



REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

313 SO. BERETANIA ST.
P. O. BOX 3469
Honolulu 1, Hawaii

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON
ILIKAI APARTMENT BUILDING
1777 Ala Moana Boulevard
City and County of Honolulu
State of Hawaii

REGISTRATION NO. 22

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.

December 12, 1963

SPECIAL ATTENTION

Particular attention of prospective purchasers is directed to the following:

- (1) ILIKAI APARTMENT BUILDING is a fee simple condominium project.
- (2) The Developer reports that construction work commenced on January 27, 1962 and the estimated completion date is on or before March 31, 1964.
- (3) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Articles of Incorporation and By-Laws of the Corporation; Declaration of Horizontal Property Regime; Policy of Title Insurance; Transfer Certificate of Title; Sales Contract; Specimen Deed--Commercial Areas; Specimen Deed--Storage Room Areas; Specimen Deed--Garage Area; Specimen Deed--Laundry Room Area; Specimen Deed--Sky Room; Specimen Deed--Apartment; Statement of Financing; Building and Loan Agreement; Contract for Construction; Escrow Agreement; Mortgage; Statement of Conversion to Condominium Project; By-Laws of Association of Owners; House Rules; Recapitulation of Condominium Units; Site and Typical Floor Plan Sheets; Copy of Plans or Portions of the Drawing Plans of the ILIKAI APARTMENT BUILDING.
- (4) The Developer advises that the section ENCUMBRANCES AGAINST TITLE will be amended by the execution of a mortgage with the DILLINGHAM CORPORATION on or before December 31, 1963.

- (5) The Developer advises that the unrecorded agreement with the State of Hawaii and referred to in the documents or specimen documents will be put in recordable form and noted on the Transfer Certificate of Title. This document is expected to be recorded on or before January 31, 1964.
- (6) The Developer states that THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES will have a permanent mortgage on five hundred and five (505) units remaining unsold, as well as on the Commercial Areas, Storage Room Areas, Garage Areas, Laundry Room Areas and Sky Room Areas.
- (7) The purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act passed by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and substantially improved again by 1963 amendments.
- (8) The Developer advises that changes of less than a material nature are anticipated. It is to be expected that the Commission will amend this Final Public Report when and if the Developer materially changes the set-up of the project as registered.

NAME OF PROJECT: ILIKAI APARTMENT BUILDING

DEVELOPER: Ilikai, Incorporated, a Hawaii corporation registered with the State on September 28, 1959 as 680 PROSPECT, INCORPORATED. On December 15, 1960 the name was changed to ILIKAI, INCORPORATED.

The officers are:

Chim Ho, President-Director, 3189 Diamond Head Road;
239 Merchant Street, phone 53981

Kenneth Makinney, Vice-President-Director, 5795 Kalaniana'ole Highway;
235 So. Queen Street, phone 506-261

Alta Mae Goffin, Secretary-Treasurer-Director, 334 Seaside Avenue;
239 Merchant Street, phone 53981

LOCATION: On the makai (southern) side of Ala Moana Boulevard, at Kalia, Waikiki, Honolulu, City and County of Honolulu, State of Hawaii. The zoning is commercial.

TAX MAP KEY: FIRST DIVISION 2-6-10:7

DESCRIPTION: The building being constructed on this property is a multi-story reinforced concrete building known as the ILIKAI APARTMENT BUILDING. The Developer's Recapitulation of Condominium Units is submitted in the Notice of Intention as follows:

DESCRIPTION OF UNITS:

- (1) Type "A", containing four (4) enclosed rooms of a bedroom, living room, kitchen and bathroom and an unenclosed lanai, area 620 square feet, more or less.
- (2) Type "B", containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and two (2) unenclosed lanais, area 1,240 square feet, more or less.
- (3) Type "C", containing six (6) enclosed rooms of two bedrooms, two bathrooms, a living room and kitchen and an unenclosed lanai, area 1,240 square feet, more or less.
- (4) Type "D", containing two (2) enclosed rooms of a living room and a bathroom and an unenclosed lanai, area 530 square feet, more or less.

- (5) Type "E", containing three (3) enclosed rooms of a living room, kitchen and bathroom and an unenclosed lanai, area 620 square feet, more or less.
- (6) Type "F", containing five (5) enclosed rooms of a bedroom, living room, kitchen and two bathrooms and two (2) unenclosed lanais, area 1,240 square feet, more or less.
- (7) Type "G", containing two (2) enclosed rooms of a living room and a bathroom and an unenclosed lanai, area 530 square feet, more or less.
- (8) Type "H", containing two (2) enclosed rooms of a bedroom and bathroom and an unenclosed lanai, area 620 square feet, more or less.
- (9) Type "I", containing seven (7) enclosed rooms of two bedrooms, two bathrooms, two living rooms and a kitchen and two (2) unenclosed lanais, area 1,800 square feet, more or less.
- (10) Type "J", containing one (1) enclosed room to be further partitioned by the owner, and an unenclosed lanai, area _____ square feet, more or less.

NUMBER OF UNITS OF ABOVE TYPES:

(1) 768 Type "A" Units as follows:

- (a) 37 Units on the third floor, Numbers 301, 302, 303, 304, 305, 306, 307, 308, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340 and 341,
- (b) 38 Units on the fourth floor, Numbers 401, 402, 403, 404, 405, 406, 407, 408, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441 and 442,
- (c) 36 Units on the fifth floor, Numbers 501, 502, 503, 504, 505, 506, 507, 508, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 540 and 542,
- (d) 38 Units on the sixth floor, Numbers 601, 602, 603, 604, 605, 606, 607, 608, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641 and 642,
- (e) 38 Units on the seventh floor, Numbers 701, 702, 703, 704, 705, 706, 707, 708, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741 and 742,
- (f) 38 Units on the eighth floor, Numbers 801, 802, 803, 804, 805, 806, 807, 808, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841 and 842,
- (g) 38 Units on the ninth floor, Numbers 901, 902, 903, 904, 905, 906, 907, 908, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941 and 942,
- (h) 38 Units on the tenth floor, Numbers 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041 and 1042,

- (i) 38 Units on the eleventh floor, Numbers 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141 and 1142,
- (j) 36 Units on the twelfth floor, Numbers 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1240 and 1242,
- (k) 32 Units on the thirteenth floor, Numbers 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1319, 1321, 1323, 1327, 1328, 1329, 1330, 1331, 1333, 1335, 1336, 1337, 1338, 1339, 1340, 1341 and 1342,
- (l) 32 Units on the fourteenth floor, Numbers 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1419, 1421, 1422, 1423, 1424, 1427, 1428, 1429, 1430, 1435, 1436, 1437, 1438, 1439, 1440, 1441 and 1442,
- (m) 36 Units on the fifteenth floor, Numbers 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1519, 1521, 1522, 1523, 1524, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541 and 1542,
- (n) 32 Units on the sixteenth floor, Numbers 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1619, 1621, 1622, 1623, 1624, 1627, 1628, 1629, 1630, 1635, 1636, 1637, 1638, 1639, 1640, 1641 and 1642,
- (o) 38 Units on the seventeenth floor, Numbers 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741 and 1742,
- (p) 34 Units on the eighteenth floor, Numbers 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1823, 1827, 1828, 1829, 1830, 1831, 1833, 1835, 1836, 1837, 1838, 1839, 1840, 1841 and 1842,
- (q) 34 Units on the nineteenth floor, Numbers 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1927, 1928, 1929, 1930, 1935, 1936, 1937, 1938, 1939, 1940, 1941 and 1942,
- (r) 38 Units on the twentieth floor, Numbers 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041 and 2042,
- (s) 38 Units on the twenty-first floor, Numbers 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141 and 2142,
- (t) 20 Units on the twenty-second floor, Numbers 2201, 2202, 2205, 2206, 2211, 2212, 2213, 2214, 2217, 2218, 2221, 2222, 2227, 2228, 2231, 2232, 2235, 2236, 2239 and 2240,
- (u) 20 Units on the twenty-third floor, Numbers 2301, 2302, 2305, 2306, 2311, 2312, 2313, 2314, 2317, 2318, 2321, 2322, 2327, 2328, 2331, 2332, 2335, 2336, 2339 and 2340,

