

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

1350 ALA MOANA
1350 Ala Moana Boulevard
Honolulu, Hawaii

REGISTRATION NO. 140

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above 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.

August 16, 1967

SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED APRIL 5, 1966 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED JULY 24 AND AUGUST 2, 1967. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Final Public Report of May 6, 1966 on 1350 ALA MOANA, the Developer has made changes to the plan or setup as presented to the Commission in the April 5, 1966 registration.

This Supplementary Public Report amends the May 6, 1966 document, becoming a part of the registration on this condominium project. The Developer has the responsibility for placing this Supplementary Public Report (Pink Paper Stock) in the hands of all purchasers and prospective purchasers. The buyer shall sign the required receipt signifying that he has had the opportunity to read the report.

2. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and a copy of approved Floor Plans) have been filed in the office of the recording officer.

The Declaration and By-Laws have been filed with the Assistant Registrar of the Land Court, State of Hawaii, on March 29, 1966 as Document No. 386401, Transfer Certificate of Title 106,443. Said Declaration and By-Laws have also been filed in the Bureau of Conveyances of the State of Hawaii in Liber 5292 at Page 20.

The Declaration has been amended twice. On June 30, 1966 an amendment was filed with the Assistant Registrar of the Land Court as Document No. 394788 and on May 31, 1967 as Document No. 417469 a further amendment was filed. Both amendments have also been recorded in the Bureau of Conveyances in Liber 5369 at Page 143 and Liber 5674 at Page 307 respectively.

Pursuant to Land Court Order No. 27101 of May 31, 1967 the Assistant Registrar of the Land Court assigned Condominium Map No. 27 to the project. The Bureau of Conveyances designates Condominium Map No. 63 to the project.

3. Advertising and promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
4. The Developer has advised the Commission that the commercial apartment, No. 300, referred to under DESCRIPTION at Pages 2 and 3 of the Final Public Report, has been withdrawn from the plan. The amended Declaration shows the addition of three (3) apartments for residential purposes:

Apartment 307 contains a floor area of approximately 1033 square feet and a room count of six (6) rooms; is located on the Ewa side of the building with access to the main corridor of the building on this floor and has an undivided percentage interest ownership in all common elements of .2244%.

Apartment 309 contains a floor area of approximately 1033 square feet and a room count of six (6) rooms; is located on the Ewa side of the building with access to the main corridor of this floor and has an undivided percentage interest ownership in all common elements of .2244%.

Apartment 311 contains a floor area of approximately 1063 square feet and a room count of six (6) rooms; is located on the Mauka-Ewa corner of the building with access to this floor and has an undivided percentage interest ownership in all common elements of .2247%.

The amended Declaration further states that there is to be added to the parking stalls available a total of four (4) parking spaces on the 1st and 2nd floors to provide for one parking space for each of three additional apartments, described immediately above, and one parking space for the Manager's residence.

5. The purchaser and 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 the Horizontal Property Act.

NAME OF PROJECT: 1350 ALA MOANA

DESCRIPTION: The apartment building shall consist of thirty-four (34) stories, containing 353 apartments, constructed of reinforced concrete, steel, glass, aluminum and allied building materials with integrated walls, columns, supports and parking facilities consisting of 368 parking stalls on two (2) garage levels.

COMMON ELEMENTS: A parking stall for the Manager's residence has been added as a common element by amendment to the Declaration.

PURPOSES OF BUILDING AND RESTRICTIONS AS TO USE: This part of the Declaration has been amended to read as follows in the opening subparagraph "(a): The building hereinabove described shall at all times be used as a residential apartment building and each of the apartments in said building shall be used as a single family residence and for no other purpose."

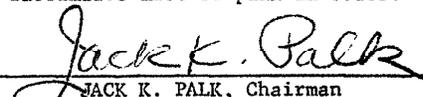
MANAGEMENT OF THE PROJECT: The amended Declaration, in its attachment at Section 3 of Article III of the By-Laws of Association of Apartment Owners, states as follows: "The initial Managing Agent shall be Hawaiian Contracting Company, Limited and its term shall expire one year after at least 50% of the apartments in the building are first occupied or at such time prior thereto as it shall submit its resignation to the Board of Directors."

STATUS OF PROJECT: As of August 2, 1967 the Developer reported to the Commission on the established 20-month construction schedule. On November 10, 1966 construction commenced, the contractor is on schedule with approximately 23% of the work completed. Estimated completion of construction for occupancy is on or about September 1, 1968.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted April 5, 1966 and additional information filed as late as August 2, 1967.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 140 filed with the Commission on April 5, 1966.

The report, when reproduced, shall be a true copy of the Commission public report. The paper stock used in making facsimiles must be pink in color.


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

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August 16, 1967
Registration No. 140