



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

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

on
THE REGENT ALA MOANA
1507 Kapiolani Boulevard
Honolulu, Hawaii

REGISTRATION NO. 99

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.

October 22, 1965

SPECIAL ATTENTION

A comprehensive reading of the Report by the prospective purchaser 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:

1. THE REGENT ALA MOANA is a proposed leasehold condominium project consisting of a 29-story residential apartment building and a 9-story office building. The apartment building will contain a total of 134 apartments and 168 parking stalls. The office building will have one large office apartment on each of the nine floors, together with seventy-six parking stalls. The apartments in the residential apartment building are to be used for single family residences and for no other purpose. The apartments in the office building are to be used for commercial and charitable purposes.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Summary Statement of the Project; Corporate and Partnership Papers of the Developer; Developers' Joint Venture Agreement; Articles of Association and Affidavit of Officers and By-Laws of the Developer; Existing Lease and Proposed Master Lease; Apartment Lease; Certificate of Title; Declaration of Horizontal Property Regime; Declaration of Covenants, Conditions, Restrictions and By-Laws; Reservation Agreement;

Escrow Agreement (Executed); House Rules for Building "A"; House Rules for Building "B"; Outline Specifications and Preliminary Building Plans.

3. The Developer, complying with the Commission's Supplementary Filing requirements of July 23, 1965, has submitted a statement showing all costs involved in completing the project. The Developer estimates that construction of the building will be completed in approximately twenty-four months. Further, the Commission has been advised on August 30, 1965 that none of the purchasers' funds will be used in any way by the Developer but will remain in the escrow account until the project is completed. The method of financing costs involved in completing the project has been disclosed as: the Developer intends to finance this project by obtaining a construction loan and furnishing the remainder of the capital itself.
4. The Developer, in receiving this Preliminary Report, is cognizant of the Commission's requirement that he shall not commence construction of the building until satisfactory evidence is presented to this regulatory body that there are sufficient funds to cover all costs involved in completing the project.
5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii, as amended, which relates to Horizontal Property Regime.

NAME OF PROJECT: THE REGENT ALA MOANA

DEVELOPER: THE REGENT ALA MOANA DEVELOPERS, a Joint Venture consisting of 1507 KAPIOLANI, INC., a Hawaii corporation, and SWINERTON, WALBERG & WESTGATE, a California Partnership, consisting of SWINERTON & WALBERG CO., and E. W. WESTGATE CO., INC., both California corporations, and W. E. PRATRIDGE of Honolulu, Hawaii.

ATTORNEY REPRESENTING DEVELOPER: SMITH, WILD, BEEBE & CADES (Attention: Mr. Douglas E. Prior), First National Bank Building, Honolulu, Hawaii. Telephone 569-331.

LOCATION: 1507 Kapiolani Boulevard, Honolulu, Hawaii

TAX KEY: FIRST DIVISION 2-3-40-14

ZONING: Business

DESCRIPTION: The Declaration states that on the 31,250 square feet of land committed to the project there will be one 29-story residential apartment building and one 9-story office building, hereinafter designated as Building A and Building B respectively, these buildings to be constructed in general according to the following description:

Building A

The ground level of building A shall contain no parking stalls. It shall contain a service core consisting of: four small rooms each with an approximate area of 190 square feet devoted solely to storage, one room for the installation of mechanical equipment with an approximate area of 175 square feet and one room for electrical installations with an area of approximately 200 square feet. In addition on the ground level within the service core are two stairways and two elevators.

The second level of building A which is a part of the service core of building A is virtually identical to the ground level of building A and has identical corresponding rooms with areas which are identical to the rooms below them.

The third level of building A contains forty-four parking stalls and four storage rooms. Two of such rooms have an area of approximately 190 square feet

and the other two rooms have an approximate area of 240 square feet. In addition there is a room for mechanical installations and one for electrical installations with approximate areas of 220 square feet each. Like the other parking floors there are automobile rampways to the next lower level and the next higher level. There are also two stairways and two elevators.

The fourth level of building A contains the same number of rooms within the service core each having the same approximate area as the third level which rooms serve the same purposes as the corresponding rooms on the third level. The fourth level also contains forty parking stalls. In addition to the rampways to the floors immediately above and below the fourth level there is a rampway which joins the top mall of the Ala Moana shopping center. There is also an entrance from building A on the fourth level through a fire door into building B.

The fifth level of building A contains forty-two parking stalls. Within the service core there is a room for electrical equipment and a room for mechanical purposes each one having an area of approximately 200 and 240 square feet, respectively. There are three rooms for storage each with an approximate area of 190 square feet. On the fifth level there is a small lobby which joins the elevators and a walkway to Ala Moana shopping center. There are also automobile rampways to the level above and level below.

The sixth level has forty-two parking stalls. Within the service core one room is set aside as a laundry room with an area of approximately 225 square feet, one room is set aside for the installation of electrical equipment (approximately 120 square feet) and one room is set aside for mechanical equipment (approximately 200 square feet). There are three storage rooms each of which has an approximate area of 190 square feet. The swimming pool which opens on the seventh level is set on the deck of the sixth level. The area of the deck on the sixth level utilized by the pool is approximately 520 square feet.

The seventh level of building A contains a swimming pool having an area of approximately 520 square feet, a lanai having an area of approximately 920 square feet, two lounges, lounge A and lounge B each containing areas of 475 square feet, a women's shower room and a men's shower room containing approximate areas of 640 and 336 square feet respectively. In addition there is a kitchen with an approximate area of 320 square feet. There are five apartments on the seventh floor. One apartment of about 770 square feet is for the manager. This is on the Ewa side of the building and is designated apartment 701. Apartment 702 adjoins apartment 701 and is approximately 1100 square feet. Apartment 703 is on the Diamond Head side of the building and is about 912 square feet. Apartment 704 is on the Diamond Head-Makai side of the building and contains 1096 square feet. Apartment 705 is on the Ewa-Makai side of the building and adjoins apartment 701 and is approximately 1096 square feet. Each apartment is a custom apartment to be partitioned to suit the purchasers or developers. On the same level there are two small gymnasiums, one for men and one for women, each containing an area of approximately 240 square feet. On the seventh level there is also an elevated court (approximately 980 square feet) and four large planted areas totaling approximately 5000 square feet.

Levels eight through twenty-eight of building A shall each contain six apartments. Each of such floors are virtually identical. The apartments on each level shall have designated as numbers the number of the level plus the number assigned to the apartment. Such latter numbers are successive and begin with 01. Thus apartment 1 on the eighth floor will be 801. Apartment 2 on the eighth floor will be designated apartment 802 and so forth. Apartment 01 on each floor shall be located on the Makai-Diamond Head side of the building. Apartment 02 shall be located just Ewa of apartment 01 on the Makai side of the building. Apartment 03 shall be on the Mauka-Diamond Head side of the building and apartment 04 shall be just Ewa of apartment 03 and shall be on the Mauka side of the building. Apartment 05 is on the Diamond Head side of the building and apartment 06 has an Ewa exposure. Apartments 01, 02, 03 and 04 shall contain two

bedrooms, two bathrooms, a living room and dining room combination, a kitchen, a lanai and foyer. Including the lanai each apartment shall contain approximately 1206 square feet. Each lanai contains an area of approximately 122 square feet. Apartments 05 and 06 shall contain two bedrooms, two bathrooms, a kitchen, living-dining room combination, lanai and foyer and shall contain approximately 1250 square feet including the lanai. The lanai shall contain approximately 154 square feet.

On each typical floor there shall be two smoke towers, two elevators and a hallway from the elevators to the apartments on the floor.

The penthouse story of building A has four custom apartments designated P-1, P-2, P-3 and P-4 respectively. P-1 is on the Diamond Head-Mauka corner; P-3 on the Diamond Head-Makai corner; P-2 on the Ewa-Mauka corner and P-4 on the Ewa-Makai corner. Apartments P-1 and P-2 have approximate areas of 2872 square feet including the lanais which have approximately 560 square feet. Apartments P-3 and P-4 have approximate areas of 2944 square feet including the lanais which have an area of approximately 560 square feet.

Building B

The ground level of building B shall consist of a large office apartment containing a total floor area of approximately 3515 square feet. It shall also contain thirty-seven parking stalls, two elevators, two stairways from the first floor office to the parking area, a smoke tower and fire escape. It shall also have toilet facilities for men and women; the approximate area of each will be 120 square feet. There are two rampways from Kapiolani Boulevard onto the parking area.

The second level of building B will consist of one large office apartment containing a total floor area of approximately 1168 square feet, and also parking space for thirty-nine cars. The service core of building A extends from the ground through the two levels of parking in building B. The two levels of parking in building B shall contain concrete and steel pilings, supports, columns and beams which shall also serve to support building A.

The third level of building B shall contain an office apartment of 4760 square feet which will be designated apartment B and a corridor, two elevators, a men's room and women's room, a smoke tower and fire escape. The approximate area of each restroom is 120 square feet.

The fourth level of building B shall be virtually the same as the third level with the exception that there is an entry way on the fourth level into building B from building A which entry way will serve as access to occupants of building B to the Ala Moana shopping center mall. The apartment on this level will be apartment C.

The fifth through ninth levels of building B shall be identical to the third level in all respects and the apartments on each successive floor shall be designated D, E, F, G and H respectively. Each residential apartment will be equipped with a range and oven, a disposal, a refrigerator, and a dishwasher. A washer-dryer is optional.

