



**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

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

on  
MERIDIAN EAST  
14 Aulike Street  
Kailua, Oahu, Hawaii

REGISTRATION NO. 90

**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.

July 15, 1965

SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

- (1) MERIDIAN EAST is a proposed leasehold condominium project consisting of seventy-six (76) dwelling units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Developer's Articles of Incorporation; Affidavit of Officers and Bylaws; Option Agreement; Declaration of Horizontal Property Regime; Bylaws of the Council of Owners; Preliminary Report of Title; Agreement of Purchase and Sale; Apartment Lease; Mortgage; Escrow Agreement; Exclusive Authorization to Sell; Statement on Financing of the Project; House Rules of the Project; Standard Form of Agreement Between Owner and Contractor (Building Contract) and Performance Bond; Building Description Statement; Building Specifications and Preliminary Drawings and Plans; and various promotional and advertising copy and material to be used in the merchandising program.
- (3) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) passed by the Legislature of the State of Hawaii in 1961. This statute has been amended by each succeeding session of the Legislature since enactment of the original enabling legislation.

NAME OF PROJECT: MERIDIAN EAST

DEVELOPER: MARSHALL COOLEY & ASSOCIATES, LTD., 1221 Aalapapa Drive, Kailua, Oahu, Hawaii. Telephone 265001. A Hawaii corporation registered with the Director, Department of Regulatory Agencies, State of Hawaii on February 5, 1965. The officers are as follows:

Marshall F. Cooley, Jr.	President	419 Iliwahi Loop Kailua, Oahu, Hawaii
William F. Beach	Vice-President	664 Milokai Street Kailua, Oahu, Hawaii
Robert D. Dean	Secretary-Treasurer	1221 Aalapapa Street Kailua, Oahu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Morio Omori, 602 Capital Investment Building, Richards Street, Honolulu, Hawaii. Telephone 504238.

TAX KEY: FIRST DIVISION 4-3-54:13

ZONING: Commercial.

DESCRIPTION: The Declaration states that there will be an eleven-story steel and tile building covering a ground space of 17,600 square feet with no basement constructed on the approximately 19,015 square feet of land committed to the project. There are sixty-four (64) two-bedroom 1½ bath, eight (8) three-bedroom two bath, and five (5) three-bedroom two bath penthouse apartments in the building.

The first level of the apartment building contains 42 parking spaces for 42 vehicles, containing about 17,600 square feet and 61 storage lockers containing about 32 square feet each.

The second level contains 42 parking spaces for 42 vehicles, containing about 17,600 square feet and a marquee roof of 210 square feet and 23 storage lockers containing about 32 square feet each.

The third level contains about 8,055 square feet of recreation area with a swimming pool (16' x 36') and a roofed meeting house (24' x 31') and 8 two-bedroom and 1 three-bedroom apartments containing a floor area of about 8,932 square feet.

The fourth through tenth levels each contain 8 two-bedroom and 1 three-bedroom apartments containing a floor area of about 8,220 square feet, together with balconies of about 790 square feet, per level.

The eleventh level contains 5 three-bedroom apartments containing a floor area of about 8,567 square feet, together with balconies of about 443 square feet.

The immediate common element to which each apartment has access is as follows:

Each apartment on the fourth through tenth levels has access onto a balcony which provides access to elevators and stairways which are likewise common elements.

Apartments on the eleventh level open directly onto concrete deck which provides access to private deck areas and elevators and stairways which are likewise common elements.

Areas of all of above listed apartments are shown on said Condominium Map.

The apartments in the building are numbered and are located on the respective levels with dimensions as follows:

Third level: 9 apartments

#301	-	880 square feet	(2 BR/1-3/4 Bath)
#302	-	889 square feet	(2 BR/1-3/4 Bath)
#303	-	1167 square feet	(3 BR/2 Bath)
#304	-	983 square feet	(2 BR/1-3/4 Bath)
#305	-	990 square feet	(2 BR/1-3/4 Bath)
#306	-	990 square feet	(2 BR/1-3/4 Bath)
#307	-	990 square feet	(2 BR/1-3/4 Bath)
#308	-	990 square feet	(2 BR/1-3/4 Bath)
#309	-	1053 square feet	(2 BR/1-3/4 Bath)
Total		8932 square feet	

Fourth level through Tenth level: 9 apartments

#401 through #1001	-	880 square feet	(2 BR/1-3/4 Bath)
#402 through #1002	-	889 square feet	(2 BR/1-3/4 Bath)
#403 through #1003	-	1167 square feet	(3 BR/2 Bath)
#404 through #1004	-	861 square feet	(2 BR/1-3/4 Bath)
#405 through #1005	-	868 square feet	(2 BR/1-3/4 Bath)
#406 through #1006	-	868 square feet	(2 BR/1-3/4 Bath)
#407 through #1007	-	868 square feet	(2 BR/1-3/4 Bath)
#408 through #1008	-	868 square feet	(2 BR/1-3/4 Bath)
#409 through #1009	-	951 square feet	(2 BR/1-3/4 Bath)
Sub-Total		3220 square feet	
Balconies		790 square feet	
Total Per Floor		9010 square feet	

