

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
KEALANI
2533 Ala Wai Boulevard
Honolulu, Hawaii

REGISTRATION NO. 213

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 11, 1968 AND INFORMATION SUBSEQUENTLY FILED SEPTEMBER 9, 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. KEALANI is a proposed fee simple condominium project consisting of fifty-three (53) dwelling units.
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 not been submitted as part of this registration.

4. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder 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: KEALANI

LOCATION: The 2533 Ala Wai Boulevard site is approximately in the middle of the block on the makai side of Ala Wai Boulevard between Ohua Avenue and Paoakalani Avenue at Waikiki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-6-25-37

ZONING: Hotel-Apartment

DEVELOPER: KEALANI, a general partnership, Room 314, 1451 South King Street, Honolulu, Hawaii. Telephone 949-8202. The Notice of Intention identifies the General Partners as:

JOHN M. K. HAN and ALICE C. S. HAN

ATTORNEY REPRESENTING DEVELOPER: Hiroshi Sakai, 810 Richards Street, Honolulu, Hawaii. Telephone 514-171.

DESCRIPTION: The building and improvements to be constructed is a fifteen-story reinforced concrete apartment building, together with a concrete basement, making it sixteen stories, covering a ground space of about 14,400 square feet; there will be 52 two-bedroom apartment units and 1 penthouse apartment unit. The basement contains 27 parking stalls, trash rooms, transformer vaults, pump room, fan room, and storage rooms. The first floor contains 26 parking stalls, toilet, storage room, lobby area, mail room, janitor's room, and a swimming pool. Each apartment unit shall have the exclusive use of a designated parking stall of about 170 square feet. Each floor save for the first and penthouse shall contain apartments, trash chutes, storage room and lanais. Below the basement there will be an elevator well and two elevators shall service the building. The fifteenth floor consists of a penthouse apartment of three bedrooms, living room, dining room, TV room, den, kitchen, laundry room, dressing room, two and one half baths, covered lanai and an open deck area.

The second through fourteenth floors shall each contain four two-bedroom apartment units for a total of 52 apartment units. Each of the two-bedroom apartment units contains approximately 989 square feet in total area and includes the following rooms: living room, dining room, kitchen, two bedrooms, two baths, closet and lanai of approximately 110 square feet.

The penthouse apartment contains approximately 6,500 square feet and consists of the following rooms: living room, three-bedrooms, two and one half baths, dining room, TV room, den, kitchen, laundry room, storage room, covered lanai and deck.

The numbering of the apartments shall be as follows:

Second Floor:	201, 202, 203, 204
Third Floor:	301, 302, 303, 304
Fourth Floor:	401, 402, 403, 404
Fifth Floor:	501, 502, 503, 504
Sixth Floor:	601, 602, 603, 604

Seventh Floor:	701, 702, 703, 704
Eighth Floor:	801, 802, 803, 804
Ninth Floor:	901, 902, 903, 904
Tenth Floor:	1001, 1002, 1003, 1004
Eleventh Floor:	1101, 1102, 1103, 1104
Twelfth Floor:	1201, 1202, 1203, 1204
Thirteenth Floor:	1401, 1402, 1403, 1404
Fourteenth Floor:	1501, 1502, 1503, 1504
Fifteenth Floor:	Penthouse

Each of said apartments will have immediate access to a lobby area or a corridor approximately 6 feet wide, the total area being approximately 330 square feet. Said hall or corridor being a limited common element for apartment owners on each respective floor.

The penthouse apartment will have immediate access to two elevators and stairway on the north west side of the building.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings including plaster, paint, wallpaper, carpet, floor covering, and all appliances and built-in fixtures.

COMMON ELEMENTS: The Declaration identifies the common elements as:

- (a) The land described herein.
- (b) The foundations, columns, girders, beams, supports, main walls, roof, halls, corridors, stairs, stairways, fire escapes, entrances and exits of the building.
- (c) Flat roof, machine room, service areas, ramps and driveways, parking areas, except parking stalls actually reserved, trash chute and room, and storage room.
- (d) Central and appurtenant installations for services such as power, light, gas, hot and cold water, and like utilities.
- (e) The two elevators, elevator shafts and well and appurtenant installations and apparatus.
- (f) The swimming pool and surrounding area.
- (g) All other parts of the property existing for the common use or necessary to the existence, maintenance and safety of the building.

