

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

**SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
PRINCE KUHIO
Koloa, Kona
Island and County of Kauai
Hawaii

REGISTRATION NO. 24

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above 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: September 30, 1968

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 and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 8, 1963 AND INFORMATION SUBSEQUENTLY FILED DECEMBER 20, 1965 AND MORE SIGNIFICANT INFORMATION FILED AS LATE AS SEPTEMBER 18, 1968. THE DEVELOPER, BY GIVING THE COMMISSION NOTICE OF CHANGE, IN THE PROJECT IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Commission's Final Public Report of January 14, 1964 on the PRINCE KUHIO Condominium Project, Registration No. 24, the Developer reports that changes have been made in the plan or setup as presented in the original Master Deed submitted as part of the registration. The changes subsequently made and reported to the Commission on September 18, 1968 are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock) becoming a part of the PRINCE KUHIO registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Final Public Report. The buyer shall sign the required receipt signifying that he has been given the opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project, disclosing changes in the plan or setup, and the updating of information disclosed earlier.
3. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended) and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: PRINCE KUHIO

DESCRIPTION: Under a communication dated July 8, 1963, the Developer reports the following - An additional increment has been constructed and in its completed form it is built as an extension on the mauka (north) side of the existing building described in the Final Public Report of January 14, 1964. The addition is built on land formerly submitted to the Horizontal Property Regime and there has been no further acquisition of real property, except as in the Exchange Grant of Easements, recited below in this report.

The front section called "Apartment Section" (referred to in the Final Public Report as "family units") contains "Family Units," and the middle section continues to be designated as "Hotel Units." The additional increment constructed has now been designated "Hotel Apartment Units."

The new "Hotel Apartment Units" increment is three floors containing eight units on each floor, or a total of 24 units. The floor plan submitted shows each unit having access to a central corridor which connects, at the makai (south) end, with the central corridor of the "Hotel Units" section on each respective floor and to a stairway on the mauka (north) end of the building, giving access to the grounds and parking areas. Each of the units is a one bedroom apartment including bathroom, living-sleeping room, kitchenette, lanai and closet. These units are numbered on the first floor 131 through 138, on the second floor from 231 through 238 and on the third floor from 331 through 338. Of the units on the westerly side of the corridors (12 units) six contain an area of 480.25 square feet and six contain 470.81 square feet, including the lanais. Of those units on the easterly side of the corridors (12 units), six contain an area of 429.25 square feet and the other six contain 420.81 square feet, also including the lanais. Each hotel apartment unit is rectangular in shape and is equipped with a combination refrigerator and electric range unit.

COMMON ELEMENTS: Addition of the new "Hotel Apartment Units" section has necessitated amending the Plan of Apartment Ownership Master Deed as to the General Common Areas and Facilities by adding thereto Stairway "F" at the mauka (north) end of the "Hotel Apartment Units" section and a perpetual easement for roadway and parking purposes as described below under Exchange Grants of Easement.

There has necessarily been extensions of the plumbing network, electric and telephone wiring, and additional light, telephone and water connections, and the extension of the central corridors or hallways in the "Hotel Units" section through the "Hotel Apartment Units" section to Stairway "F".

The Developer has submitted a copy of the executed Exchange Grants of Easement, which is to be recorded in the office of the recording officer upon the issuance of this Supplementary Public Report. The effect of this document is to relocate farther west, the easement providing access to the rear parking on the land described in the Second Amended Master Deed and to provide for parking on a 4,924.7 square foot lot adjacent to and on the makai (south) side of the Sewage Treatment Plant.

INTEREST TO BE CONVEYED PURCHASER: The addition of the "Hotel Apartment Units" section has also necessitated a change in the Plan of Apartment Ownership with respect to the interests of the owners of "Hotel Units" in the general and common areas and facilities in order to allocate such interests to the owners of the

new "Hotel Apartment Units." The owners of the "Family Units" retain a total of 34% interest in the general and common areas and facilities while the balance of 66% interest has been divided among the unit owners of the "Hotel Units" and "Hotel Apartment Units" pro rata, that is, according to the floor area each unit bears to the total of the "Hotel Units" and "Hotel Apartment Units."

Concerning voting rights in the Council of Co-Owners, the owners of the "Family Units" continue to hold 50%, while the other 50% has been divided among the owners of the "Hotel Units" and the "Hotel Apartment Units," each unit holding a percentage of the 50% based upon the ratio of the floor area of such unit to the total floor area of both the "Hotel Units" and the "Hotel Apartment Units."

OWNERSHIP TO TITLE: The Developer has filed a copy of the title report prepared October 10, 1967 by the Abstractor, Title Guaranty of Hawaii, Incorporated, a Hawaii corporation, and this report shows that title to the land submitted to the regime is vested in Kauai Securities, Ltd., a Hawaii corporation.

ENCUMBRANCES AGAINST TITLE: The Developer has disclosed to the Commission that the entire project is covered by a mortgage to the Metropolitan Mortgage and Securities Co., Inc., of Spokane, Washington. Said mortgage, dated April 25, 1966 is recorded in the Bureau of Conveyances, State of Hawaii, in Book 5347, page 332. All installment payments on the purchase price of units are to be made to Metropolitan Mortgage and Securities Co., Inc., which will execute a release of the mortgage as to each apartment becoming fully paid for.

The Declaration of Horizontal Property Regime, executed September 24, 1963 being the Plan of Apartment Ownership, Master Deed and By-Laws of PRINCE KUHIO condominium project is recorded at said Bureau of Conveyances in Book 4673, page 517.

The Amendment to Plan of Apartment Ownership, Master Deed and By-Laws, dated February 24, 1966, is recorded in said Bureau of Conveyances in Book 5281, page 325.

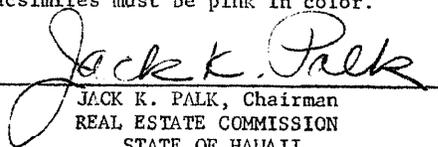
The Exchange Grants of Easements, dated February 18, 1966, are recorded in the office of the recording officer in Book 5322, page 122.

The remaining headings of the Final Public Report of January 14, 1964 have not been disturbed.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted October 8, 1963 and information subsequently filed December 20, 1965 and as late as September 18, 1968.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 24 accepted by the Commission October 8, 1963.

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


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

REB: va

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING AND TRAFFIC COMMISSION, COUNTY OF KAUAI
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

September 30, 1968
Registration No. 24

- (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.

- (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.

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.

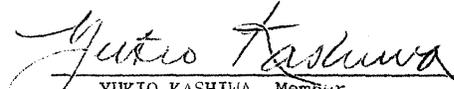
The allocation of the common interest appurtenant to each commercial area, except Commercial Areas Nos. 104 and 203, shall be further allocated, if at all, in the discretion of the owner thereof by filing a revised floor plan of the subdivision of such commercial area into separate commercial areas in 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.

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