

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
KAI KALIHI
Haumana Place & Owene Lane
Kailihi, City and County of Honolulu
REGISTRATION NO. 692

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: July 9, 1974

Expires: August 9, 1975

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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 24, 1974 AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 8, 1974. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, Hawaii Revised Statutes.

1. KAI KALIHI is a fee simple condominium project with a total of 8 duplex townhouse units located in 4 duplex buildings with 2 duplex units in each building in the project.
2. The Developer of the project has submitted to the Commission for examination all the documents deemed necessary for the registration of the condominium project and the issuance of a Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of

Apartment Owners) were executed on May 16, 1974 and were filed with the Bureau of Conveyances, State of Hawaii, on May 30, 1974 in Book 9932, Page 421, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 683407 and noted on Transfer Certificate of Title No. 165,462. A copy of the floor plans has been filed as Condominium Map No. 357 in the Bureau of Conveyances and as Condominium No. 213 in the Office of the Assistant Registrar.

4. No advertising or promotional matter has yet been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The Developer advises the Commission that the four buildings have not been completed and the project is to be sold on a "turn key" basis with no purchasers' funds being utilized for the construction of the improvements.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes and the condominium rules and regulations which relates to the Horizontal Property Regime.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, July 9, 1974, unless a supplemental report is published or the Commission, upon review of the registration issues an order extending the effective period of this report.
8. This Final Public Report is made a part of the registration of KAI KALIHI condominium project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers, and of securing a signed copy of the receipt for the Final Public Report from each purchaser.

NAME OF PROJECT: KAI KALIHI.

LOCATION: The 30,525 square feet of property to be committed to the regime as a fee simple condominium project situated off Haumana Place and Owene Lane, in Kalihi, City and County of Honolulu, State of Hawaii.

TAX KEY: FIRST DIVISION 1-3-12-82, 121, 122 and 123.

ZONING: R-7 (Urban Residential).

DEVELOPER: The developer is Kaluanui Ventures, a Hawaii registered limited partnership, at 1305 South King Street, Honolulu, Hawaii, authorized to do business in the State of Hawaii. The respective general partners, their officers and their addresses of the limited partnership are stated as follows:

WINDWARD DEVELOPMENT, INC.

George H. Sakoda	President-Treasurer	1305 South King Street Honolulu, Hawaii 96814
Hiroshi Sakai	Vice President- Secretary	810 Richards Street Honolulu, Hawaii 96813

J. T. INVESTMENT & LEASING, INC.

Jitsuichi Tamashiro	President-Treasurer	Section II, Sand Island Access Road Honolulu, Hawaii 96819
Jitsuo Tamashiro	Vice President	Section II, Sand Island Access Road Honolulu, Hawaii 96819
Wendy H. Tamashiro	Secretary	Section II, Sand Island Access Road Honolulu, Hawaii 96819

INDIVIDUAL GENERAL PARTNERS:

George H. Sakoda	1305 South King Street, Honolulu, Hawaii 96814
Jitsuichi Tamashiro	Section II, Sand Island Access Road, Honolulu, Hawaii 96819

ATTORNEY REPRESENTING DEVELOPER: Hiroshi Sakai, Suite 602, 810 Richards Street, Honolulu, Hawaii, 96813. Telephone 531-4171.

DESCRIPTION: The Declaration of Horizontal Property Regimes reflects that the project is to consist of 30,525 square feet of land located off Haumana Place and Owene Lane at Kalihi, City and County of Honolulu, State of Hawaii, which consists of Parcel 3, 4, 5 and 6. Haumana Place presently owned by developer is expected to be dedicated to the City and County of Honolulu. The project will consist of 4 wood frame duplex buildings and garages located therein to be constructed in accordance with plans certified to by Robert K. K. Pang, Engineer. The project is divided into four parcels and located on Parcel 3 is Duplex Unit 3, the structure of which is two stories in height and contains two apartments. Located on Parcel 4 there is a duplex unit, the structure of which is two stories in height and contains two apartments. Located on Parcel 5 there is a structure of two stories in height containing two apartments. Located on Parcel 6 there is a structure of two stories in height containing two apartments. Each of the units is a two story townhouse unit with a two-car garage located on the ground floor.

DESCRIPTION OF DUPLEX UNIT:

a. Duplex Unit No. 3. The Duplex Unit No. 3 structure is two stories in height and contains two apartments. Each apartment contains 1,846 square feet and a two-car garage of 418 square feet including laundry and storage area. Each apartment consists of a two-car garage, three bedrooms, one bathroom, laundry and storage area on the ground floor, a living-dining

room, kitchen, three bedrooms and one and one-half bathroom on the second floor. The apartments are numbered 3A and 3B and are located on Parcel 3 as depicted on the Condominium Map. Each apartment has immediate access to the outdoor common elements through the garage and steps from the ground to the second floor. Each unit has access over a driveway leading to Owene Lane, a public street.

b. Duplex Unit No. 4. The Duplex Unit No. 4 structure is two stories in height and contains two apartments. Unit 4A contains 1,892 square feet and a two-car garage of 380 square feet. Unit 4B contains an area of 1,761 square feet and a two-car garage of 447 square feet. Each apartment consists of a two-car garage, storage and laundry room, three bedrooms and a bathroom on the ground floor and living-dining room, kitchen, three bedrooms and one and one-half bathroom on the second floor. The apartments are numbered 4A and 4B and are located on Parcel 4 as depicted on the Condominium Map. Each apartment has immediate access to the outdoor common elements through the garage and steps from the ground to the second floor. Each unit has access over a driveway leading to Haumana Place.

c. Duplex Unit No. 5. The Duplex Unit No. 5 structure is two stories in height and contains two apartments. Each apartment contains 1,808 square feet and a two-car garage of 440 square feet. Each apartment consists of a two-car garage, three bedrooms, one bathroom, laundry and storage area on the ground floor and a living-dining room, kitchen, three bedrooms and one and one-half bathroom on the second floor. The apartments are numbered 5A and 5B and are located on Parcel 5 as depicted on the Condominium Map. Each apartment has immediate access to the outdoor common elements through the garage and steps from the ground to the second floor. Unit 5A has access over a driveway to Haumana Place and Unit 5B has access over a driveway to Owene Lane.

d. Duplex Unit No. 6. The Duplex Unit No. 6 structure is two stories in height and contains two apartments. Unit 6A contains 1,873 square feet and a two-car garage of 513 square feet. Unit 6B contains 1,704 square feet and a two-car garage of 405 square feet. Unit 6A consists of a two-car garage, three bedrooms, one and one-half bathroom, laundry and storage area on the ground floor and living-dining room, kitchen, three bedrooms, one and one-half bathroom on the second floor. Unit 6B has the same description as to rooms as Unit 6A except that there is one bathroom only on the ground floor. The apartments are numbered 6A and 6B and are located on Parcel 6 as depicted on the Condominium Map. Each apartment has immediate access to the outdoor common elements through the garage and steps from the ground to the second floor. Each unit has access over a driveway leading to Haumana Place.

THE NUMBER AND LOCATION OF UNITS: Apartments 3A and 3B are located on Parcel 3 in Duplex Unit No. 3. Apartments 4A and 4B are located on Parcel 4 in Duplex Unit No. 4. Apartments 5A and 5B are located on Parcel 5 in Duplex Unit No. 5. Apartments 6A and 6B are located on Parcel 6 and in Duplex Unit No. 6.

Each apartment has immediate access to the outdoor common elements through the garage on the ground floor and steps from the ground to the second floor.

COMMON ELEMENTS: The common elements for the project include:

a. All ducts, electrical equipment, wiring, sewer, power, light, water, telephone and any other central and appurtenant installation.

b. All other parts of the project existing for the common use as is necessary to the existence, maintenance and safety of the project.

COMMON ELEMENTS AND LIMITED COMMON ELEMENTS FOR VARIOUS PARCELS:

a. Apartments 4A, 4B, 5A, 6A and 6B. The undivided roadway easement over Haumana Place for Apartments 4A, 4B, 5A, 6A and 6B which will be Haumana Place and the Grantor reserves all rights to convey Haumana Place to any governmental or other authority as a right-of-way easement and all rights of easement in said Haumana Place shall automatically terminate when the Grantor conveys the same to any governmental authority for a public right of way.

b. Duplex Unit No. 3. The common elements for Duplex Unit No. 3 is Parcel 3 and the party wall between the apartments and the AC driveway leading into Owene Lane. The portion of the parcel in which Apartment 3A is located and the land to the left of the party wall and the dotted boundary line up to the AC driveway on the front corner of Unit 3A are the limited common elements appurtenant to said Apartment 3A. The portion of the parcel in which Apartment 3B is located and the land to the right of the party wall and the boundary line up to the AC driveway which is the front corner of Apartment 3B are the limited common elements appurtenant to said Apartment 3B.

c. Duplex Unit No. 4. The common elements for Duplex Unit No. 4 is Parcel 4 and the party wall between the apartments and the AC driveway. The portion of the parcel in which Apartment 4A is located and the land to the lower portion of the party wall up to the lower boundary line of the AC driveway for Unit 4A is a limited common element appurtenant to said Apartment 4A. The portion of the parcel in which the Apartment 4B is located and the land to the upper portion of the party wall up to the upper boundary line of the AC driveway is a limited common element appurtenant to said Apartment 4B.

d. Duplex Unit No. 5. The common elements for Duplex Unit No. 5 is Parcel 5 and the party wall between the apartments. The portion of the parcel in which Apartment 5A is located and the land to the left side of the party

wall and the dotted boundary line including the AC driveway is the limited common element appurtenant to said Apartment 5A. The portion of the parcel which Apartment 5B is located and the land to the right of the party wall and the dotted boundary line including the AC driveway is the limited common element appurtenant to said Apartment 5B.

e. Duplex Unit No. 6. The common elements for Duplex Unit No. 6 is Parcel 6 and the party wall between the apartments and the AC driveway. The portion of the parcel in which Apartment 6A is located and the land on the left of the party wall which includes land abutting Unit 6A as well as the land in the upper left-hand corner of the parcel is a limited common element appurtenant to said Apartment 6A. The portion of the parcel in which Apartment 6B is located and the land to the right of the party wall and the dotted boundary line is a limited common element appurtenant to said Apartment 6B.

PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS:

Each apartment shall have an undivided 1/8th fractional interest in the common elements specified above.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: Each apartment shall be used for residential apartment uses in accordance with the terms of the Declaration and By-Laws 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, laws made by the Board of Health, and any governmental authority of the municipal, state and federal governmental applicable to the premises.

OWNERSHIP OF TITLE: Kaluanui Ventures, a Hawaii registered limited partnership of 1305 South King Street, Honolulu, Hawaii, is the fee owner of the subject property.

A copy of the title search as of May 30, 1974 issued by Long & Melone, Ltd. certifies that the fee simple title to the land is vested as aforesaid.

ENCUMBRANCES AGAINST TITLE: Said Long & Melone, Ltd.'s title search notes that the following are encumbrances against the property:

1. Mortgage dated December 21, 1973 to secure the sum of \$496,000.00 in favor of Real Estate Finance Corporation, filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii as Document No. 663165 and also recorded in the Bureau of Conveyances of the State of Hawaii in Book 9677, Page 276. The Mortgage was assigned from Real Estate Finance Corporation on January 3, 1974 to Pacific Standard Life Insurance Company which Assignment was filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii as Document No. 663166 and also recorded in the Bureau of Conveyances of the State of Hawaii in Book 9677, Page 285.
2. As to Lot 42 only:
There is Easement "F" for sanitary sewer purposes, area 1,618 square feet for sanitary sewer purposes as set

forth in Map 7 of Land Court Application No. 1287 over and across Lot 42 as shown on Map 7 of Land Court Application 1287 and denominated as Parcel 4 in the project and the Condominium Map.

3. As to Lot 2 (part of Haumana Place) and Lots A and B only: Reservation in favor of the State of Hawaii of all mineral and metallic mines as to Lots A and B which are parts of Parcels 5 and 6 respectively.
4. Declaration of Horizontal Property Regime filed as Land Court Document No. 683407, and also recorded in the Bureau of Conveyances in Book 9913, Page 421, including Condominium Maps No. 213 and 357, respectively.
5. Real property taxes for the second half of fiscal year 1973-1974 are due and owing.

PURCHASE MONEY HANDLING: There is no escrow agreement as such. Each purchaser shall make arrangements to finance his own apartment and a purchaser's fund shall be placed in the clients' trust account at Long & Melone Escrow Company, Ltd. There is an interim construction loan to finance the improvements and there will be the release of units as they are sold.

According to the Sales Contract, the Seller is selling the apartment on a completed basis, and the Buyer is to examine and accept the unit on an "as is" condition. The Buyer is to further acknowledge that the physical construction of the apartment will control over any building or construction plans. Seller does not make any warranty or representation as to what the apartment is.

ARCHITECTURAL CONTROL: No building, fence, wall or other structure shall be commenced, erected, or maintained upon any of the parcels nor shall any exterior addition to, or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association or by an architectural committee composed of three or more representatives appointed by the Board. In the event said Board or its designated committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this provision will be deemed to have been fully complied with.

MANAGEMENT AND OPERATION: The Declaration discloses that administration of the project shall be vested in the Association of Apartment Owners. The initial managing agent is J. V. Management Corporation of Suite 1810, Financial Plaza of the Pacific, Honolulu, Hawaii.

STATUS OF PROJECT: The developer advises the Real Estate Commission that the construction of the buildings have commenced and the sale will be of the completed apartment units which is anticipated in September 1, 1974.

The purchaser or prospective purchaser shall be cognizant of the fact that this public report represents information disclosed by the

developer in the required Notice of Intention submitted May 24, 1974 and information subsequently filed as of July 8, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 692 filed with the Commission on July 8, 1974.

This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock must be white in color.



(FOR) DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

July 9, 1974

REGISTRATION NO. 692