

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
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HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
ALA WAI PLAZA
500 University Avenue
Honolulu, Hawaii

REGISTRATION NO. 211

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: March 28, 1969
Expires: April 28, 1970

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JUNE 26, 1968 AND ADDITIONAL INFORMATION, RECITING MATERIAL CHANGES, SUBSEQUENTLY FILED WITH THE COMMISSION AS LATE AS MARCH 21, 1969. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT AND AMENDMENTS THERETO BY ACT 244 (L.1967) EFFECTIVE JUNE 6, 1967.

1. Since the issuance of the Commission's Preliminary Public Report of September 27, 1968 on ALA WAI PLAZA, Registration No. 211, the Developer reports that changes have been made in the plan or setup as represented in the June 26, 1968 notice of intention to sell.

The changes subsequently made are determined to be a material revision to the information earlier disclosed. This Final Public Report is made a part of the registration on ALA WAI PLAZA condominium project. The Developer is held responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer has complied with Sec. 170A-13.6, R.L.H., and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.
3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime dated March 12, 1969, with By-Laws of Association of Apartment Owners attached, dated March 20, 1969, were filed with the Assistant Registrar of the Land Court of the State of Hawaii on March 21, 1969 as Document No. 468634.

The Registrar of the Bureau of Conveyances has designed Land Court Condominium Map No. 69 to the project.

5. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly by ACT 244, L. 1967, effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, March 28, 1969, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: ALA WAI PLAZA

The information in the topical headings of the Preliminary Public Report of September 27, 1968, with the exception of DESCRIPTION, COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, OWNERSHIP TO TITLE, ENCUMBRANCES AGAINST TITLE, MANAGEMENT AND OPERATION, and STATUS OF PROJECT, has not been disturbed.

DESCRIPTION: The Developer has submitted a new executed Declaration dated March 12, 1969 to the Commission containing the following new description:

The proposed development, hereinafter called "project", shall consist of one twenty-five (25) story apartment building hereinafter called the "Makai Building" and one seventeen (17) story apartment building hereinafter called the "Mauka Building", connected by a bridge at every other floor, all to be constructed of reinforced concrete, steel, aluminum and allied building materials. The two buildings will contain a total of three hundred forty-nine (349) apartment units.

The Makai Building will contain forty-four (44) one bedroom "C" type units, thirty-three (33) two bedroom "A" type units, eighty-eight (88) three bedroom units of which forty-four (44) units are of the "B" type and forty-four (44) units are of the "D" type, and four (4) three bedroom penthouses (one each) of the "G", "H", "J" and "JR" type on the twenty-fifth (25th) floor. The description and location of each apartment in the Makai Building are as follows:

The one bedroom "C" type units contain a floor area of approximately 532 square feet plus a lanai of approximately 70 square feet and consist of a combined living, dining and kitchen area, a bedroom, a bathroom and a foyer. The one bedroom units are located between each three bedroom module on alternate floors.

The two bedroom "A" type units contain a floor area of approximately 1,120 square feet plus a lanai of approximately 105 square feet and consist on their first level of a combined living and dining area, kitchen, half-bathroom and a foyer. Their second level consists of two bedrooms, two bathrooms and a foyer. The two bedroom units are located in the center three bays of the Makai Building.

The three bedroom "B" units contain a floor area of approximately 1,427 square feet plus a lanai of approximately 105 square feet and consist on their first level of a combined living and dining area, kitchen, half-bathroom and a foyer. Their second level consists of three bedrooms, two bathrooms and a foyer. These units are located alternately with the one bedroom units, the two bedroom units and the three bedroom "D" type units.

The three bedroom "D" type units contain a floor area of approximately 1,432 square feet plus a lanai of approximately 105 square feet and consist on their first level of a combined living and dining area, kitchen, half-bathroom and a foyer. Their second level consists of three bedrooms, two bathrooms and a foyer. These units are located alternately with the one bedroom units, the two bedroom units and the three bedroom "B" type units.

The three bedroom penthouse "G" and "H" type units contain a floor area of approximately 1,656 square feet plus a lanai of approximately 318 square feet and a garden area of approximately 102 square feet. The apartments consist of a combined living and dining area, kitchen, three bedrooms, two and one-half bathrooms, a hallway and a foyer. These units are located near the center of the Makai Building.

The three bedroom penthouse "I" and "M" units contain a floor area of approximately 1,736 square feet plus a lanai of approximately 364 square feet and a garden area of approximately 270 square feet. The apartments consist of a combined living and dining area, kitchen, three bedrooms, two and one-half bathrooms, a hallway and a foyer. These units are located at the ewa and Diamond Head ends of the Makai Building.

The first level of each apartment in the Makai Building has immediate access to an open corridor which is a common element.

The Mauka Building will contain one hundred seventy-four (174) two bedroom "A" type units, one (1) two bedroom penthouse unit of the "E" type, one (1) two bedroom penthouse unit of the "ER" type, and two (2) three bedroom penthouse units of the "F" type and two (2) three bedroom penthouse units of the "FR" type. The penthouse units are located on the seventeenth (17th) floor of the Mauka Building.

The description and location of each apartment in the Mauka Building are as follows:

The two bedroom "A" type units are as described for the Makai Building. They are located on the first through sixteenth floors of the Mauka Building.

The two bedroom penthouse "E" and "ER" type units contain a floor area of approximately 1,299 square feet plus a lanai of approximately 273 square feet and garden area of approximately 195 square feet and consist of a combined living and dining area, kitchen, two bedrooms, two bathrooms and a foyer. These units are located in the center of the top floor of the Mauka Building.

The three bedroom penthouse "F" and "FR" type units contain a floor area of approximately 1,736 square feet plus a lanai of approximately 364 square feet and garden area of approximately 270 square feet and consist of a combined living and dining area, kitchen, three bedrooms, two and one-half bathrooms, a hallway and a foyer. Two of these units are located on the mauka side of the building and the other two are located on the makai side of the building.

The first level of each apartment in the Mauka Building has immediate access to an open corridor which is a common element.

The layout and location of each apartment within the aforesaid buildings are shown on Condominium Map 69, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

Five levels of parking will be provided with a total of three hundred sixty-eight (368) stalls, plus seventy-one (71) surface parking stalls. Parking stalls will be allocated on the basis of one stall for each apartment unit. The remaining parking stalls will be sold to apartment owners in the following order of priority: owners of penthouse apartments; owners of three-bedroom apartments; owners of two-bedroom apartments; and owners of one-bedroom apartments. Not more than one additional parking stall will be sold to each apartment owner unless there are stalls remaining after the allocations hereinbefore set forth.

Each of the apartment units in the project will be identified by a three or four digit number with the first one or two digits indicating the floor, and the remaining digits indicating the number of the apartment.

COMMON ELEMENTS: The common elements shall include: (a) The fee simple of the land for the duration of the Master Lease and all apartment leases which may issue in substitution therefor; (b) All foundations, floor slabs, columns, girders, beams, supports, bearing walls, roofs, chases, chutes, corridors, stairs, walkways, entrances and exists of said project; (c) All yards and refuse areas; (d) All parking areas; (e) All ducts, electrical equipment, wiring and other central and appurtenant installations for service of more than one apartment including power, light, cold and hot water, refuse and telephone; (f) Automatic electric passenger elevators with elevator housing and appurtenant equipment; (g) Swimming pool and pool recreation area, including toilet rooms; (h) The area on the ground floor and other floors of the building which are designated as lobbies; (i) Common laundry areas; and (j) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

INTEREST TO BE CONVEYED TO PURCHASER: The undivided interest in the common elements appertaining to each apartment and its owner for all purposes, including voting, expressed in terms of a percentage, hereinafter called a "common interest," is:

<u>Type of Apartment Unit</u>	<u>Percentage</u>
1 Bedroom Type "C"	.13767%
2 Bedroom Type "A"	.28015%
3 Bedroom Type "B"	.35104%
3 Bedroom Type "D"	.35213%
2 Bedroom Penthouse Type "E" and "ER"	.40410%
3 Bedroom Penthouse Type "F", "FR", "J", and "JR"	.54201%
3 Bedroom Penthouse Type "G"	.47476%
3 Bedroom Penthouse Type "H"	.47477%

the aggregate of which percentages multiplied by the number of apartments of each type shall at all times equal one hundred percent (100%).

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The project hereinabove described shall at all times be used as residential apartment buildings and/or for such other purpose or purposes as may from time to time be approved by the Association of Apartment Owners.

OWNERSHIP TO TITLE: There is no change in ownership of the fee title. Details regarding the lease of the premises remain the same as stated in the Preliminary Report, except that, as stated in the Note to this section of the Preliminary Report, the term of the Master Lease covering the two parcels committed to the Regime has been extended by the Lessors, by Amendment dated February 10, 1969, filed as Land Court Document No. 468633. The new termination date is the last day of August, 2035.

ENCUMBRANCES AGAINST TITLE: The March 18, 1969 title report of the Abstractor, Title Guaranty of Hawaii, Incorporated, a Hawaii corporation, discloses the following changes from the Preliminary Report: all real property taxes for the year 1969 have been currently paid and the improvement assessments previously noted have been fully paid.

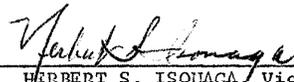
MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners, executed March 20, 1969, place the authority in the Board of Directors to secure the services of a managing agent to manage the building. The Notice of Intention identifies the initial managing agents as Y. T. Lum, C. P. M.; Tan Tek Lum, C.P.M.

STATUS OF PROJECT: A groundbreaking ceremony was held on February 17, 1969. Test piles and load tests are currently being done by the builder, Hawaiian Dredging and Construction Co., a subsidiary of the Dillingham Corporation, a Hawaii corporation. The Developer estimates that the building will be completed for occupancy in August, 1970.

The prospective purchaser or purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted June 26, 1968, and additional information subsequently filed as late as March 21, 1969.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 211 filed with the Commission on June 26, 1968.

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



HERBERT S. ISONAGA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:sw

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March 28, 1969
Registration No. 211

