



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
312 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu 1, Hawaii

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

on  
WAIKIKI IMPERIAL APARTMENTS  
225-231 Liliuokalani Avenue  
Waikiki, Honolulu  
City and County of Honolulu  
State of Hawaii

REGISTRATION NO. 38  
**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.

September 1, 1964

SPECIAL ATTENTION

Particular attention of purchasers and prospective purchasers is directed to the following:

- (1) WAIKIKI IMPERIAL APARTMENTS is an existing project of the cooperative apartment ownership category. The project was completed June 7, 1961 and the Developer is now converting it to a leasehold condominium concept.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention, Master Lease and Amendment; Assignment of Lease; Sales Deposit Contract; Apartment Sublease; By-Laws of Association of Apartment Owners; House Rules; Escrow Agreement; Declaration of Property Owner Submitting Property to Horizontal Property Regime; Articles Of Association and Affidavit Of Officers; By-Laws Of Waikiki Imperial Apartments, Inc. and Drawings and Floor Plans.
- (3) The purchasers and prospective purchasers are advised to become acquainted with the general provisions of the Horizontal Property Act (HPA) as passed by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962, and again in 1963 and 1964.

NAME OF PROJECT: WAIKIKI IMPERIAL APARTMENTS

DEVELOPER: Waikiki Imperial Apartments, Inc., 225-231 Liliuokalani Ave., Honolulu, Hawaii, a Hawaii corporation registered with the Treasurer, Territory of Hawaii on February 5, 1960.

The officers are as follows:

Ronald Yamane Pres.-Secretary 1103 Kahauiki Street, Honolulu, Hawaii  
Kazuaki Tanaka Vice Pres.-Treasurer 2117 Wilson Street, Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Mr. Vernon T. Tashima, Rm 412, 235 Queen Street, Honolulu, Hawaii, Phone 59732.

LOCATION: The project, 225-231 Liliuokalani Avenue, is on the Diamond Head side of the street approximately five hundred (500) yards mauka (northeasterly) from the main thoroughfare of Waikiki, Kalakaua Avenue, in Waikiki, Honolulu, City and County of Honolulu. Site is under hotel-apartment zoning.

TAX MAP KEY: FIRST DIVISION 2-6-25-32

DESCRIPTION: The building is a multi-story reinforced concrete apartment building covering approximately 4,160 square feet of ground space. The ground level will have parking facilities for thirty (30) cars. There will be a corridor between apartments 1-B and 1-C on the ground floor which will lead to the parking areas located on either side of the apartment building. Each of the ten (10) floors will have four (4) apartments for a total of forty (40) dwelling units.

The apartments on each floor will be designated by a number which corresponds to the floor level with the alphabetical designation A, B, C, D; for example, ground floor apartments are designated 1-A, 1-B, 1-C and 1-D. Viewing the building from the west elevation, the apartments reading from left to right will be numbered by, first, the floor number and the suffix A, B, C, and D. Each apartment with the alphabetical designation B will be similar in size, being approximately 878 square feet, including the balcony space, and will contain the following: living room 16' x 13', kitchen 8' x 11', bedroom 15' x 10' including closet space, family room 12' x 10' with a closet space 2' x 7', bathroom 8' x 8', hall 3' x 8' and balcony 7' x 30'.

Each apartment with the alphabetical designation A, C, and D will be similar, being approximately 680 square feet, including balcony space and will contain the following: living room 16' x 13', kitchen 11' x 8' including closet space, bedroom 15' x 10' bathroom 8' x 7', hall 8' x 3', balcony 7' x 22'.

On each of the second, fourth, sixth, eighth, and tenth floors there will be a laundry room approximately 16' x 5' between apartments B and C; and on each of the third, fifth, seventh, and ninth floors there will be a storage room approximately 16' x 5' between apartments B and C.

The Developer states that each apartment unit will contain electric range, oven, garbage disposer and refrigerator. A water heater and ventilating hood and connecting ducts are installed in each apartment, together with water heaters in each of the five (5) laundry rooms described.

Each floor will have two (2) stairways on the opposite ends of the buildings and each floor will be serviced by an elevator.

The ground floor will contain thirty (30) parking stalls approximately 8' x 16'. The parking area will be a common element to be owned pro-rata by each of the forty (40) apartment owners.

COMMON ELEMENTS: The Developer advises that the common elements are as described in the Horizontal Property Act and include also the switch room, transformer vault and corridor on the ground floor; the laundry room on floors 2, 4, 6, 8 and 10; and storeroom on floors 3, 5, 7 and 9; and the parking stalls on the ground level.

LIMITED COMMON ELEMENTS: The Developer states that there are no limited common elements in this project.

INTEREST TO BE CONVEYED PURCHASER: Each owner of an apartment, whether owned jointly or singly, shall have a one-fortieth (1/40th) undivided interest in and to the buildings, and the common elements described in the Declaration. The Developer advises that for purposes of voting on all matters requiring action by the apartment owners, there shall be forty (40) votes; the number of votes being determined by the number of apartments. There shall be one vote for each such apartment, whether owned jointly or singly.

OWNERSHIP TO TITLE: The fee is vested in Hawaiian Trust Company Limited, a Hawaii corporation, and Charles Desmond Danford Stanley, of Honolulu, City and County of Honolulu, State of Hawaii, Trustees under the Will and of the Estate of Teresa Florence Hughes, deceased. The Master Lease from the Trustees to the Lessors, Mutual Development, Inc., executed December 19, 1959, as is found in the State Bureau of Conveyances in Liber 3794, Page 437. The Amendment of Lease from the Trustees under the Will and of the Estate of Teresa Florence Hughes, deceased, to the Lessees, Waikiki Imperial Apartments, Inc. is recorded in Liber 4079, Page 168.

The Developer has submitted for examination a specimen copy of the Apartment Sublease under which the purchaser of dwelling unit acquires an interest in the project.

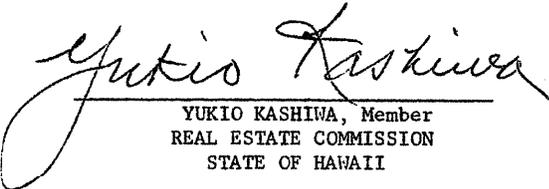
ENCUMBRANCES AGAINST TITLE: The Developer reports in his Notice of Intention that there are no encumbrances against the land or the building.

PURCHASE MONEY HANDLING: A specimen copy of the Escrow Agreement by and between Guardian Escrow Services, Inc. as the Escrow Agent, and Waikiki Imperial Apartments, Inc., the Developer and seller has been submitted with the registration.

Note: It is incumbent upon the purchaser that he reads this Escrow Agreement which establishes how the proceeds from the sale of apartment units are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATION: In his Notice of Intention the Developer has nominated A. M. Chaney, Inc., Certified Property Manager, as the managing agent of the project. In the By-Laws of Association of Apartment Owners it is proposed that the Board of Directors be empowered to employ for the Association a management agent or manager.

STATUS OF PROJECT: The Developer advises that the project was completed June 7, 1961 and has been in operation as a co-operative apartment project and a rental income apartment since that date.

  
YUKIO KASHIWA, Member  
REAL ESTATE COMMISSION  
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION  
DEPARTMENT OF REGULATORY AGENCIES  
(Business Registration Division)  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION