

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
ILIKAI MARINA APARTMENT BUILDING
1765 Ala Moana Boulevard
Honolulu, Hawaii

REGISTRATION NO. 172

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.

Issued: August 21, 1967
Expires: September 21, 1968

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 JULY 28, 1967. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. ILIKAI MARINA APARTMENT BUILDING is a proposed fee simple condominium project consisting of two hundred and fifty-six (256) units arranged throughout a single building having eighteen (18) floors. Six hundred (600) parking stalls are to be available in the project.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the proposed condominium project and the issuance of this Final Public Report.

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

The Declaration of Horizontal Property Regime and By-Laws attached thereto was filed July 27, 1967 in the Office of the Assistant Registrar of the Land Court as Document No. 422,470, together with the approved floor plans designated as Condominium Map No. 50, both noted on Transfer Certificate of Title No. 115,028 issued to Ilikai, Incorporated, the Developer.

4. No advertising or promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly ACT 244, L. 1967 effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This public report automatically expires thirteen months after the date of issuance, unless a supplementary report issues or the Commission, upon review of the registration issues an order extending the effective period of the report.

NAME OF PROJECT: ILIKAI MARINA APARTMENT BUILDING

LOCATION: The approximate 55,025 square feet of land committed to the regime is situate on makai (south) side of the seventeen hundred block of Ala Moana Boulevard, where the Hobron Lane meets the main thoroughfare, at Kalia, Waikiki, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-6-10-2

ZONING: Commercial

DEVELOPER: ILIKAI, INCORPORATED, 239 Merchant Street, Honolulu, Hawaii. Telephone 573-991. A Hawaii corporation registered with the Treasurer, State of Hawaii on September 28, 1959. The officers are as follows:

Chinn Ho	President	3189 Diamond Head Rd., Honolulu, Hawaii
Stuart T. K. Ho	Vice President and Asst. Secretary	1139 Waieli St., Honolulu, Hawaii
Dean Ho	Executive Vice President	1777 Ala Moana Blvd. Honolulu, Hawaii
A. M. Goffin	Secretary and Asst. Vice President	334 Seaside Av., Honolulu, Hawaii
Donald M. Wong	Treasurer	4440 Malia St., Honolulu, Hawaii
Harriet Matsuo	Asst. Secretary and Asst. Treasurer	731 Palani St., Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Matsuo Takabuki, 239 Merchant Street, Suite 200, Honolulu, Hawaii 96813. Telephone 581-184.

DESCRIPTION: The Declaration states that the building now being constructed shall be a multi-story reinforced concrete building containing one (1) lower level floor designated primarily for commercial use, one (1) floor designated primarily for commercial and parking and storage uses, six (6) floors designated primarily for apartment and parking and storage uses, and eleven (11) floors designated primarily for apartment use and an elevated pedestrian overpass extending from the building over Hobron Lane to the Ilikai-Ewa Hotel Building. The principal materials of which the building is to be constructed are concrete, concrete block, steel, and wooden doors and trim.

The property is hereby divided into apartments, commercial areas, garage area and laundry area (hereafter collectively called the "condominium units"):

- a. Apartments. Two hundred fifty-six (256) condominium units as shown on Condominium Map No. 50 are designated as apartments for apartment use as hereinafter defined, which are divided into four (4) plans as follows:
 - (1) Eight (8) Plan "A" apartments, each containing five (5) enclosed rooms of a bedroom, living room, bathroom, dressing room and kitchen and an unenclosed lanai, with a floor area of 735 square feet, more or less (hereafter called Plan "A" apartments);
 - (2) One hundred twenty-eight (128) Plan "B" apartments, each containing five (5) enclosed rooms of a bedroom, living room, bathroom, dressing room and kitchen and an unenclosed lanai, with a floor area of 679 square feet, more or less (hereafter called Plan "B" apartments);
 - (3) Eleven (11) Plan "C" apartments, each containing four (4) enclosed rooms of a bedroom, living room, bathroom and kitchen, and two (2) unenclosed lanais, with a floor area of 800 square feet, more or less (hereafter called Plan "C" apartments); and
 - (4) One hundred nine (109) Plan "D" apartments, each containing two (2) enclosed rooms of a combined living room-kitchenette-bedroom and a bathroom and an unenclosed lanai, with a floor area of 455 square feet, more or less (hereafter called Plan "D" apartments).
- b. Commercial Areas. Three (3) condominium units as shown on Condominium Map No. 50 are designated as Commercial Areas for commercial use as hereinafter defined.
- c. Garage Area. One (1) condominium unit as shown on Condominium Map No. 50 is designated as Garage Area for parking, storage and other related uses as hereinafter defined.
- d. Laundry Room Area. One (1) condominium unit as shown on Condominium Map No. 50 is designated as a Laundry Room Area for laundry use as hereinafter defined.

The boundary line of the condominium unit in the building is the exterior of the lanai railing, and where there is no such railing, the exterior of doors, windows, and glass walls and the frames thereof, and the interior of unfinished surfaces of the perimeter walls, bearing walls and floors, and ceilings, said condominium unit meaning and including the paint, wallpaper, tile, enamel, stain or other finishing on such interior surfaces, the lanai and the air space encompassed within said boundary line, together with fixtures and other such improvements located within said boundary line.

The location, rooms, area, use, access and numbering of each condominium unit in the building are:

- a. Two (2) levels of commercial areas, the first level to be about four (4) feet below street grade, containing one (1) enclosed room to be further partitioned by the owner, area 5,904 square feet, more or less, and the second level to be about four (4) feet above grade level, containing one (1) enclosed room to be further partitioned by the owner, and an unenclosed lanai, area 6,586 square feet, more or less, both levels located on the makai side of the building as shown on Condominium Map No. 50 for commercial use, together with immediate access to the land adjoining thereto to Harbor Road, stairways, elevators, walkways and pedestrian entrances of the building, and to be numbered Commercial Area No. 1;
- b. Seven (7) split levels of garage and commercial areas located on the mauka side of the building as shown on Condominium Map No. 50 as follows:
 - (1) The first split level to be about ground level, containing one (1) enclosed space, area 21,133 square feet, more or less, and one partially enclosed space, area 320 square feet, more or less, both for parking, storage and other related uses, together with immediate access to Hobron Lane, stairways, elevators and walkways of the building, and to be numbered as Garage Area No. 1, and one (1) enclosed room to be further partitioned by the owner located on the mauka-waikiki side of the building, area 8,194 square feet, more or less, for commercial use, together with immediate access to the land adjoining thereto to Hobron Lane and Ala Moana Boulevard, and to be numbered Commercial Area No. 2, and one (1) enclosed room to be further partitioned by the owner, and an unenclosed paved area located on the mauka-ewa side of the building, area 7,128 square feet, more or less, for service station and other commercial uses, together with immediate access to Ala Moana Boulevard, and to be numbered as Commercial Area No. 3;
 - (2) The second split level containing one (1) enclosed space, area 38,273 square feet, more or less, and one (1) partially enclosed space, area 1,260 square feet, more or less, both for parking, storage and other related uses, together with immediate access to the stairways and elevators of the building and to be numbered as Garage Area No. 1;
 - (3) The third to sixth split levels, inclusive, each split level containing one (1) enclosed space, area 39,281 square feet, more or less, and one (1) partially enclosed space, area 1,260 square feet, more or less, for parking, storage and other related uses, together with immediate access to the stairways and elevators of the building and to be numbered as Garage Area No. 1;
 - (4) The seventh split level, containing one (1) unenclosed space, area 39,649 square feet, more or less, and one (1) partially enclosed space, area 1,260 square feet, more or less, for parking, storage and other related uses, together with immediate access to the stairways and elevators of the building and to be numbered as Garage Area No. 1.
- c. Seventeen floors of apartments from the second to the eighteenth floors, inclusive, and one (1) laundry room area on the eighth floor, located in the tower on the makai side of the building, and the laundry room area and each apartment shall

have immediate access upon the hallways on such floor it abuts and then to the stairways and elevators of the building, all as shown on Condominium Map No. 50 as follows:

- (1) On the second floor, eight (8) Plan "A" apartments, and to be numbered 280, 282, 284, 286, 288, 290, 292 and 294;
- (2) On the third floor, eight (8) Plan "B" apartments, and to be numbered 380, 382, 384, 386, 388, 390, 392 and 394;
- (3) On the fourth floor, eight (8) Plan "B" apartments, and to be numbered 480, 482, 484, 486, 488, 490, 492 and 494;
- (4) On the fifth floor, eight (8) Plan "B" apartments, and to be numbered 580, 582, 584, 586, 588, 590, 592 and 594;
- (5) On the sixth floor, eight (8) Plan "B" apartments, and to be numbered 680, 682, 684, 686, 688, 690, 692 and 694;
- (6) On the seventh floor, eight (8) Plan "B" apartments, and to be numbered 780, 782, 784, 786, 788, 790, 792 and 794;
- (7) On the eighth floor, eight (8) Plan "B" apartments, and to be numbered 880, 882, 884, 886, 888, 890, 892 and 894; and nine (9) Plan "D" apartments, and to be numbered 881, 883, 885, 887, 889, 891, 893, 895 and 897; and one (1) Plan "C" apartment, and to be numbered 899; and one (1) Laundry Room Area, containing one (1) enclosed room, area 359 square feet, more or less, and to be numbered Laundry Room Area No. 1;
- (8) On the ninth floor, eight (8) Plan "B" apartments, and to be numbered 980, 982, 984, 986, 988, 990, 992 and 994; and ten (10) Plan "D" apartments, and to be numbered 979, 981, 983, 985, 987, 989, 991, 993, 995 and 997; and one (1) Plan "C" apartment, and to be numbered 999;
- (9) On the tenth floor, eight (8) Plan "B" apartments, and to be numbered 1080, 1082, 1084, 1086, 1088, 1090, 1092 and 1094; and ten (10) Plan "D" apartments, and to be numbered 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095 and 1097; and one (1) Plan "C" apartment, and to be numbered 1099;
- (10) On the eleventh floor, eight (8) Plan "B" apartments, and to be numbered 1180, 1182, 1184, 1186, 1188, 1190, 1192, and 1194; and ten (10) Plan "D" apartments, and to be numbered 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195 and 1197; and one (1) Plan "C" apartment, and to be numbered 1199;
- (11) On the twelfth floor, eight (8) Plan "B" apartments, and to be numbered 1280, 1282, 1284, 1286, 1288, 1290, 1292 and 1294; and ten (10) Plan "D" apartments, and to be numbered 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295 and 1297; and one (1) Plan "C" apartment, and to be numbered 1299;

- (12) On the thirteenth floor, eight (8) Plan "B" apartments, and to be numbered 1380, 1382, 1384, 1386, 1388, 1390, 1392 and 1394; and ten (10) Plan "D" apartments, and to be numbered 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395 and 1397; and one (1) Plan "C" apartment, and to be numbered 1399;
- (13) On the fourteenth floor, eight (8) Plan "B" apartments, and to be numbered 1480, 1482, 1484, 1486, 1488, 1490, 1492 and 1494; and ten (10) Plan "D" apartments, and to be numbered 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495 and 1497; and one (1) Plan "C" apartment, and to be numbered 1499;
- (14) On the fifteenth floor, eight (8) Plan "B" apartments, and to be numbered 1580, 1582, 1584, 1586, 1588, 1590, 1592 and 1594; and ten (10) Plan "D" apartments, and to be numbered 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595 and 1597; and one (1) Plan "C" apartment, and to be numbered 1599;
- (15) On the sixteenth floor, eight (8) Plan "B" apartments, and to be numbered 1680, 1682, 1684, 1686, 1688, 1690, 1692 and 1694; and ten (10) Plan "D" apartments, and to be numbered 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695 and 1697; and one (1) Plan "C" apartment, and to be numbered 1699;
- (16) On the seventeenth floor, eight (8) Plan "B" apartments, and to be numbered 1780, 1782, 1784, 1786, 1788, 1790, 1792 and 1794; and ten (10) Plan "D" apartments, and to be numbered 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795 and 1797; and one (1) Plan "C" apartment, and to be numbered 1799;
- (17) On the eighteenth floor, eight (8) Plan "B" apartments, and to be numbered 1880, 1882, 1884, 1886, 1888, 1890, 1892 and 1894; and ten (10) Plan "D" apartments, and to be numbered 1879, 1881, 1883, 1885, 1887, 1889, 1891, 1893, 1895 and 1897; and one (1) Plan "C" apartment, and to be numbered 1899.

COMMON ELEMENTS: The common elements shall mean and include: (a) Said land in fee simple; (b) All foundations, floor slabs, columns, girders, beams, supports, main and bearing walls, roofs, hallway on the eighth floor for access to the Laundry Room Area No. 1, and corridors, lobbies, stairs, stairways, fire escapes, entrances and exits of the building; (c) All central and appurtenant installations for services such as power, light, gas, hot and cold water, sewer, elevators, air-conditioning, incinerators, refuse, television antennae and telephone, ducts, pipes, chutes, conduits, tanks, pumps, motors, compressors, wires, electrical equipment and all other installations, apparatus and equipment existing for common use in the building; (d) All yards, grounds, landscaping, mail boxes, roadways, sidewalks, pedestrian overpass and other common ways in the building; and (e) All articles of personal property acquired for common use in the operation or maintenance of the building and the common elements.

LIMITED COMMON ELEMENTS: The limited common elements shall mean and include those common elements designated and set aside for the exclusive use of certain condominium unit or units to the exclusion of other condominium units as follows: (a) Air-conditioning, including all machinery, equipment, pipes, ducts, wires, cables and conduits used in connection therewith, is reserved for the use of all the apartments, Commercial Areas Nos. 1 and 2 and Laundry Room Area No. 1; (b) The hallways on the second to eighteenth floors, inclusive, (except the hallway on the eighth floor for access to

the Laundry Room Area No. 1), each of which hallways is reserved for the use of the apartments located on the same floor; and (c) The elevated pedestrian overpass extending from the second level of the garage area across Hobron Lane to the Ilikai-Eva Hotel Building is reserved for the use of the garage area and its owner.

Certain costs pertaining to said limited common elements will be charged to the owners of said condominium units for the use thereof as set forth in Section 2, Article VII of the By-Laws.

INTEREST TO BE CONVEYED PURCHASER: Each apartment and its owner, each commercial area and its owner, the garage area and its owner and the laundry room area and its owner shall have appurtenant thereto an undivided interest in the common elements of the property (herein called the "common interest") for all other purposes, including voting, as follows:

- a. 3/900 common interest for each Plan "A", Plan "B" and Plan "C" apartment and its owner;
- b. 2/900 common interest for each Plan "D" apartment and its owner;
- c. 2/900 common interest for Laundry Room Area No. 1 and its owner;
- d. 149/900 common interest for Garage Area No. 1 and its owner;
- e. 40/900 common interest for Commercial Area No. 1 and its owner;
- f. 30/900 common interest for Commercial Area No. 2 and its owner;
- g. 20/900 common interest for Commercial Area No. 3 and its owner.

The allocation of the common interest appurtenant to each commercial area and garage area may be further allocated, if at all, in the discretion of the owner thereof by subdividing such commercial area and garage area into separate commercial areas and garage areas, as the case may be, provided that such further allocation shall not be less than 1/900 common interest appurtenant to such subdivided commercial areas and garage areas and shall not exceed the total common interest appurtenant to such commercial area and garage area allocated thereto.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The purposes for which the building and each of the apartments, commercial areas, garage area and the laundry room area are intended and restricted as to use are as follows:

- a. The owner of each apartment in the building shall use such apartment only as a private dwelling for himself, his family, tenants and guests and for no other purpose, and such apartment shall not be used for transient and hotel purposes, which are defined as (i) rental for any period less than thirty (30) days, or (ii) any rental in which the occupant of the apartment is provided customary hotel services such as room service for food and beverage, maid service, laundry, linen or bellboy services.
- b. The owner of each commercial area in the building shall use such commercial area only for restaurant, sale of food, beverage, merchandise or services, service station, offices or any other commercial undertaking, whether or not similar to the foregoing as permitted by law, and install, equip and maintain equipment, improvements and other facilities for such commercial undertaking.
- c. The owner of the garage area in the building shall use such garage area only for parking and storing of vehicles and related uses, and to install and equip facilities and improvements incidental thereto, and for storage spaces of supplies, equipment, suitcases, lockers and other materials, and laundry spaces, and to install, equip facilities and improvements incidental thereto.

d. The owner of the laundry room area shall use such laundry room area only for installation of washing, drying and ironing facilities and use thereof for hire for such purposes.

OWNERSHIP TO TITLE: The Notice of Intention states that title to the land is vested in ILIKAI, INCORPORATED, a Hawaii corporation. The title evidence report prepared July 25, 1967 by Title Guaranty of Hawaii, a Hawaii corporation, verifies that the Developer is the vestee.

ENCUMBRANCES AGAINST TITLE: The Abstract of Title identifies the following: Taxes - real property taxes for the year 1967 now a lien. First payment was due July 8, 1967, second payment due November 10, 1967. Reservation in favor of the State of Hawaii, of all littoral rights of whatever nature or kind which are or may be thereunto appertaining, as reserved in Exchange Deed dated December 20, 1956 filed as Land Court Document No. 196551. Reservation of any and all littoral rights appurtenant to Lot 6, in favor of the State of Hawaii, as set forth in that certain instrument dated December 20, 1956, filed as Land Court Document No. 196552. Agreement made by the State of Hawaii, Ilikai, Incorporated, and Makaha Valley Farms, dated December 23, 1963 filed as Land Court Document No. 324904; consent pursuant to which having been granted by the State of Hawaii, as set forth in instrument dated October 10, 1964, filed as Document No. 345970. Mortgage dated May 29, 1967 filed as Land Court Document No. 417537 made by Ilikai, Incorporated, to First National Bank of Hawaii to secure the repayment of the sum of \$6,500,000.00 together with interest thereon all according to the terms of the promissory note of same date. Covenants set forth in that certain instrument dated April 21, 1967, filed as Land Court Document No. 417536.

PURCHASE MONEY HANDLING: An Escrow Agreement dated July 26, 1967 has been executed and a copy filed with the Commission. The "Escrow Agent" is identified as Title Guaranty Escrow Services, Inc., a Hawaii corporation. On examination the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 170A, Revised Laws of Hawaii 1955, as amended.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the Sales Contract and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of units and all sums received from any source are placed in trust as well as the retention and disbursement of said trust funds.

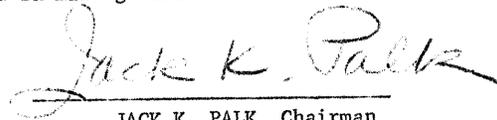
MANAGEMENT AND OPERATIONS: Under the By-Laws of Association of Owners the Board of Directors is empowered to engage the service of a managing agent. In the Notice of Intention the Developer identifies Ilikai-Western International as the manager.

STATUS OF PROJECT: A contract was executed March 17, 1967 between the Developer and Pacific Construction Company, Limited, as contractor. Work began on the project March 1, 1967 and the Developer, in his verified statement regarding cost, financing and date of completion of project gives the estimated date of completion for occupancy as August 31, 1968. As of the date of this report the Developer advises that construction is approximately thirty percent (30%) completed.

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 July 28, 1967.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 172 filed with the Commission July 28, 1967.

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



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

REB:km

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION

August 21, 1967
Registration No. 172