

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

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

on  
TROPICANA VILLAGE - LAKESIDE  
Moanalua  
Honolulu, Hawaii

REGISTRATION NO. 240

**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: January 15, 1969  
Expires: February 15, 1970

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 DECEMBER 4, 1968, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED ON JANUARY 10, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. The Developer has fulfilled the requirements of Chapter 170A, Revised Laws of Hawaii 1955, as amended, for the issuance of a Final Public Report after completion of construction.
2. TROPICANA VILLAGE - LAKESIDE is a fee simple condominium project consisting of twenty-six (26) apartments located in four (4) detached buildings with forty-one (41) parking stalls and sixteen (16) storage rooms. The project was completed for occupancy on October 23, 1968.
3. Advertising and promotional matters have not been submitted as of the date of this Final Public Report.

4. 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, and effective June 6, 1967) and Condominium Rules and Regulations which relate to Horizontal Property Regime.
5. This Final Public Report is made a part of the registration on TROPICANA VILLAGE - LAKESIDE condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the Final Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.
6. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
7. Developer reports that the basic documents (Declaration of Horizontal Property Regime with By-Laws of Association of Owners attached and a copy of the approved Floor Plan) have been filed in the Office of the Assistant Registrar of the Land Court of Hawaii on December 4, 1968, as Land Court Document No. 460896 and as Land Court Condominium Map No. 66.

NAME OF PROJECT: TROPICANA VILLAGE - LAKESIDE

LOCATION: The property bears the following addresses: 2988 Ala Ilima, 2992 Ala Ilima, 2996 Ala Ilima, 1047 Ala Nanu, 1055 Ala Nanu and 5320 Likini Street, all at Moanalua, Honolulu, Oahu, Hawaii. The property, prior to being submitted to the Horizontal Property Regime, was known as Lot 2990, Map 390, Land Court Application 1074. The property is bounded to the north by Likini Street, to the west by Ala Nanu Street, and to the south by Ala Ilima Street.

TAX KEY: FIRST DIVISION 1-1-62-13

ZONING: Apartment Zone "C"

DEVELOPER: Tropicana Investments, Inc., 1339 Hunakai Street, Honolulu, Hawaii

Director

Officer

Robert Ching Wo

J. Albert Warford  
President and Chairman of the Board

Matsuo Takabuki

Helen I. Balcom  
Vice President, Secretary and Treasurer

J. Albert Warford

John Albert Warford  
Vice President

John Albert Warford

Paul Roger Warford  
Vice President

Paul Roger Warford

Frederick Rietfors, Jr.  
Executive Vice President

George Tokuyama  
Executive Vice President

ATTORNEY REPRESENTING DEVELOPERS: Anderson, Wrenn & Jenks (Attention: Walter E. Bliss, Esq.), 16th Floor, Castle & Cooke Building, Financial Plaza of the Pacific, Honolulu, Hawaii, phone 5315066.

DESCRIPTION: This is a fee simple residential condominium complex consisting of twenty-six (26) apartments located in four (4) buildings. Buildings Nos. 1 and 2 each contain four (4) apartments. Buildings Nos. 3 and 4 each contain nine (9) apartments. The apartments are of four (4) types. Each Plan A, C and D apartment is one story in height. Each Plan B apartment is two stories in height. Each building shall be on a concrete base and shall be constructed principally of wood, gypsum board and plaster. The location of each building and apartment shall be as shown on the Condominium Map and the number of each apartment shall be as shown on the Condominium Map. None of the buildings has any basement but Buildings No. 3 and No. 4 each have storage spaces and parking underneath the building. As shown on the Condominium Map, each apartment opens onto a sidewalk which is a common element and which leads to a public street. The property borders on three public streets.

