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

KAIMUKI PROFESSIONAL BUILDING
1109 12th Avenue
Honolulu, Hawaii

REGISTRATION NO. 905

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: June 16, 1977
Expires: July 16, 1978

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 13, 1977, AND INFORMATION SUBSEQUENTLY FILED AS OF JUNE 13, 1977. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES AS AMENDED.

1. KAIMUKI PROFESSIONAL BUILDING is a fee simple condominium project consisting of one two-story building containing a total of six (6) office units.

2. This Final Public Report is made a part of registration on the KAIMUKI PROFESSIONAL BUILDING condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers. The securing of a signed copy of the receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also a responsibility of the Developer.

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

4. The basic documents (Declaration of Horizontal Property Regime with By-Laws of the Apartment Owners and Exhibit A attached thereto) were filed with the Bureau of Conveyances on April 12, 1977, recorded in Liber 12121, Page 173. The Registrar has designated Condominium Map No. 495 to the project.

5. No advertising and promotional material has been submitted to the Commission. The Developer advises the Commission that in the event any advertising or promotional matter shall be used, it will first be submitted prior to public exposure.

6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, June 16, 1977, unless a Supplementary Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this Report.

NAME OF PROJECT: KAIMUKI PROFESSIONAL BUILDING

LOCATION: The approximately 2,450 square feet in fee simple committed to the regime is situate at 1109 12th Avenue, Honolulu, Hawaii. The property consists of one lot and is roughly rectangular in shape, having approximately 35 feet along 12th Avenue. The location is considered to be at the center of Kaimuki's business district and within the Honolulu Metropolitan area. It is near financial institutions, retail and service-oriented businesses, and is adjacent to a city metered parking lot.

TAX KEY: First Taxation Division, State of Hawaii 3-2-06-31

ZONING: B-2 Community Business

DEVELOPER: Developers are Donald Tong Loy Ching, Robert Shinobu Kikawa, Donald Yoshio Miura, Edward Sullam Harry Takashi Terada and Steven Tyau, present owners as Tenants in Common of the project. Their agent is Rex S. Kuwasaki, Suite 1885 Pacific Trade Center, Honolulu, Hawaii 96813, telephone: 524-5211.

ATTORNEY REPRESENTING DEVELOPER: Mr. Louis B. Blissard, Suite 1885 Pacific Trade Center, Honolulu, Hawaii 96813, telephone: 537-5942.

DESCRIPTION: The building was completed in 1961. The Declaration of Horizontal Property Regime reflects that the project consists of one (1) two-story office building with no basement, constructed principally of reinforced concrete, containing six (6) office units, all situated on 2,450 square feet of fee simple land hereinbefore described. There are three (3) offices on each floor. Each office unit is partitioned into smaller examination and work rooms.

The offices are numbered from Ewa to Kokohead, the offices on the

first floor being numbered 1, 2 and 3, and on the second floor 4, 5 and 6.

The offices have total floor areas as follows:

Suite	Floor	Floor Area
1	1st	320 sq. ft
2	1st	500 sq. ft
3	1st	683 sq. ft
4	2nd	572 sq. ft
5	2nd	528 sq. ft
6	2nd	528 sq. ft

All offices are located as shown on the Condominium Map filed in the office of the Registrar of Conveyances. Purchasers should review the map to ascertain the size of the office area. All offices have access either directly or through stairs and landing areas and all such means of access are common elements.

COMMON ELEMENTS: The Declaration reflects that the common elements include all other portions of the land and improvements other than the offices themselves as described in said Declaration.

Such common elements shall specifically include, but shall not be limited to, the following:

(a) The land above described, the foundations, supporting columns, main walls, floors, framing, roof, stairways, and communication ways of the building;

(b) The compartments or installations of all central services such as power, light, cold and hot water, air conditioning, drainage pipes, and all utility lines wherever located and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building;

(c) Air-conditioning room (No. 102) located just off the 12th Avenue end of the building;

(d) Storage rooms (Nos. 103 and 203) on the first and second floors respectively;

(e) The two stairways situated at either end of the building;

(f) Separate men and women toilets on each floor;

(g) Janitor rooms on the Diamond Head end of the corridors of each floor;

(h) Utility room under the Ewa stairway of the building.

INTEREST TO BE CONVEYED TO PURCHASER: The percentage of undivided interest in the common elements appertaining to each unit, including voting is 16.66666%.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration states that the building shall at all times be used as an office building or for any lawful purpose.

Developer advises that every office unit owner shall have the absolute right to lease their respective units subject to the limitations, restrictions, covenants and conditions set forth and as they may be from time to time duly amended in the Declarations, the By-Laws of the Association of Apartment Owners or in any office lease.

OWNERSHIP OF THE LAND: According to a title report prepared by Title Guaranty of Hawaii dated May 16, 1977, by Assignment and Assumption Agreement dated September 20, 1976, recorded in the Bureau of Conveyances at Honolulu on September 23, 1976, in Liber 11693 at Page 433, the property was conveyed in fee simple to the above-named developers.

ENCUMBRANCES AGAINST TITLE: Said title report dated May 16, 1977 reflects the following encumbrances against title:

1. Mortgage dated October 30, 1961, recorded in the Bureau of Conveyances of the State of Hawaii in Book 4159, Page 409, made by Kaimuki Professional Building, Inc. to John Hancock Mutual Life Insurance Company. Note: the developer has advised the Commission that this mortgage will be amortized in December, 1977.

2. Said Declaration and By-Laws heretofore mentioned.

3. For Real Property Taxes as may be due and owing, a check should be made with the Tax Assessor for the First Division.

FINANCING OF PROJECT: The Developer advises that there will be no money transactions involved in the initial conveying of units inasmuch as the present owners intend to convey the Horizontal Property Regime units to themselves. The interests to be conveyed will approximate the interests now held by each of the present owners.

MANAGEMENT AND OPERATIONS: There will be no manager of the building and the project will be managed by the directors elected in accordance with the By-Laws.

STATUS OF THE PROJECT: The project has been completed and occupied as an office building since 1961. The architect has certified that the building is a conforming use and could, if destroyed, be rebuilt.

The 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 13, 1977, and information subsequently filed as of June 13, 1977.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 905 filed with the Commission on April 13, 1977.

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

Ah Kau Young

AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Department of Taxation
Bureau of Conveyances
Planning Department, City
& County of Honolulu
Federal Housing Administration

Registration No. 905
June 16, 1977