- (v) 20 Units on the twenty-fourth floor, Numbers 2401, 2402, 2405, 2406, 2411, 2412, 2413, 2414, 2417, 2418, 2421, 2422, 2427, 2428, 2431, 2432, 2435, 2436, 2439 and 2440,
 - (w) 19 Units on the twenty-fifth floor, Numbers 2501, 2502, 2505, 2506, 2511, 2512, 2513, 2514, 2517, 2518, 2521, 2522, 2528, 2531, 2532, 2535, 2536, 2539 and 2540.
- (2) 136 Type "B" Units as follows:
- (a) 2 Units on the second floor, Numbers 243 and 244,
 - (b) 6 Units on the third floor, Numbers 309, 310, 325, 326, 343 and 344,
 - (c) 6 Units on the fourth floor, Numbers 409, 410, 425, 426, 443 and 444,
 - (d) 6 Units on the fifth floor, Numbers 509, 510, 525, 526, 543 and 544,
 - (e) 6 Units on the sixth floor, Numbers 609, 610, 625, 626, 643 and 644,
 - (f) 6 Units on the seventh floor, Numbers 709, 710, 725, 726, 743 and 744,
 - (g) 6 Units on the eighth floor, Numbers 809, 810, 825, 826, 843 and 844,
 - (h) 6 Units on the ninth floor, Numbers 909, 910, 925, 926, 943 and 944,
 - (i) 6 Units on the tenth floor, Numbers 1009, 1010, 1025, 1026, 1043 and 1044,
 - (j) 6 Units on the eleventh floor, Numbers 1109, 1110, 1125, 1126, 1143 and 1144,
 - (k) 6 Units on the twelfth floor, Numbers 1209, 1210, 1225, 1226, 1243 and 1244,
 - (l) 6 Units on the thirteenth floor, Numbers 1309, 1310, 1325, 1326, 1343 and 1344,
 - (m) 6 Units on the fourteenth floor, Numbers 1409, 1410, 1425, 1426, 1443 and 1444,
 - (n) 6 Units on the fifteenth floor, Numbers 1509, 1510, 1525, 1526, 1543 and 1544,
 - (o) 6 Units on the sixteenth floor, Numbers 1609, 1610, 1625, 1626, 1643 and 1644,
 - (p) 6 Units on the seventeenth floor, Numbers 1709, 1710, 1725, 1726, 1743 and 1744,
 - (q) 6 Units on the eighteenth floor, Numbers 1809, 1810, 1825, 1826, 1843 and 1844,
 - (r) 6 Units on the nineteenth floor, Numbers 1909, 1910, 1925, 1926, 1943 and 1944,
 - (s) 6 Units on the twentieth floor, Numbers 2009, 2010, 2025, 2026, 2043 and 2044,
 - (t) 6 Units on the twenty-first floor, Numbers 2109, 2110, 2125, 2126, 2143 and 2144,
 - (u) 6 Units on the twenty-second floor, Numbers 2209, 2210, 2225, 2226, 2243 and 2244,
 - (v) 6 Units on the twenty-third floor, Numbers 2309, 2310, 2325, 2326, 2343 and 2344,
 - (w) 6 Units on the twenty-fourth floor, Numbers 2409, 2410, 2425, 2426, 2443 and 2444,
 - (x) 2 Units on the twenty-fifth floor, Numbers 2509 and 2525.
- (3) 16 Type "C" Units as follows:
- (a) 1 Unit on the fifth floor, Number 539,
 - (b) 1 Unit on the twelfth floor, Number 1239,
 - (c) 3 Units on the thirteenth floor, Numbers 1318, 1322 and 1334,
 - (d) 3 Units on the fourteenth floor, Numbers 1418, 1431 and 1434,

- (e) 1 Unit on the fifteenth floor, Number 1518,
 - (f) 3 Units on the sixteenth floor, Numbers 1618, 1631 and 1634,
 - (g) 2 Units on the eighteenth floor, Numbers 1822 and 1834,
 - (h) 2 Units on the nineteenth floor, Numbers 1931 and 1934.
- (4) 1 Type "D" Unit on the third floor, Number 342.
 - (5) 72 Type "E" Units as follows:
 - (a) 18 Units on the twenty-second floor, Numbers 2203, 2204, 2207, 2208, 2215, 2216, 2219, 2220, 2223, 2224, 2229, 2230, 2233, 2234, 2237, 2238, 2241 and 2242,
 - (b) 18 Units on the twenty-third floor, Numbers 2303, 2304, 2307, 2308, 2315, 2316, 2319, 2320, 2323, 2324, 2329, 2330, 2333, 2334, 2337, 2338, 2341 and 2342,
 - (c) 18 Units on the twenty-fourth floor, Numbers 2403, 2404, 2407, 2408, 2415, 2416, 2419, 2420, 2423, 2424, 2429, 2430, 2433, 2434, 2437, 2438, 2441, and 2442,
 - (d) 18 Units on the twenty-fifth floor, Numbers 2503, 2504, 2507, 2508, 2515, 2516, 2519, 2520, 2523, 2524, 2529, 2530, 2533, 2534, 2537, 2538, 2541 and 2542.
 - (6) 2 Type "F" Units on the twenty-fifth floor, Numbers 2510 and 2526.
 - (7) 1 Type "G" Unit on the twenty-fifth floor, Number 2527.
 - (8) 1 Type "H" Unit on the twenty-fifth floor, Number 2543.
 - (9) 1 Type "I" Unit on the twenty-fifth floor, Number 2544.
 - (10) 10 Type "J" Units on the twenty-sixth floor, Numbers 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609 and 2610.

CONDOMINIUM UNITS SOLD OR FOR SALE:

- (1) 361 Type "A" Units as follows:
 - (a) 1 Unit on the third floor, Number 308,
 - (b) 16 Units on the fourth floor, Numbers 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441 and 442,
 - (c) 11 Units on the fifth floor, Numbers 502, 504, 506, 508, 527, 529, 531, 533, 535, 537, 542,
 - (d) 27 Units on the sixth floor, Numbers 602, 604, 606, 608, 612, 614, 616, 618, 620, 622, 624, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641 and 642,
 - (e) 18 Units on the seventh floor, Numbers 708, 716, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741 and 742,
 - (f) 23 Units on the eighth floor, Numbers 812, 814, 816, 818, 820, 822, 824, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841 and 842,
 - (g) 27 Units on the ninth floor, Numbers 902, 904, 906, 908, 912, 914, 916, 918, 920, 922, 924, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941 and 942,

- (h) 27 Units on the tenth floor, Numbers 1002, 1004, 1006, 1008, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041 and 1042,
 - (i) 28 Units on the eleventh floor, Numbers 1102, 1104, 1106, 1108, 1112, 1114, 1116, 1118, 1120, 1122, 1123, 1124, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141 and 1142,
 - (j) 25 Units on the twelfth floor, Numbers 1202, 1204, 1206, 1208, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1240 and 1242,
 - (k) 21 Units on the thirteenth floor, Numbers 1302, 1304, 1306, 1308, 1312, 1314, 1316, 1327, 1328, 1329, 1330, 1331, 1333, 1335, 1336, 1337, 1338, 1339, 1340, 1341 and 1342,
 - (l) 21 Units on the fourteenth floor, Numbers 1402, 1404, 1406, 1408, 1412, 1414, 1416, 1422, 1424, 1427, 1428, 1429, 1430, 1435, 1436, 1437, 1438, 1439, 1440, 1441 and 1442,
 - (m) 26 Units on the fifteenth floor, Numbers 1502, 1504, 1506, 1508, 1512, 1514, 1516, 1522, 1523, 1524, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541 and 1542,
 - (n) 14 Units on the sixteenth floor, Numbers 1608, 1612, 1614, 1616, 1622, 1624, 1635, 1636, 1637, 1638, 1639, 1640, 1641, and 1642,
 - (o) 13 Units on the seventeenth floor, Numbers 1702, 1704, 1706, 1708, 1724, 1735, 1736, 1737, 1738, 1739, 1740, 1741 and 1742,
 - (p) 15 Units on the eighteenth floor, Numbers 1816, 1827, 1828, 1829, 1830, 1831, 1833, 1835, 1836, 1837, 1838, 1839, 1840, 1841 and 1842,
 - (q) 20 Units on the nineteenth floor, Numbers 1902, 1904, 1906, 1908, 1918, 1920, 1922, 1924, 1927, 1928, 1929, 1930, 1935, 1936, 1937, 1938, 1939, 1940, 1941 and 1942,
 - (r) 14 Units on the twentieth floor, Numbers 2006, 2008, 2018, 2020, 2022, 2024, 2035, 2036, 2037, 2038, 2039, 2040, 2041 and 2042,
 - (s) 14 Units on the twenty-first floor, Numbers 2108, 2120, 2122, 2124, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141 and 2142.
- (2) 116 Type "B" Units as follows:
- (a) 2 Units on the second floor, Numbers 243 and 244,
 - (b) 6 Units on the third floor, Numbers 309, 310, 325, 326, 343 and 344,
 - (c) 6 Units on the fourth floor, Numbers 409, 410, 425, 426, 443 and 444,
 - (d) 6 Units on the fifth floor, Numbers 509, 510, 525, 526, 543 and 544,
 - (e) 6 Units on the sixth floor, Numbers 609, 610, 625, 626, 643 and 644,
 - (f) 6 Units on the seventh floor, Numbers 709, 710, 725, 726, 743 and 744,