The apartment numbers, the approximate area of each apartment and the number of rooms in each apartment are as follows:

<u>Apartment No.</u>	<u>Approximate Area of the Apartment</u>	<u>No. of Rooms in the Apartment</u>
1	1,080 sq. ft.	8
2	1,302 " "	8
3	1,302 " "	8
4	1,080 " "	8
5	1,302 " "	8
6	1,302 " "	8
7	1,302 " "	8
8	1,302 " "	8
9	1,302 " "	8
10	1,302 " "	8
11	1,302 " "	8
12	1,302 " "	8
13	924 " "	7
14	1,302 " "	8
15	1,302 " "	8
16	1,302 " "	8
17	1,302 " "	8
18	1,080 " "	8
19	1,302 " "	8
20	1,302 " "	8
21	1,302 " "	8
22	1,296 " "	9
23	1,302 " "	8
24	1,302 " "	8
25	1,302 " "	8
26	1,080 " "	8

The apartments consist of all of the areas or spaces enclosed by walls and roofs within the apartment boundaries as delineated by perimeter boundaries upon said Condominium Map with the exception of the following: (a) The foundation, exterior walls (including doors and windows), roofs, floors and loadbearing walls, beams and columns of all buildings and all perimeter walls or party walls separating two apartments; and (b) All pipes, wires, conduits and other utility or service lines which are utilized for or serve another or more than one apartment.

Each apartment shall be deemed to include all interior nonloadbearing walls and all inner decorated or finished surfaces of all floors and perimeter or party walls and finished surfaces of all interior loadbearing walls and all fixtures originally installed in the apartment, including stove, exhaust fan, garbage disposal and water heater.

COMMON ELEMENTS: The common elements of this condominium project include those as defined in the Horizontal Property Act, and in particular, include the fee simple land described as Lot 2990, area 57,614 square feet, as shown on Map 390 filed in the Office of the Assistant Registrar of the Land Court of Hawaii with

Land Court Application 1074 and being a portion of the land described in Transfer Certificate of Title No. 104,254, together with all improvements and vegetation thereon, but excluding therefrom the apartments as described above.

LIMITED COMMON ELEMENTS: Certain of the common elements, herein called "Limited Common Elements" are set aside for the exclusive use of certain apartments. Each apartment has one specific parking stall set aside for the use of such apartment and some of said apartments have a second parking stall set aside for the use of such apartments. Certain of said apartments have storage rooms set aside for the use of such apartments. The following parking stalls and storage rooms are set aside for the exclusive use of the following apartments:

<u>Apartment No.</u>	<u>Parking Stall</u>	<u>Storage Room</u>
1	4	10
2	3	None
3	2	"
4	1	12
5	5 & 6	None
6	7 & 8	"
7	9 & 18	"
8	16 & 17	"
9	10	9
10	11	None
11	12	"
12	13	"
13	14	"
14	15	1
15	19 & 20	2
16	21 & 24	4
17	22 & 23	3
18	25 & 26	5
19	27 & 30	7
20	28 & 29	6
21	31 & 32	8
22	34 & 35	11
23	33 & 36	13
24	37 & 38	14
25	39 & 42	16
26	40 & 41	15

INTEREST TO BE CONVEYED PURCHASER: This being a fee simple condominium, each purchaser will receive a fee simple interest in his apartment together with an undivided 1/26th interest in all common elements of the project and the same proportionate share in all common profits and expenses of the project and for all other purposes including voting.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The apartments shall be used only as private dwellings for the owners, their families, tenants and social guests and for no other purpose.

OWNERSHIP OF TITLE: The Notice of Intention states that the ownership of title is vested in Clarence Thing Chock Ching, Thomas Awai, and Fong Ting Mau, general partners of International Development Company, a Hawaii registered limited partnership, and that Tropicana Investments, Inc., holds an Agreement of Sale on the property filed as Land Court Document No.437879.