COMMON ELEMENTS: The developer advises that there will be certain features of building A which will be common only to owners of apartments within building A (hereinafter called "limited common elements germane to building A") and certain features of building A will be common elements for the use of owners in both buildings A and B. In like manner building B shall have certain elements which are common only to the owners of apartments in building B (hereinafter called "limited common elements germane to building B") and some elements which are common elements for the use of owners of apartments in both buildings A and B. The term "common elements" when used herein will mean those elements common to the apartment owners in buildings A and B. Limited common elements germane to building A will be those elements the use of which is limited to the owners of apartments in building A, and limited common elements germane to building B

will be those elements the use of which is limited to owners of apartments in building B. Limited common elements germane to building A may be further restricted as to their use. An example is a particular parking stall which is designated for the exclusive use of owners of a particular apartment within building A. These are in effect restricted limited common elements which as the case may be shall be defined as (a) "restricted limited common elements germane to building A" and (b) "restricted limited common elements germane to building B".

The common elements will include the land above described, undivided interest in which shall be separately leased by owners to apartment purchasers. The foundations and supporting columns and the two parking levels exclusive of the parking stalls of building B shall be common elements. All of the rampways in the parking areas of the first four levels of parking in building A and all of the parking decks exclusive of the service core units and swimming pool within building A shall all be common elements as well as the driveway areas on these four levels. The following storage areas within the service core on the ground level of building A shall also be common elements: the four storage rooms described above and one-half of one of the utility rooms to be used for storage, all of the sewage lines on the ground level and all of the utility lines on the ground level will be common elements.

LIMITED COMMON ELEMENTS:

Building A

The limited common elements germane to building A are all of building A exclusive of the apartments therein contained and the common elements above defined. These shall include but shall not be limited to the lobby, elevators, smoke tower, fire escape, recreational deck, swimming pool, storage areas, corridors, planted areas on the recreational deck, utility facilities and storage areas within the service core of building A not designated as common elements, the roof, elevator shafts and all of the parking facilities in building A which are not restricted limited common elements germane to building A. The elevators, compartments and installations of all central services such as power, light, gas, cold and hot water, pumps, drainage pipes, and other utility lines within the building are also limited common elements.

Restricted limited common elements germane to building A and the use for which they are restricted are:

- (a) The corridors on each apartment floor level are restricted for the use of the apartment owners living on each level.
- (b) Those certain parking stalls within building A which shall be assigned by the Developer to particular apartment owners.
- (c) Those certain designated storage facilities assigned by the Board of Directors to particular apartments.

Building B

The limited common elements germane to building B are all of building B exclusive of the apartments therein contained and the common elements above defined.

Restricted limited common elements germane to building B and the use for which they are restricted are:

- (a) The corridors and the toilet facilities on each apartment floor level restricted for the use of the owners of apartments on each level, and
- (b) Those certain parking stalls within building B which shall be assigned by the Developer to particular apartment owners.

INTEREST TO BE CONVEYED TO PURCHASER: The percentage undivided interest in all the common elements, including the limited common elements appertaining to each apartment and its owner shall be computed by dividing the total square

footage of each individual apartment by the total square footage of all apartments in both building A and building B. Such percentage shall be rounded off to the nearest hundredth. All of the owners of apartments in both building A and building B will share the expense of maintaining the common elements, excluding the limited common elements, in proportion to each of their percentage undivided interest in the common elements computed as described above. The expenses of maintaining the limited common elements shall be paid by only those owners having the exclusive use of these limited common elements. Each owner's share of these expenses shall be in the proportion that his common interest bears to the total common interests of the owners having the exclusive use of the particular limited common element. Similarly, the voting rights of the owners shall differ, depending on whether the vote concerns the common elements or the limited common elements. The voting power of each apartment owner shall be computed in the same manner as the computation of common expenses and the limited common expenses, all as more fully described in the Declaration of Covenants, Conditions, Restrictions and By-Laws for this project.

OWNERSHIP TO TITLE: The Declaration states that Hawaiian Land Co., Ltd., located at 1441 Kapiolani Boulevard, Honolulu, Hawaii, owns the property in fee.

ENCUMBRANCES AGAINST TITLE: The Certificate of Title filed by the developer indicates that presently there is a mortgage of the leasehold interest in the land to Bishop Trust Company, Limited. The developer has stated that this mortgage would be satisfied prior to the assignment of any apartment leases of apartments within the project.

PURCHASE MONEY HANDLING: The Developer has filed an executed copy of an escrow agreement naming HOME SAVINGS AND LOAN ASSOCIATION as "Escrow."

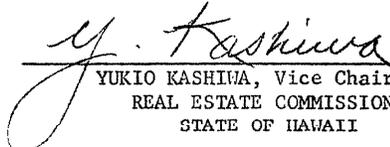
Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the escrow agreement pursuant to which the manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of apartment units are established.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners states that the Board of Directors has the authority to employ a person or firm to manage the project and provides for the appointment of Aaron M. Chaney, Inc., as manager of the project.

STATUS OF THE PROJECT: There is one existing building on the property at the date of this published report. The Developer advises that this building will be demolished prior to the commencement of construction of the project. The Notice of Intention represents that construction on the project will start April 1, 1966.

This Preliminary Public Report will be upgraded to a Final Public Report when additional requirements of the Commission have been complied with.

This preliminary HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 99 dated October 22, 1965.


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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