- (g) 6 Units on the eighth floor, Numbers 809, 810, 825, 826, 843 and 844,
 - (h) 6 Units on the ninth floor, Numbers 909, 910, 925, 926, 943 and 944,
 - (i) 6 Units on the tenth floor, Numbers 1009, 1010, 1025, 1026, 1043 and 1044,
 - (j) 6 Units on the eleventh floor, Numbers 1109, 1110, 1125, 1126, 1143 and 1144,
 - (k) 6 Units on the twelfth floor, Numbers 1209, 1210, 1225, 1226, 1243 and 1244,
 - (l) 6 Units on the thirteenth floor, Numbers 1309, 1310, 1325, 1326, 1343 and 1344,
 - (m) 6 Units on the fourteenth floor, Numbers 1409, 1410, 1425, 1426, 1443 and 1444,
 - (n) 6 Units on the fifteenth floor, Numbers 1509, 1510, 1525, 1526, 1543 and 1544,
 - (o) 6 Units on the sixteenth floor, Numbers 1609, 1610, 1625, 1626, 1643, and 1644,
 - (p) 6 Units on the seventeenth floor, Numbers 1709, 1710, 1725, 1726, 1743 and 1744,
 - (q) 6 Units on the eighteenth floor, Numbers 1809, 1810, 1825, 1826, 1843 and 1844,
 - (r) 6 Units on the nineteenth floor, Numbers 1909, 1910, 1925, 1926, 1943 and 1944,
 - (s) 6 Units on the twentieth floor, Numbers 2009, 2010, 2025, 2026, 2043 and 2044,
 - (t) 6 Units on the twenty-first floor, Numbers 2109, 2110, 2125, 2126, 2143 and 2144.
- (3) 16 Type "C" Units as follows:
- (a) 1 Unit on the fifth floor, Number 539,
 - (b) 1 Unit on the twelfth floor, Number 1239,
 - (c) 3 Units on the thirteenth floor, Numbers 1318, 1322 and 1334,
 - (d) 3 Units on the fourteenth floor, Numbers 1418, 1431 and 1434,
 - (e) 1 Unit on the fifteenth floor, Number 1518,
 - (f) 3 Units on the sixteenth floor, Numbers 1618, 1631 and 1634,
 - (g) 2 Units on the eighteenth floor, Numbers 1822 and 1834,
 - (h) 2 Units on the nineteenth floor, Numbers 1931 and 1934,
- (4) 10 Type "J" Units on the twenty-sixth floor, Numbers 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609 and 2610.

IV. CONDOMINIUM UNITS NOT FOR SALE:

- (1) 407 Type "A" Units, as follows:
- (a) 36 Units on the third floor, Numbers 301, 302, 303, 304, 305, 306, 307, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321,