Eleventh level: 5 penthouse apartments (all 3 Bedroom/2 Bath)

#P-1	1557 square feet
#P-2	1697 square feet
#P-3	1677 square feet
#P-4	1753 square feet
#P-5	1883 square feet
Sub-Total	8567
Balconies	443
Total	9010

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 herein-after provided. Each apartment in the building shall be the exterior of doors, windows and the frames thereof on the entrance side and the exterior of lanai railings on the opposite side. The interior of unfinished surfaces of the perimeter walls, bearing walls, floors and ceiling including the paint, wall covering, tile, enamel, stain or other finishing on such interior surfaces, and the air space encompassed within said boundary line, together with fixtures and other such improvements located within said boundary line, as indicated on floor plans of the building filed in said Office of the Assistant Registrar.

COMMON ELEMENTS: In the Declaration is recited a freehold estate consisting of all remaining portions of the project, being described and referred to as common elements, which definition includes the apartment building, the land on which it is located and all elements mentioned in the Horizontal Property Act which are actually constructed in the project, and specifically includes, but is not limited to: (a) the land in fee simple; (b) all parking and storage areas not designated as a limited common element; (c) driveways; (d) walkways, sidewalks, balconies; (e) two elevators with elevator penthouse and appurtenant equipment; (f) balconies, lobbies, foyers, third floor recreation area, including swimming pool and ramada "meeting house"; (g) landscaping; (h) utilities and equipment room and all utilities and television antenna; (i) trash chute and

collection area; (j) the unit on the third level designated as "Apartment No. 302" together with its designated storage space and parking space, reserved for use of the Resident Manager of the project; (k) foundations, columns, girders, beams, supports, main walls, roofs, utility panels, ducts; and (l) all other elements of the building necessary to its existence, maintenance, safety and enjoyment.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called "limited common elements" are set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements set aside and reserved are as follows: (a) each parking space and storage space designated on the Condominium Map by the identical number corresponding to the number of each apartment shall be appurtenant to and for the exclusive use of such apartment; and (b) all other elements of the project which are rationally of limited common use for less than all of said apartments.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided one seventy-sixth (1/76th) interest in the common elements, such interest being defined and referred to as the "common interest". The common interest, the proportionate shares in the profits and common expenses of the project and the proportionate representation for voting purposes in the Council of Owners of the project, shall be in said fraction for each apartment.

OWNERSHIP TO TITLE: The Notice of Intention states that Bishop Trust Company, Limited and John Henry M. Magoon, Sr., Trustees under the Will and of the Estate of Juliet C. Magoon, deceased, are vested with the fee of the land committed to the Regime. The Preliminary Report of Title of March 18, 1965 prepared by TITLE GUARANTY OF HAWAII, INC., describes that the title is vested in the above parties.

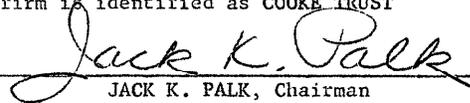
ENCUMBRANCES AGAINST LAND: The Notice of Intentions refers to an Improvement Assessment, a portion of which remains unpaid, for the planned Kailua Business District off-street parking program--for Parking Lot No. 110, Lot No. 33 - \$18,155.49. The Developer represents that this assessment will be paid by MERIDIAN ENTERPRISES, LTD. (Master Lessee-Sublessor).

PURCHASE MONEY HANDLING: An Escrow Agreement, in specimen form, has been filed with the Commission. In the proposed escrow arrangement TITLE GUARANTY ESCROW SERVICES, INC. is identified as the "Escrow Agent" and MARSHALL COOLEY & ASSOCIATES, LTD. are called "Seller".

Note: It is incumbent upon the prospective purchaser that he reads the executed Escrow Agreement as it will be this document which establishes how the proceeds from the sale of dwelling units are placed in trust as well as the retention and disbursement of the trust fund.

STATUS OF PROJECT: The Developer has entered into a building contract with TANI CONSTRUCTION, INC. Work is to commence on the project on or about September 1, 1965 and the anticipated completion date is about September 1, 1966.

MANAGEMENT AND OPERATION: The Bylaws of the Council of Owners places the responsibility of managing and operating the project with the Board of Directors. In the Notice of Intention the managing firm is identified as COOKE TRUST COMPANY, LTD.

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

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