

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
PRINCESS LEILANI
1561 Kanunu Street
Honolulu, Hawaii

REGISTRATION NO. 212

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.

Issued: September 20, 1968

Expires: October 20, 1969

SPECIAL ATTENTION

A comprehensive reading of the report by prospective purchasers is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 2, 1968 AND INFORMATION SUBSEQUENTLY FILED SEPTEMBER 12, 1968. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. PRINCESS LEILANI is a proposed fee simple condominium project consisting of one hundred and thirty-six (136) dwelling units. There will be two hundred and twenty-eight (228) parking stalls available.
2. The Developer of said project has filed all documents and material deemed essential by the Commission for the registration of this proposed condominium project.
3. Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission has been submitted as part of this registration.

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 ACT 244, effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
5. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, September 20, 1968, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: PRINCESS LEILANI

LOCATION: The approximate 38,956 square feet, in fee simple land, to be committed to the regime is situate in the fifteen hundred block of Kanunu Street, between Kaheka Street and Keeaumoku Street, at Pawa Kai, Honolulu, Island of Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-3-21-20, 21 and 22

ZONING: General Business

DEVELOPER: ALCHING, INC., Suite "A", 1610 Kanunu Street, Honolulu, Hawaii. Telephone 949-3902. A Hawaii corporation registered with the Director of Regulatory Agencies, State of Hawaii, on September 22, 1967. The officers are:

Alfred Ching	President and Director	4150 Papu Circle Honolulu, Hawaii
Alan Y. S. Ching	Vice President and Director	4150 Papu Circle Honolulu, Hawaii
Edith T. Ching	Secretary-Treasurer	4150 Papu Circle Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Mr. Elton H. Sakamoto, Room 404, Central Pacific Bank Building, 1019 Smith Street, Honolulu, Hawaii 96817. Telephone 562-271.

DESCRIPTION: The apartment building to be constructed on the land will be twenty (20) stories, containing 136 apartments, constructed of reinforced concrete, steel, glass and allied building materials, integrated walls, columns, supports and parking facilities. There will be six (6) parking levels situated on the first three floors, together with 17 typical apartment floors situated on the 4th to 21st floor (13th floor is omitted and it is numbered 14th floor). Apartments - 136 total units consisting of 68 two-bedroom units with living-dining room, kitchen, foyer and 2-1/3 baths of approximately 1,235 square feet of total area each and 68 three-bedroom units with living-dining room, kitchen, foyer and 2-1/3 baths, of approximately 1,640 square feet of total area each, plus a Manager's office-apartment on the ground floor. Parking - 228 stalls on six (6) level three-story parking garage, of which a section of the ground floor will be devoted to visitor parking with 10 stalls. Elevators - two Westinghouse automatic elevators with a capacity of 2,500 pounds. Tenant Storage - storage areas located on parking decks of ground floor and on apartment floors. There will be an intercom system in each apartment, master television antenna system, closed circuit television from each apartment to the front entrance and playground, central air conditioning of all apartments, front entrance electric lock and intercom system; all foyers and entrances will be locked for security.

Space Distribution - First (ground) Floor: Contains lobby, mailroom, swimming pool and related toilet facilities and sauna baths, recreation rooms, Manager's office-apartment, and parking stalls and storage spaces on lower and upper levels.

Parking Level - Second Floor: Contains parking stalls on lower and upper levels.

Parking Level - Third Floor: Contains parking stalls on lower and upper levels.

All apartments will be located as shown on the condominium map to be filed in the office of the recording officer. Each of the 4th through 21st floors (13th floor is omitted and it is numbered 14th) will be bisected by a corridor running Diamond Head to Ewa to which every apartment will have immediate access. The apartment numbers will run Diamond Head to Ewa, odd numbers along the mauka side and even numbers on the makai side of the corridor. The last two digits of each apartment will indicate the location of the apartment on the floor, and the digit or digits preceding the last two digits will indicate the floor on which the apartment will be located. For example, Apartment 401 will be at the mauka-Diamond Head end of the 4th floor and Apartment 2108 will be located on the makai-Ewa end of the 21st floor.

Each apartment and the area thereof, the number of bedrooms therein, its appurtenant parking stall or stalls and interest in the common elements, are as follows:

<u>Apt.</u>	<u>Apartment Designation</u>	<u>Parking Stalls</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Lanai</u>	<u>Interest in Common Elements</u>
401	2-bedroom	B-44	1235	1086	149	.70
402	2-bedroom	B-43	1235	1086	149	.70
403	3-bedroom	A-2, E-2*	1640	1345	295	.77
404	3-bedroom	D-1*, D-2*	1640	1345	295	.77
405	3-bedroom	A-1, E-1*	1640	1345	295	.77
406	3-bedroom	D-22*, D-23*	1640	1345	295	.77
407	2-bedroom	B-42	1235	1086	149	.70
408	2-bedroom	B-41	1235	1086	149	.70
501	2-bedroom	C-25	1235	1086	149	.70
502	2-bedroom	C-24	1235	1086	149	.70
503	3-bedroom	D-29, D-18*	1640	1345	295	.77
504	3-bedroom	D-28, D-19*	1640	1345	295	.77
505	3-bedroom	D-27, D-20*	1640	1345	295	.77
506	3-bedroom	D-26, D-21*	1640	1345	295	.77
507	2-bedroom	C-23	1235	1086	149	.70
508	2-bedroom	C-3	1235	1086	149	.70
601	2-bedroom	A-25	1235	1086	149	.70
602	2-bedroom	A-26	1235	1086	149	.70
603	3-bedroom	D-33, D-14*	1640	1345	295	.77
604	3-bedroom	D-32, D-15*	1640	1345	295	.77
605	3-bedroom	D-31, D-16*	1640	1345	295	.77
606	3-bedroom	D-30, D-17*	1640	1345	295	.77
607	2-bedroom	A-27	1235	1086	149	.70
608	2-bedroom	A-28	1235	1086	149	.70
701	2-bedroom	A-16	1235	1086	149	.70
702	2-bedroom	A-15	1235	1086	149	.70
703	3-bedroom	D-37, D-6*	1640	1345	295	.77
704	3-bedroom	D-36, D-7*	1640	1345	295	.77
705	3-bedroom	D-35, D-8*	1640	1345	295	.77
706	3-bedroom	D-34, D-13*	1640	1345	295	.77
707	2-bedroom	A-23	1235	1086	149	.70
708	2-bedroom	A-24	1235	1086	149	.70

<u>Apt.</u>	<u>Apartment Designation</u>	<u>Parking Stalls</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Lanai</u>	<u>Interest in Common Elements</u>
801	2-bedroom	A-20	1235	1086	149	.70
802	2-bedroom	A-19	1235	1086	149	.70
803	3-bedroom	E-46, E-5*	1640	1345	295	.77
804	3-bedroom	D-40, D-3*	1640	1345	295	.77
805	3-bedroom	D-39, D-4*	1640	1345	295	.77
806	3-bedroom	D-38, D-5*	1640	1345	295	.77
807	2-bedroom	A-18	1235	1086	149	.70
808	2-bedroom	A-17	1235	1086	149	.70
901	2-bedroom	C-2	1235	1086	149	.70
902	2-bedroom	C-1	1235	1086	149	.70
903	3-bedroom	E-42, E-9*	1640	1345	295	.77
904	3-bedroom	E-43, E-8*	1640	1345	295	.77
905	3-bedroom	E-44, E-7*	1640	1345	295	.77
906	3-bedroom	E-45, E-6*	1640	1345	295	.77
907	2-bedroom	A-22	1235	1086	149	.70
908	2-bedroom	A-21	1235	1086	149	.70
1001	2-bedroom	B-22	1235	1086	149	.70
1002	2-bedroom	B-23	1235	1086	149	.70
1003	3-bedroom	E-38, E-13*	1640	1345	295	.77
1004	3-bedroom	E-39, E-12*	1640	1345	295	.77
1005	3-bedroom	E-40, E-11*	1640	1345	295	.77
1006	3-bedroom	E-41, E-10*	1640	1345	295	.77
1007	2-bedroom	B-24	1235	1086	149	.70
1008	2-bedroom	B-25	1235	1086	149	.70
1101	2-bedroom	B-5	1235	1086	149	.70
1102	2-bedroom	B-6	1235	1086	149	.70
1103	3-bedroom	E-34, E-17*	1640	1345	295	.77
1104	3-bedroom	E-35, E-16*	1640	1345	295	.77
1105	3-bedroom	E-36, E-15*	1640	1345	295	.77
1106	3-bedroom	E-37, E-14*	1640	1345	295	.77
1107	2-bedroom	B-7	1235	1086	149	.70
1108	2-bedroom	B-8	1235	1086	149	.70
1201	2-bedroom	B-1	1235	1086	149	.70
1202	2-bedroom	B-2	1235	1086	149	.70
1203	3-bedroom	E-30, E-21*	1640	1345	295	.77
1204	3-bedroom	E-31, E-20*	1640	1345	295	.77
1205	3-bedroom	E-32, E-19*	1640	1345	295	.77
1206	3-bedroom	E-33, E-18*	1640	1345	295	.77
1207	2-bedroom	B-3	1235	1086	149	.70
1208	2-bedroom	B-4	1235	1086	149	.70
1401	2-bedroom	B-28	1235	1086	149	.70
1402	2-bedroom	B-27	1235	1086	149	.70
1403	3-bedroom	E-26, E-25*	1640	1345	295	.77
1404	3-bedroom	E-27, E-24*	1640	1345	295	.77
1405	3-bedroom	E-28, E-23*	1640	1345	295	.77
1406	3-bedroom	E-29, E-22*	1640	1345	295	.77
1407	2-bedroom	B-26	1235	1086	149	.70
1408	2-bedroom	B-21	1235	1086	149	.70
1501	2-bedroom	B-32	1235	1086	149	.70
1502	2-bedroom	B-31	1235	1086	149	.70
1503	3-bedroom	A-5, A-6	1640	1345	295	.77
1504	3-bedroom	A-3, A-4	1640	1345	295	.77
1505	3-bedroom	A-37, A-38	1640	1345	295	.77
1506	3-bedroom	A-39, A-40	1640	1345	295	.77
1507	2-bedroom	B-30	1235	1086	149	.70
1508	2-bedroom	B-29	1235	1086	149	.70