- 322, 323, 324, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340 and 341,
- (b) 22 Units on the fourth floor, Numbers 401, 402, 403, 404, 405, 406, 407, 408, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423 and 424,
 - (c) 25 Units on the fifth floor, Numbers 501, 503, 505, 507, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 528, 530, 532, 534, 536, 538 and 540,
 - (d) 11 Units on the sixth floor, Numbers 601, 603, 605, 607, 611, 613, 615, 617, 619, 621 and 623,
 - (e) 20 Units on the seventh floor, Numbers 701, 702, 703, 704, 705, 706, 707, 711, 712, 713, 714, 715, 717, 718, 719, 720, 721, 722, 723 and 724,
 - (f) 15 Units on the eighth floor, Numbers 801, 802, 803, 804, 805, 806, 807, 808, 811, 813, 815, 817, 819, 821 and 823,
 - (g) 11 Units on the ninth floor, Numbers 901, 903, 905, 907, 911, 913, 915, 917, 919, 921 and 923,
 - (h) 11 Units on the tenth floor, Numbers 1001, 1003, 1005, 1007, 1011, 1013, 1015, 1017, 1019, 1021 and 1023,
 - (i) 10 Units on the eleventh floor, Numbers 1101, 1103, 1105, 1107, 1111, 1113, 1115, 1117, 1119 and 1121,
 - (j) 11 Units on the twelfth floor, Numbers 1201, 1203, 1205, 1207, 1211, 1213, 1215, 1217, 1219, 1221 and 1223,
 - (k) 11 Units on the thirteenth floor, Numbers 1301, 1303, 1305, 1307, 1311, 1313, 1315, 1317, 1319, 1321 and 1323,
 - (l) 11 Units on the fourteenth floor, Numbers 1401, 1403, 1405, 1407, 1411, 1413, 1415, 1417, 1419, 1421 and 1423,
 - (m) 10 Units on the fifteenth floor, Numbers 1501, 1503, 1505, 1507, 1511, 1513, 1515, 1517, 1519 and 1521,
 - (n) 18 Units on the sixteenth floor, Numbers 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1627, 1628, 1629 and 1630,
 - (o) 25 Units on the seventeenth floor, Numbers 1701, 1703, 1705, 1707, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1727, 1728, 1729, 1730, 1731, 1732, 1733 and 1734,
 - (p) 19 Units on the eighteenth floor, Numbers 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1811, 1812, 1813, 1814, 1815, 1817, 1818, 1819, 1820, 1821 and 1823,
 - (q) 14 Units on the nineteenth floor, Numbers 1901, 1903, 1905, 1907, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1919, 1921 and 1923,
 - (r) 24 Units on the twentieth floor, Numbers 2001, 2002, 2003, 2004, 2005, 2007, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2019, 2021, 2023, 2027, 2028, 2029, 2030, 2031, 2032, 2033 and 2034,
 - (s) 24 Units on the twenty-first floor, Numbers 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2121, 2123, 2127, 2128, 2129, 2130, 2131 and 2132,
 - (t) 20 Units on the twenty-second floor, Numbers 2201, 2202, 2205,

- 2206, 2211, 2212, 2213, 2214, 2217, 2218, 2221, 2222, 2227, 2228, 2231, 2232, 2235, 2236, 2239 and 2240,
- (u) 20 Units on the twenty-third floor, Numbers 2301, 2302, 2305, 2306, 2311, 2312, 2313, 2314, 2317, 2318, 2321, 2322, 2327, 2328, 2331, 2332, 2335, 2336, 2339 and 2340,
 - (v) 20 Units on the twenty-fourth floor, Numbers 2401, 2402, 2405, 2406, 2411, 2412, 2413, 2414, 2417, 2418, 2421, 2422, 2427, 2428, 2431, 2432, 2435, 2436, 2439 and 2440,
 - (w) 19 Units on the twenty-fifth floor, Numbers 2501, 2502, 2505, 2506, 2511, 2512, 2513, 2514, 2517, 2518, 2521, 2522, 2528, 2531, 2532, 2535, 2536, 2539 and 2540.
- (2) 20 Type "B" Units as follows:
- (a) 6 Units on the twenty-second floor, Numbers 2209, 2210, 2225, 2226, 2243 and 2244,
 - (b) 6 Units on the twenty-third floor, Numbers 2309, 2310, 2325, 2326, 2343 and 2344,
 - (c) 6 Units on the twenty-fourth floor, Numbers 2409, 2410, 2425, 2426, 2443 and 2444,
 - (d) 2 Units on the twenty-fifth floor, Numbers 2509 and 2525.
- (3) 1 Type "D" Unit on the third floor, Number 342.
- (4) 72 Type "E" Units as follows:
- (a) 18 Units on the twenty-second floor, Numbers 2203, 2204, 2207, 2208, 2215, 2216, 2219, 2220, 2223, 2224, 2229, 2230, 2233, 2234, 2237, 2238, 2241 and 2242,
 - (b) 18 Units on the twenty-third floor, Numbers 2303, 2304, 2307, 2308, 2315, 2316, 2319, 2320, 2323, 2324, 2329, 2330, 2333, 2334, 2337, 2338, 2341 and 2342,
 - (c) 18 Units on the twenty-fourth floor, Numbers 2403, 2404, 2407, 2408, 2415, 2416, 2419, 2420, 2423, 2424, 2429, 2430, 2433, 2434, 2437, 2438, 2441 and 2442,
 - (d) 18 Units on the twenty-fifth floor, Numbers 2503, 2504, 2507, 2508, 2515, 2516, 2519, 2520, 2523, 2524, 2529, 2530, 2533, 2534, 2537, 2538, 2541 and 2542.
- (5) 2 Type "F" Units on the twenty-fifth floor, Numbers 2510 and 2526.
- (6) 1 Type "G" Unit on the twenty-fifth floor, Number 2527.
- (7) 1 Type "H" Unit on the twenty-fifth floor, Number 2543.
- (8) 1 Type "I" Unit on the twenty-fifth floor, Number 2544.
- (9) First garage level four feet below street grade and second garage level five feet above street grade, Garage Area Number 1.
- (10) 11 Commercial Areas as follows:
- (a) 1 on the second garage level, Number 50,
 - (b) 6 on the first or mall floor, Numbers 100, 101, 102, 103, 104 and 105.
 - (c) 4 on the second floor, Numbers 200, 201, 202 and 203.

