



**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  
LANIAKEA APARTMENTS  
369 Hobron Lane  
Honolulu, Hawaii

REGISTRATION NO. 121

**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.

February 14, 1966

SPECIAL ATTENTION

A comprehensive reading of the report by prospective purchasers 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. LANIAKEA APARTMENTS is an existing conventional apartments building consisting of twenty-eight (28) dwelling units to be converted to the Horizontal Property Regimes Act as a lease condominium project.
2. The Developer has filed all required documents and specimen documents deemed essential by the Commission for the registration of this proposed condominium project.
3. The Developer advises that there will be no advertising or promotional matter prepared or used in the offering of apartments for sale.
4. The Developer reports that the Declaration and By-Laws was filed for recordation with the Assistant Registrar of the Land Court on January 20, 1966 as Document No. 380483. Condominium Map No. 21 has been assigned this project.

5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170-A, Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relates to Horizontal Property Regimes.

NAME OF PROJECT: LANIAKEA APARTMENTS

LOCATION: On the Diamond Head side of Hobron Lane approximately five hundred yards mauka from the corner where Hobron Lane meets Ala Moana Boulevard, in Kalia, Waikiki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-6-12-32

ZONING: Hotel-Apartment

DEVELOPER: LANIAKEA, INC., 369 Hobron Lane, Honolulu, Hawaii, a Hawaii corporation registered with the Office of the Treasurer, Territory of Hawaii, on June 24, 1959. The officers are as follows:

Rose Piilani Kanepua	President	369 Hobron Lane, Apt. No. 5 Honolulu, Hawaii
Haig Laniakea Kalauokalani	Vice President	2009 Akumu Street Kailua, Hawaii
Nedra Ualani Pacheco	Secretary	1349 "F" Kaioo Drive Honolulu, Hawaii
George Luther Kaapuni Kalanokalani	Treasurer	369 Hobron Lane, Apt. No. 4 Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Allen I. Marutani, 303 Capital Investment Bldg., 850 Richards St., Honolulu, Hawaii. Telephone 576-365.

DESCRIPTION: On the approximately 13,116 square feet of land committed to the project, there is presently constructed a 3-story concrete block apartment building covering a ground space of 4,816 square feet and containing twenty-seven (27) one-bedroom apartment units and one (1) three-bedroom apartment unit. The first floor of the building contains seven (7) one-bedroom apartment units, one (1) three-bedroom apartment unit, one (1) laundry room, one (1) closet room and one (1) office space. The second and third floors each contains ten (10) one-bedroom apartment units. There are fourteen (14) parking stalls on the ground area.

The apartments in the building are located as shown on the condominium map and are numbered as follows:

First (ground) floor:

One-bedroom - 1, 2, 3, 4, 6, 7, and 8	Three-bedroom 5
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Second floor:

One-bedroom - 20, 21, 22, 23, 24,  
25, 26, 27, 28, and  
29

Third floor:

One-bedroom - 30, 31, 32, 33, 34  
35, 36, 37, 38, and  
39

The one-bedroom units contain approximately 476 square feet in total area and include the following: living room, kitchen, one-bedroom, closet and a bathroom. In addition, each unit has a lanai located to the rear of, and in back of, each apartment containing an area of approximately 85 square feet. There is a storage room at the end of each lanai. The one (1) three-bedroom apartment unit has a living room, kitchen, three bedrooms, closets and two bathrooms containing an area of approximately 1,025 square feet together with the office space adjoining thereto which contains approximately 139 square feet. In addition, it has a rear lanai containing an area of approximately 257.5 square feet. There is a storage room at the end of the lanai.

Each of the apartments on the first floor has a ground area located to the rear of, and adjoining, the rear lanai. Apartment No. 1 has approximately 175.9 square feet of such ground space; Apartment No. 2 has approximately 194.95 square feet of such ground area. Apartment No. 3 has approximately 218.68 of such ground area; Apartment No. 4 has approximately 249.91 square feet of such ground area; and each of Apartments Nos. 6, 7 and 8 has approximately 79.33 square feet of such ground area.

Each of the apartment units on the first floor will have immediate access to a concrete walkway leading to the stairs in the building.

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 provided. Each apartment shall be deemed to include all the walls and partitions which are not load bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, including plaster, paint, wallpaper, floor covering and all appliances and built-in fixtures.

COMMON ELEMENTS: Identified in the Declaration as

- a. the described land;
- b. the foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building;
- c. flat roof, service and yard areas, except areas actually reserved, parking areas, parking driveways, trash and garbage areas;
- d. central and appurtenant installations for services, such as power, light, gas, hot and cold water, and like utilities;
- e. laundry, storage rooms and facilities; and
- f. all other parts of the property existing for the common use or necessary to the existence, maintenance and safety of the building.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, called and designated "limited common elements," are hereby 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 so set aside and reserved are as follows:

- a. the ground area located between the edge of the rear lanai of each apartment on the first floor and the property boundary line of the described land, shall be appurtenant to and for the exclusive use of each apartment adjoining such ground area.

INTEREST TO BE CONVEYED PURCHASER: Each owner of an apartment unit, whether owned jointly or singly, shall have an undivided one-twenty-eighth (1/28th) interest in and to the land, building, and the common elements described. For purposes of voting on all matters requiring action by the apartment owners, there shall be twenty-eight (28) 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.

USE: Each apartment shall be used for residential purposes unless such other uses are authorized by the Association of Apartment Owners in accordance with the terms of the Declaration, By-Laws of the Association of Apartment Owners and the House Rules, as they exist or as they may be amended from time to time, and each owner shall observe, comply with, and perform, all rules, regulations, ordinances and laws made by the Board of Health any other governmental authority of the municipal, state and federal government applicable to the premises.

OWNERSHIP OF TITLE: The Notice of Intention states that the property committed to the project is vested in LANIAKEA, INC., a Hawaii corporation. The Preliminary Report of Title issued November 19, 1965 by Security Title Corporation, 125 Merchant Street, Honolulu, Hawaii further supports that title to the property is vested in the Developer.

ENCUMBRANCES AGAINST THE LAND: The Notice of Intention described the following as recorded liens and encumbrances against the land and building on file with the Office of the Assistant Registrar, Land Court, State of Hawaii: (1) First mortgage in favor of the Bank of Hawaii; (2) Second mortgage in favor of Rose P. Kanepua; (3) A 55-year lease to Laniakea Co-op Corporation; and (4) Sub-lease from Laniakea Co-op Corporation to Odgen Masayoshi Nishizaki.

PURCHASE MONEY HANDLING: The Commission has received satisfactory evidence from the Developer that in this conversion from a stock cooperative organization to condominium apartment status, there is an adequate arrangement for the handling of funds. As a measure of insurance and protection in this conversion, Developer's counsel has created a Trust Agreement identifying Mr. Hiroyuki Fujioka, as "Trustee" for Laniakea Apartments and Laniakea, Inc., as "Developer."

Note: It is incumbent upon the prospective purchaser that he reads an executed copy of this Trust Agreement which sets forth the conditions for receiving, holding and disbursing of funds.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners propose that the Board of Directors be vested with the powers and duties to employ a management agent or manager. No manager has been identified in the Notice of Intention.

STATUS OF PROJECT: The construction of the building was commenced in 1959 and it was completed in 1960. All costs of completing the building have been paid for and the lien period for mechanics' lien has expired.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 121 dated February 14, 1966.

  
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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, C&C OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION