock with mahogany rails.

There are eleven apartments located on each of the floors. The apartments are numbered from northwest to southeast as follows:

Apartments 101 to 111 inclusive are located on the first floor
Apartments 201 to 211 inclusive are located on the second floor
Apartments 301 to 311 inclusive are located on the third floor
Apartments 401 to 411 inclusive are located on the fourth floor

The apartments are of four types: (i), (ii), (iii) and (iv). Apartments 101, 111, 201, 211, 301, 311, 401 and 411 are type (i) apartments. Apartments 102, 110, 202, 210, 302, 310, 402 and 410 are type (ii) apartments. Apartments 104 through 109, 204 through 209, 304 through 309 and 404 through 409 are type (iii) apartments. Apartments 103, 203, 303 and 403 are type (iv) apartments.

Each type (i) apartment contains five rooms including two bedrooms, one bathroom, one kitchen, one living room/dining room, a floor area of 801 square feet and a lanai of 89 square feet for a total area of 890 square feet. Each type (ii) apartment contains six rooms including two bedrooms, one bathroom, one kitchen, one living room/dining room, one study, a floor area of 863 square feet and a lanai of 85 square feet for a total area of 948 square feet. The type (iii) apartments contain four rooms including one bedroom, one bathroom, one kitchen, one living room/dining room, a floor area of 620 square feet and a lanai of 85 square feet for a total area of 705 square feet. The type (iv) apartments contain four rooms, including one bathroom, one kitchen, one dressing room, one living/dining/sleeping room, a floor area of 503 square feet and a lanai of 85 square feet for a total area of 588 square feet. Apartments 101, 109, 111, 201, 209, 211, 301, 309, 311, 401, 409 and 411 also contain storage rooms.

Apartments 101 through 111 shall each have immediate access to the land heretofore described. All of the other apartments shall each have immediate access to the open corridor immediately adjacent to and connecting the apartments on each story above the ground floor and the stairways.

Each apartment shall consist of the space measured horizontally by the distances between the surface of the interior walls of each apartment, and the space measured by the area of the lanai of each apartment; and measured vertically by the distance between the topside surface of the concrete floor and the underside surface of the ceiling.

COMMON ELEMENTS: One freehold estate is designated in all the remaining portions of the project other than the apartments, including specifically, but not limited to: (a) said land in fee simple; (b) all foundations, floor slabs, columns, girders, beams, supports, bearing walls, roofs, chases, entries, stairways, lobbies, hallways, walkways and entrances of said building; (c) all yards, grounds, landscaping, mail boxes, refuse facilities and storage rooms not contained in specific apartments; (d) all parking areas and driveways; (e) all ducts, electric equipment, wiring and other central and appurtenant installations for services including power, light, water, sewer and telephone; (f) one elevator with housing and appurtenant equipment; (g) all laundry areas with laundry equipment; (h) office; (i) central gas-fired hot water system; (j) swimming pool and equipment, and all other elements and facilities rationally in common use or necessary to the existence, upkeep and safety of the project.

LIMITED COMMON ELEMENTS: Each apartment shall have a parking stall in the parking area. Each such parking stall shall be marked by a number corresponding to the apartment to which it appertains. Each such parking stall shall be a limited common element to the apartment to which it appertains. Also, the planting area adjoining Apartments 101, 102 and 103 on the ground floor shall be appurtenant to and for the exclusive use of such apartment which it adjoins.

One storage room shall be appurtenant to and designated for the exclusive use of Apartments 102, 104, 105, 106, 107, 108, 109, 110, 202, 203, 204, 205, 206, 207, 208, 209, 210, 302, 303, 304, 305, 306, 307, 308, 309, 310, 402, 403, 404, 405, 406, 407, 408, 409, and 410.

COMMON INTEREST: The Declaration discloses that the percentage of undivided interest in the common elements appertaining to each apartment is as follows:

Type (i) apartments	2.63%
Type (ii) apartments	2.79%
Type (iii) apartments	2.07%
Type (iv) apartments	1.74%

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration reflects that the apartments shall be used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and the owners of the respective apartments shall have the absolute right to lease or rent such apartments for transient purposes, subject to all provisions of the Declaration.

OWNERSHIP TO TITLE: Developer has submitted a copy of a Preliminary Title Report prepared by Security Title Corporation, which indicates that as of January 20, 1971, the fee simple title to the land (Tax Map Key: 2-2-03-10) was vested in Julian S. Nelson and Evelyn Y. Nelson, husband and wife.

ENCUMBRANCES AGAINST TITLE: The copy of the Preliminary Title Report indicates that the land is subject to the following encumbrances: Mortgage: Julian S. Nelson and Evelyn Y. Nelson, husband and wife, dated April 13, 1962, recorded in Liber 4254, Page 161. To Secure: $659,100.00. Amended by instrument dated July 22, 1963, recorded in Liber 4558, Page 597. Assigned to T. J. Bettes Company of California, by instrument dated August 30, 1963, recorded in Liber 4584, Page 127. Assigned to The Bowery Savings Bank, by instrument dated August 30, 1963, recorded in Liber 4584, Page 130. FHA Regulatory Agreement: dated April 13, 1962, recorded in Liber 4254, Page 152. Reservations contained in Land Patent Grants Nos. 5798 and 6701. For any taxes that may be due and owing and lien on the lands, reference should be made to the Office of Tax Assessor of the District in which said lands are situated.

Note: Developer discloses that the land is further encumbered by unrecorded Agreement of Sale from Julian S. Nelson and Evelyn Y. Nelson to Condominium Hawaii, Inc., dated July 3, 1970, and unrecorded Assignment of Agreement of Sale from Condominium Hawaii, Inc. to First Discount Auto-Leasing Corp., dated January 21, 1971. Copies of the foregoing documents have been filed with the Commissioner. The foregoing mortgage and the regulatory agreement will be released and direct leases from Owners to apartment purchasers will be issued, pursuant to said Agreement of Sale.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated January 28, 1971, between Security Title Corporation and First Discount Auto-Leasing Corp. has been filed. On examination the specimen Contract of Sale and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly Section 514-15.

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

FINANCING: Financing for each qualified purchaser of a unit has been arranged with Pioneer Federal Savings & Loan Association.

MANAGEMENT AND OPERATIONS: The Declarant discloses that the administration of the project shall be vested in the Association of Apartment Owners. The Developer has entered into a management contract with Portrait of Homes, Inc., a Hawaii corporation, dated January 21, 1971, a copy of which has been filed with the Commission.

STATUS OF PROJECT: In the Notice of Intention the Developer advised the Commission that the project was completed on April 1, 1963.

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 February 10, 1971, and information subsequently filed on March 5, 1971.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 366 filed with the Commission February 10, 1971. 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.

for DOUGLAS R. SODETANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

YH/f

Distribution:
Department of Taxation
Bureau of Conveyances
Building Dept, City & County of Honolulu
Federal Housing Administration
Escrow Agent

March 8, 1971
REGISTRATION NO. 366