NOTE: As stated in the SPECIAL ATTENTION section of this report this portion dealing with encumbrances will be amended subsequent to the publishing of this Final Public Report.

INTEREST TO BE CONVEYED PURCHASER: The common interest in the common elements appertaining to each apartment and its owner, the storage room area and its owner, the laundry room area and its owner, the sky-room and its owner, and each commercial area and its owner and garage area and its owner for all purposes, including voting, shall be as allocated as follows:

- (a) 1/1330 common interest for each apartment of Type "A", "D", "E", "G" or "H" and its owner;
- (b) 2/1330 common interest for each apartment of Type "B", "C" or "F" and its owner;
- (c) 3/1330 common interest for each apartment of Type "I" or "J" and its owner;
- (d) 1/1330 common interest for the storage room areas in the aggregate and its owner;
- (e) 1/1330 common interest for the laundry room areas in the aggregate and its owner;
- (f) 10/1330 common interest for the sky-room 30 and its owner;
- (g) 20/1330 common interest for the garage area No. 1 and its owner;
- (h) 10/1330 common interest for Commercial Area No. 50 and its owner;
- (i) 16/1330 common interest for Commercial Area No. 101 and its owner;
- (j) 20/1330 common interest for Commercial Area No. 102 and its owner;
- (k) 24/1330 common interest for Commercial Area No. 103 and its owner;
- (l) 1/1330 common interest for Commercial Area No. 104 and its owner;
- (m) 5/1330 common interest for Commercial Area No. 105 and its owner;
- (n) 9/1330 common interest for Commercial Area No. 200 and its owner;
- (o) 12/1330 common interest for Commercial Area No. 201 and its owner;
- (p) 16/1330 common interest for Commercial Area No. 202 and its owner;
- (q) 1/1330 common interest for Commercial Area No. 203 and its owner.

The allocation of the common interest appurtenant to each commercial area, except Commercial Areas Nos. 104 and 203, shall be further allocated, if at all, in the discretion of the owner thereof by filing a revised floor plan of the subdivision of such commercial area into separate commercial areas in the said Office of the Assistant Registrar of the Land Court, provided that such further allocation shall not be less than 1/1330 common interest appurtenant to such subdivided commercial areas and shall not exceed the total common interest appurtenant to such commercial area allocated thereto.

PURCHASE MONEY HANDLING: The Developer has filed with the Commission a specimen copy of the Escrow Agreement to be executed between the Sellers (ILIKAI, INCORPORATED) and the Escrow Agent (TITLE GUARANTY ESCROW SERVICES, INC.).

NOTE: It is incumbent on the prospective purchaser that he read this document which establishes the procedures under which all moneys received by the Seller are to be handled.

