



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

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

ON
LILIUOKALANI PLAZA
220 Liliuokalani Avenue
Honolulu, Hawaii

REGISTRATION NO. 126

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.

Reservations for the purchase of any unit in the Condominium Project may be taken under an agreement for sale providing the Developer complies with the Commission's Declaratory Order No. 1 of December 14, 1965.

March 18, 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. LILIUOKALANI PLAZA is a proposed fee simple condominium project consisting of forty-eight (48) dwelling units.
2. The Developer of said project has filed all documents and material deemed essential by the Commission for the registration of this proposed condominium project.
3. Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission has not been submitted as part of this registration.
4. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to Horizontal Property Regime.

NAME OF PROJECT: LILIUOKALANI PLAZA

LOCATION: The 220 Liliuokalani Avenue site is approximately one hundred feet mauka (north easterly) of the intersection of Liliuokalani Avenue and Kuhio Avenue, at Waikiki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-6-24: 9 & 10

ZONING: Hotel-Apartment.

DEVELOPER: LILIUOKALANI PLAZA DEVELOPMENT COMPANY, a registered limited partnership, Suite 210, 2615 South King Street, Honolulu, Hawaii. Telephone 990-041. The Notice of Intention identifies the General Partners as:

William S. N. Au Jack G. Nosaka Robert T. Tomita

The Limited Partners are registered as:

| | |
|------------------|--|
| Harold K. M. Lau | 343 Halaki Street Honolulu, Hawaii |
| Yoshio Yoshida | 1241 "A" 17th Avenue Honolulu, Hawaii |
| K. C. Look | 1218 6th Avenue Honolulu, Hawaii |

ATTORNEY REPRESENTING DEVELOPER: James H. Kamo and Hiroshi Sakai, 850 Richards Street, Honolulu, Hawaii. Telephone 576-365.

DESCRIPTION: The building to be constructed is a fourteen-story reinforced concrete apartment building, covering a ground space of about 11,375 square feet; there will be 36 two-bedroom apartment units and 12 three-bedroom apartment units. The first floor (semi-basement) contains 25 parking stalls and a transformer vault. The second floor contains 26 parking stalls, lobby, and trash space. Each apartment unit shall have the exclusive use of a designated parking space of about 200 square feet. Each floor, save for the first and second floors shall contain apartments, trash chute, storage closet and lanais. There will be no basement below the first floor, save and except for the elevator well; and an elevator shall service the building. There shall be on the roof a play area, rest rooms and machine room.

The third through fourteenth floors shall each contain three two-bedroom apartments and one three-bedroom apartment for a total of 48 apartment units. Each of the two-bedroom apartment units shall have the following rooms: living-dining room, kitchen, two bedrooms, two bathrooms, three closets and lanai. Each of the three-bedroom apartment units shall have the following rooms: living-dining room, kitchen, three bedrooms, two bathrooms, five closets and lanai. The apartment units whose number ends with 01 are two-bedroom apartment units and contain a total area of approximately 1075 square feet and a lanai of approximately 85 square feet. The apartment units whose number ends with 02 are two-bedroom apartment units and contain a total area of approximately 1003 square feet and a lanai of approximately 90 square feet. The apartment units whose number ends with 03 are three-bedroom apartment units and contain a total area of approximately 1321 square feet and a lanai of approximately 115 square feet. The apartment units whose number ends with 04 are two-bedroom apartment units and contain a total area of 1040 square feet and a lanai of approximately 78 square feet.

The numbering of the apartments shall be as follows:

| | |
|---------------|--|
| Third floor: | Two-bedrooms - 301, 302, 304; Three-bedrooms - 303; |
| Fourth floor: | Two-bedrooms - 401, 402, 404; Three-bedrooms - 403; |
| Fifth floor: | Two-bedrooms - 501, 502, 504; Three-bedrooms - 503; |

| | |
|-------------------|--|
| Sixth floor: | Two-bedrooms - 601, 602, 604; Three-bedrooms - 603; |
| Seventh floor: | Two-bedrooms - 701, 702, 704; Three-bedrooms - 703; |
| Eighth floor: | Two-bedrooms - 801, 802, 804; Three-bedrooms - 803; |
| Ninth floor: | Two-bedrooms - 901, 902, 904; Three-bedrooms - 903; |
| Tenth floor: | Two-bedrooms - 1001, 1002, 1004; Three-bedrooms - 1003; |
| Eleventh floor: | Two-bedrooms - 1101, 1102, 1104; Three-bedrooms - 1103; |
| Twelfth floor: | Two-bedrooms - 1201, 1202, 1204; Three-bedrooms - 1203; |
| Thirteenth floor: | Two-bedrooms - 1301, 1302, 1304; Three-bedrooms - 1303; |
| Fourteenth floor: | Two-bedrooms - 1401, 1402, 1404; Three-bedrooms - 1403. |

Each of said apartments will have immediate access to an open hall or a corridor approximately 6 feet wide, the total area being approximately 336 square feet, said hall or corridor being a limited common element for apartment owners on each respective floor.