<u>Apt.</u>	<u>Apartment Designation</u>	<u>Parking Stalls</u>	<u>Gross Area</u>	<u>Living Area</u>	<u>Lanai</u>	<u>Interest in Common Elements</u>
1601	2-bedroom	B-36	1235	1086	149	.70
1602	2-bedroom	B-35	1235	1086	149	.70
1603	3-bedroom	A-14, A-13	1640	1345	295	.77
1604	3-bedroom	A-12, A-11	1640	1345	295	.77
1605	3-bedroom	A-10, A-9	1640	1345	295	.77
1606	3-bedroom	A-8, A-7	1640	1345	295	.77
1607	2-bedroom	B-34	1235	1086	149	.70
1608	2-bedroom	B-33	1235	1086	149	.70
1701	2-bedroom	B-40	1235	1086	149	.70
1702	2-bedroom	B-39	1235	1086	149	.70
1703	3-bedroom	A-29, A-30	1640	1345	295	.77
1704	3-bedroom	A-31, A-32	1640	1345	295	.77
1705	3-bedroom	A-33, A-34	1640	1345	295	.77
1706	3-bedroom	A-35, A-36	1640	1345	295	.77
1707	2-bedroom	B-38	1235	1086	149	.70
1708	2-bedroom	B-37	1235	1086	149	.70
1801	2-bedroom	B-17	1235	1086	149	.70
1802	2-bedroom	B-18	1235	1086	149	.70
1803	3-bedroom	C-22, C-21	1640	1345	295	.77
1804	3-bedroom	C-20, C-19	1640	1345	295	.77
1805	3-bedroom	C-10, C-9	1640	1345	295	.77
1806	3-bedroom	C-8, C-7	1640	1345	295	.77
1807	2-bedroom	B-19	1235	1086	149	.70
1808	2-bedroom	B-20	1235	1086	149	.70
1901	2-bedroom	B-13, D-24*	1235	1086	149	.70
1902	2-bedroom	B-14, D-25*	1235	1086	149	.70
1903	3-bedroom	C-18, C-17	1640	1345	295	.77
1904	3-bedroom	C-16, C-15	1640	1345	295	.77
1905	3-bedroom	C-14, C-13	1640	1345	295	.77
1906	3-bedroom	C-12, C-11	1640	1345	295	.77
1907	2-bedroom	B-15, E-4*	1235	1086	149	.70
1908	2-bedroom	B-16, E-3*	1235	1086	149	.70
2001	2-bedroom	B-9, D-9*	1235	1086	149	.70
2002	2-bedroom	B-10, D-10*	1235	1086	149	.70
2003	3-bedroom	C-26, C-27	1640	1345	295	.77
2004	3-bedroom	C-28, C-29	1640	1345	295	.77
2005	3-bedroom	C-38, C-39	1640	1345	295	.77
2006	3-bedroom	C-40, C-41	1640	1345	295	.77
2007	2-bedroom	B-11, D-11*	1235	1086	149	.70
2008	2-bedroom	B-12, D-12*	1235	1086	149	.70
2101	2-bedroom	C-42, D-45*	1235	1086	149	.70
2102	2-bedroom	C-43, D-44*	1235	1086	149	.70
2103	3-bedroom	C-30, C-31	1640	1345	295	.77
2104	3-bedroom	C-32, C-33, C-4	1640	1345	295	.77
2105	3-bedroom	C-34, C-35	1640	1345	295	.77
2106	3-bedroom	C-36, C-37, D-41*	1640	1345	295	.77
2107	2-bedroom	C-6, D-43*	1235	1086	149	.70
2108	2-bedroom	C-5, D-42*	1235	1086	149	.70

*Open parking stalls.

All apartments have access to the main corridor of the building on each floor, and each shall have an undivided percentage interest ownership in all common elements as hereinabove shown.

COMMON ELEMENTS: The common elements will include the limited common elements described in the Declaration and all other portions of the land and improvements other than the apartments, including the apartment building, the land on which it is located, and all elements mentioned in the Horizontal Property Act which are actually constructed on the land described herein, and specifically shall include, but shall not be limited to: (a) Said land in fee simple; (b) The foundations, columns, girders, beams, supports, bearing walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes and entrances and exits of the building; (c) The basements, flat roofs, yards, gardens, recreational facilities (including swimming pool, pool deck, recreation rooms, sauna baths, toilet and shower facilities), parking areas and storage spaces; (d) The premises for the lodging or use of the manager employed for the operation of the property; (e) Central and appurtenant installations for services, such as power, light, telephone, hot and cold water, heating, refrigeration, air conditioning, close circuit TV, television antenna and trash disposals; (f) The elevators, tanks, pumps, motors, fans, compressors, ducts, and in general, all apparatus and installations existing for common use; and (g) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements are set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows: (a) One (1) parking space for a 2-bedroom apartment situate on the 4th to the 18th floor, two (2) parking spaces for a 2-bedroom apartment situate on the 19th and 21st floors, two (2) parking spaces for a 3-bedroom apartment, excepting apartments 2104 and 2106 which will have three (3) parking spaces, all as designated on said condominium map by a letter(s) and number(s), and further designated in Exhibit "A" as appurtenant to particular apartments, shall be appurtenant to and for the exclusive use of such apartment. Parking spaces not so designated (10 spaces) shall be a common element for guest parking; (b) Each entry hallway above the third floor adjoining an apartment or apartments shall be appurtenant to and for the exclusive use of such apartment or apartments which it adjoins; (c) The corridors and elevator lobbies on each apartment level above the third level are restricted for the use of the apartment owners living on each level; (d) The storage closets on each level are restricted for the use of the apartment owners living on each level.

INTEREST TO BE CONVEYED PURCHASER: The percentage of undivided interest in the common elements appertaining to each apartment are as set forth under the subject heading "DESCRIPTION."

PURPOSE OF THE BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration states that the building shall at all times be occupied and used as a residential apartment building, and each of the apartments in said building, other than the Manager's office-apartment on the ground floor, shall be used as a single family residence and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which purposes are defined respectively, as (a) rental for any period less than ninety (90) days, or (b) rental under which the occupants of the apartment are provided such customary hotel services as room services for food and beverages, maid services, laundry and linen, or bell boy services. Except for rentals for transient or hotel purposes, the apartment owners shall have the absolute right to lease their apartments subject to the limitations, restrictions, covenants, and conditions continued in the Declaration or the By-Laws of the Association of Apartment Owners or in any apartment lease.

OWNERSHIP TO TITLE: On September 20, 1968 the Developer disclosed that Alching, Inc., is vested with the fee of the land committed to the regime. A photostatic copy of the Warranty Deed, executed July 9, 1968, from Kapiolani Boulevard Lands, Inc., "Grantor" to Alching, Inc., "Grantee," as filed in the Office of the Assistant Registrar of the Land Court with Land Court Consolidation No. 83 of Kapiolani Boulevard Lands, Inc., has been submitted as part of this registration. Said parcel of land being all of the land described in Transfer Certificate of Title No. 122,788 issued to Alching, Inc.

ENCUMBRANCES AGAINST TITLE: Mortgage - in favor of Bank of Hawaii in the amount of four million six hundred sixty thousand nine hundred dollars (\$4,660,900.00), by Alching, Inc., a Hawaii corporation and executed August 30, 1968 has been made a part of this registration. As of the date of this Preliminary Public Report said Mortgage has not been recorded in the office of the recording officer.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement, dated August 30, 1968, identifies the Bank of Hawaii as "Escrow." On examination the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 170A, Revised Laws of Hawaii, and particularly Sec. 170A-33. and Sec. 170A-33.1 through 170A-33.5 as incorporated in the Horizontal Property Act through ACT 244 (L. 1967) effective June 6, 1967.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Sales 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: No management contract has been submitted as part of this registration. The proposed By-Laws of Association of Apartment Owners place the power and duty with the Board of Directors to properly administer the affairs of the project. The Board of Directors is specifically empowered to employ a responsible managing agent to manage and control the property. The initial managing agent is identified as Alching, Inc., and its term shall expire one year after at least 50% of the apartments in the building are first occupied by the Apartment Owners or at such time prior thereto as it shall submit its resignation to the Board of Directors.

STATUS OF PROJECT: Construction on the project commenced April 1, 1968. The Developer advises that the building will be completed for occupancy on or about October 15, 1969. A standard Form of Agreement Between Owner and Contractor (AIA Document A 101) has been executed July 22, 1968 and the Contractor is identified therein as Al Ching, Ltd., P. O. Box 834, Agana, Guam.

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 July 2, 1968 and additional information subsequently filed September 20, 1968.

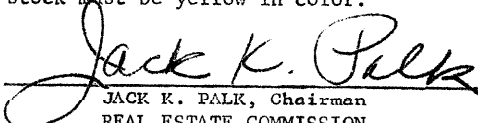
This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 212 filed with the Commission on July 2, 1968.

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

REB:va

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ESCROW AGENT


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

September 20, 1968
Registration No. 212