- (11) 24 Storage rooms on the third floor to the twenty-sixth floors, Numbers 300-A, 300-B, 300-C, 300-D, 300-E, 300-F, 300-G, 300-H, 300-I, 300-J, 300-K, 300-L, 300-M, 300-N, 300-O, 300-P, 300-Q, 300-R, 300-S, 300-T, 300-U, 300-V, 300-W and 300-X.
- (12) 24 Laundry rooms on the third floor to the twenty-sixth floors, Numbers 350-A, 350-B, 350-C, 350-D, 350-E, 350-F, 350-G, 350-H, 350-I, 350-J, 350-K, 350-L, 350-M, 350-N, 350-O, 350-P, 350-Q, 350-R, 350-S, 350-T, 350-U, 350-V, 350-W and 350-X.
- (13) 1 Sky room area on the twenty-eighth floor,
1 Sky room area on the twenty-ninth floor, and
1 Sky room area on the thirtieth floor, Sky room No. 30

The Developer advises that the appliances furnished are as follows:

Electric Range, Model No. J-M61, General Electric or equivalent
Refrigerator, Model No. T.A. 212V, General Electric or equivalent
Garbage Disposal, Model No. F-C 15, General Electric or equivalent

The Developer states that there are 1,001 apartments, 10 penthouses, 2 levels of garage area and 2 floors of commercial areas in the building. Approximately 497 apartments and 10 penthouses are to be sold, while ILIKAI, INCORPORATED will purchase approximately 504 apartments for hotel purposes.

The Developer advises that there are 494 parking stalls available and that other parking facilities will be available on an adjoining lot.

COMMON ELEMENTS: In the Developer's Declaration of Horizontal Property Regime the common elements will include the limited common elements later described and are as follows:

- (a) The foundations, columns, girders, beams, supports, main walls, roofs, boardwalks, hallways, corridors, (except corridors in "A" Wing and "C" Wing of the first floor), lobbies, stairs, stairways, fire escapes, elevators (except Elevators Nos. 10, 11 and 12), ducts, exits and entrances, central and appurtenant utility installations and T.V. antennae and telephone switchboard installations and equipment for common use in the building or buildings located on the land described in the registration;
- (b) The roads, sidewalks and other common ways, landscaping, yards, gardens, pools, including recreational pools, and fountains on the land described, together with the land described.

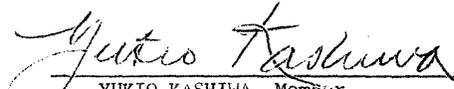
LIMITED COMMON ELEMENTS: The limited common elements will be all parking areas located on the premises, except the garage area in the building which will be shown on a Condominium Map that is to be recorded, which said limited common elements are reserved for the use of the commercial and garage area and their owners, to the exclusion of all other condominium units and their owners.

OWNERSHIP TO TITLE: The Developer's copy of the TRANSFER CERTIFICATE OF TITLE NO. 85,450, from Transfer Certificate No. 81,553, registered October 3, 1960 in Book 816, at Page 209 certifies that ILIKAI, INCORPORATED is the owner in fee simple of the parcel of land described and expressed to the Horizontal Property Regime.

ENCUMBRANCES AGAINST TITLE: The Notice of Intention describes a mortgage to the Bank of Hawaii, dated January 12, 1962 for \$10,000,000.00 (Document No. 284430) as the encumbrance. The Developer states that release of the mortgage will be made prior to conveyance of condominium deeds to purchasers. Purchasers will receive deeds free and clear of any encumbrance, the Developer reports.

MANAGEMENT AND OPERATION: The By-Laws of Association of Owners, under Section 5, gives the Board of Directors the powers and duties to engage the services of a managing agent. No managing agent has been established in the Developer's Notice of Intention filed on behalf of this project.

STATUS OF PROJECT: The Developer, on December 11, 1963, reported to the Commission that the project is eighty-five (85%) percent completed. He noted that an anticipated date of completion would be on or before March 31, 1964. Model apartment units are constructed adjacent to the building for inspection by the public.


YUKIO KASHIWA, Member
HAWAII REAL ESTATE COMMISSION

cc: DEPT. OF TAXATION
DEPT. OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPT., CITY AND COUNTY OF HONOLULU