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 hereinafter 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, carpet, floor covering, and all appliances and built-in fixtures.

COMMON ELEMENTS: The Declaration identifies the common elements as:

- (a) The land described herein.
- (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, recreational facilities and rest rooms on roof, machine room, yard, ramps and driveways, parking areas, except parking stalls actually reserved, trash chute and room, and storage room.
- (d) Central and appurtenant installations for services such as power, light, gas, hot and cold water, and like utilities.
- (e) The elevator, elevator shaft and well, and appurtenant installations and apparatus.
- (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: The limited common elements are identified as:

- (a) Corridors, storage closets and lanais at end of corridors on each floor for the use of the apartments on the respective floors.
- (b) One parking stall for each apartment, said stalls to be numbered and assigned the same number as each apartment. The two free stalls for commercial and other persons who have business to perform in the apartment building. One parking stall is reserved for the manager.

INTEREST TO BE CONVEYED PURCHASER: Each two-bedroom apartment, whether owned jointly or singly, shall have appurtenant thereto an undivided 2,000 percentage interest and each three-bedroom apartment, whether owned jointly or singly shall have appurtenant thereto an undivided 2.333 percentage interest in and to the land, buildings, and the common elements herein described. For purposes of voting on all matters requiring action by the apartment owners, there shall be one hundred (100) votes; the number of votes being determined by the thirty-six (36) two-bedroom apartments multiplied by two (2) and twelve (12) two-bedroom apartments multiplied by two and one-third (2-1/3).

USE: Each apartment shall be used only as a place of dwelling unless such other uses are authorized by the association in accordance with the terms of this master deed, 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 and any other governmental authority of the municipal, state and federal government applicable to the premises.

OWNERSHIP TO TITLE: The Developer has submitted as part of the registration, a Certificate of Title, executed December 15, 1965 and prepared by Long and Melone, Ltd., a Hawaii corporation, certifying that the fee simple title to the land committed to the condominium project is vested in Jack G. Nosaka (Husband of Haru Nosaka), Robert T. Tomita (Husband of Janet Shizue Tomita), and William S. N. Au (Husband of Hoong Sin Liu Au).

The December 15, 1965 document reflects that the land described in the Master Deed and Declaration of Horizontal Property Regimes is a consolidation of Lots 70 and 72, ROYAL GROVE TRACT File Plan 149 with two remnant parcels of Liliuokalani Avenue.

The reservation contained in Royal Patent 4493 states that the mineral and metallic rights of every description are reserved to the Hawaiian Government.

ENCUMBRANCES AGAINST TITLE: The aforementioned reservation to the Hawaiian Government of all mineral or metallic mines of every description are the only encumbrances reported by the Developer in the Notice of Intention.

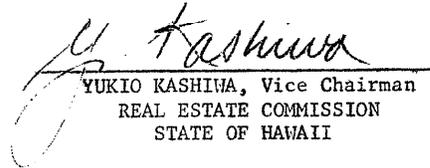
PURCHASE MONEY HANDLING: The Developer has submitted an unexecuted Trust Agreement for the Commission's examination. The agreement identifies HOKADA and HAYASHI, C.P.A., a general partnership, as Trustee for LILLIUKALANI PLAZA. The agreement establishes how the purchasers' funds are to be received, held and disbursed. Notice has been given the Commission that the purchasers' funds will be placed in a clients' trust fund account at American Security Bank, Downtown Office, 2 North King Street, Honolulu, Hawaii.

Note: It is incumbent upon the purchaser that he reads a copy of the executed Trust Agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of dwelling units are established.

MANAGEMENT AND OPERATIONS: No management contract has been submitted as part of the registration. The proposed By-Laws of the Association of Apartment Owners vest the Board of Directors with the duty and responsibility of employing a management agency or manager to perform such duties as the Board shall authorize. The Notice of Intention identifies Jack G. Nosaka as the Manager.

STATUS OF PROJECT: Existing improvements have been cleared from the site and the builder on contract, KEN'S CONSTRUCTION COMPANY, LTD., is preparing the site for commencement of construction. The Developer estimates that the building will be completed one year after start of construction.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 126 dated March 18, 1966.


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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