LIMITED COMMON ELEMENTS: The limited common elements are identified as:

- (a) Corridors and storage closets for the use of each apartment on the respective floors. The apartments ending in "01", "02", "03", and "04" shall have appurtenant thereto storage closets "A", "B", "C", and "D", respectively.

- (b) One parking stall for each apartment, said stalls to be numbered and assigned the same number as each apartment.

INTEREST TO BE CONVEYED PURCHASER: Each two-bedroom apartment, whether owned jointly or singly, shall have appurtenant thereto an undivided 1/54 percentage interest and the penthouse apartment, whether owned jointly or singly, shall have appurtenant thereto an undivided 2/54 percentage interest in and to the land, building and the common elements herein described. For purposes of voting on all matter requiring action by the apartment owners, there shall be one hundred (100) votes; the number of votes being determined by the fifty-two (52) two-bedroom apartments multiplied by one and one penthouse apartment multiplied by two.

USE: Each apartment shall be used only as a place of dwelling unless such other uses are authorized by the association in accordance with the terms of this master deed, 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 or federal government applicable to the premises.

OWNERSHIP TO TITLE: The Developer has submitted as part of the registration two Preliminary Reports from Title Guaranty of Hawaii, Inc., dated August 21, 1968, certifying that Lot 12, area 6,600 square feet and Lot 13, area 6,600 square feet as shown on Map 1 filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii with Land Court Application No. 615 of Charles James McCarthy which is to be committed to the condominium project is vested in John Myung Koo Han and Alice Chung Soon Han, husband and wife, as tenants by the entirety.

The Preliminary Reports further show that Lot D-2, area 1,200 square feet as shown on Map 14, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 615 of Charles J. McCarthy is vested in the State of Hawaii and there is noted therein that Lot D-2 is to be sold to the abutting owners who are John Myung Koo Han and Alice Chung Soon Han whose Lots 12 and 13 are on both sides of Lot D-2; that the sale is as set forth by Land Court Order No. 27207 filed June 26, 1967.

The form of the Master Deed and Declaration reflects the proposed consolidation of Lots 12, 13 and D-2 into Lot 37, area 14,400 square feet.

ENCUMBRANCES AGAINST TITLE: There is a mortgage dated January 31, 1964 filed as Land Court Document No. 324514, made by John Myung Koo Han and Alice Chung Soon Han, to American Savings & Loan Association according to the terms of the promissory note of even date. The real property taxes for the fiscal year, July 1, 1968 through June 30, 1969, are now a lien on Lots 12 and 13. There is noted as to Lot D-2 an easement for underground utility purposes, together with aerial rights to a clear height of 17 feet; as reserved in that certain Deed made by The City and County of Honolulu to the State of Hawaii, dated June 6, 1960, filed in the Office of the Assistant Registrar of the Land Court as Document No. 268843; as mentioned in Transfer Certificate of Title No. 81,297.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement, dated September 9, 1968, identifies Title Guaranty Escrow Services, Inc., a Hawaii corporation, as Escrow. On examination, the specimen Request to Reserve Apartment 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 reservation agreement, condominium apartment 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 OPERATION: No management contract has been submitted as part of this registration. The proposed by-laws of the Association of Apartment Owners

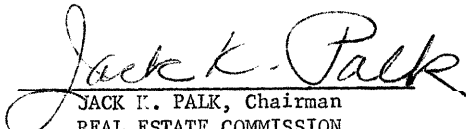
vest the Board of Directors with the duty and responsibility of employing a managing agent or manager to perform such duties as the Board shall authorize. The Notice of Intention does not identify anyone as the Manager at the present time.

STATUS OF PROJECT: Existing improvements have not been cleared from the site and the builder is to be selected for the construction of the improvements. The Developer estimates that the building and improvements will be completed thirteen months after start of construction.

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 11, 1968 and additional information filed September 9, 1968.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 213 filed with the Commission on July 11, 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.


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

REB:km

Distribution

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

September 20, 1968
Registration No. 213