ENCUMBRANCES AGAINST TITLE: The title report prepared by Title Guaranty of Hawaii, Incorporated dated January 8, 1969, lists the following reservations and encumbrances against the property: Excepting and Reserving Therefrom unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, all artesian and other underground water and rights thereto appurtenant to said premises, as reserved in Deed dated October 7, 1965, filed as Document No. 372554. Mortgage made by Clarence Thing Chock Ching, Thomas Awai and Fong Ting Mau, General Partners of International Development Company, a registered limited partnership,

to The Mutual Benefit Life Insurance Company for the sum of \$2,500,000.00 on the land under search, besides other land, dated October 14, 1965, filed as Document No. 372555. Consolidation Agreement dated October 14, 1965, filed as Document No. 372558; re above mortgage and other mortgages consolidated to constitute a single lien. Second Mortgage made by Clarence Thing Chock Ching, et als, General Partners of International Development Company, to Hawaiian Dredging & Construction Co., Ltd., for the sum of \$11,000,000.00 on the land under search, besides other land, dated October 14, 1965, filed as Document No. 372559. Land Court Order No. 28037, filed January 29, 1968, sets forth the merger of Hawaiian Dredging & Construction Co., Ltd., into Dillingham Corporation. Designation of Easement 478 for transformer vault purposes, as shown on Maps 314 and 390, as set forth by Land Court Order No. 24900, filed November 9, 1965. A grant in favor of Hawaiian Electric Company Inc., and Hawaiian Telephone Company, granting easement for utilities within Easement 478, dated January 28, 1966, filed as Document No. 381416. The Covenants set forth in Declaration of Covenants dated November 23, 1965, filed as Document No. 375914, amended by instrument dated December 14, 1965, filed as Document No. 377276. Agreement of Sale made by and between Clarence Thing Chock Ching, Thomas Awai, widower, and Fong Ting Mau, General Partners of International Development Company, a registered limited partnership, as Sellers, and Tropicana Investments, Inc., a Hawaii corporation, as Purchaser, dated February 12, 1968, filed as Document No. 437879; agree to sell the land under search for the sum of \$235,000.00. Subject to the terms and conditions contained in said Agreement of Sale. Real Property Taxes for the Fiscal Year July 1968 - June 1969. All taxes assessed against the land have been fully paid up to and including November 1968. Land Court Order No. 29278, filed December 4, 1968, sets forth Condominium Map No. 66, showing layout location, etc. Declaration by Clarence Thing Chock Ching, Thomas Awai, Fong Ting Mau and Tropicana Investment, Inc., submitting Lot 2990 (the land) to the Horizontal Property Regime dated December 2, 1968, filed as Land Court Document No. 460896.

NOTE: The Developer has pointed out to the Commission that prior to the time that the first Deed to a purchaser is given, title to the premises will be conveyed by Clarence Thing Chock Ching, et al, the present record title holders, to Tropicana Investments, Inc., and that the mortgages held by The Mutual Benefit Life Insurance Company and Hawaiian Dredging & Construction Co., Ltd., will have been released and discharged.

PURCHASE MONEY HANDLING: The Developer has pointed out that since construction of the improvements has already been completed and since the statutory time within which to file mechanics' and materialmen's liens has expired on December 28, 1968, and since no liens have been filed against the project as late as January 7, 1969, the date of title search, Purchaser's money will not be held in escrow. On the contrary, the Developer pointed out that the initial deposit of the Purchaser will be held by Hawaiian Housing Corporation, the sales agent, in its client's account, and that the balance of the purchase price will be paid by the purchaser to the Developer at the time of closing, at which time marketable title will be conveyed to the purchaser.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the sales agreement. It establishes when and how the proceeds of the sale will be paid and distributed.

INDIVIDUAL MORTGAGE LOAN: The Developer advises the Commission that Hawaii National Bank, 45 North King Street, Honolulu, Hawaii, intends to provide the permanent financing to qualified purchasers of Tropicana Village - Lakeside.

MANAGEMENT AND OPERATIONS: The Developer has pointed out that the administration of the property will be vested in the Association of Owners pursuant to the provisions of the By-Laws and that it is the duty of the Board of Directors to employ a responsible Hawaii corporation as Managing Agent to manage and control the project, subject at all times to the direction by the Board. The Developer has pointed out that it proposes that the Association of Owners will enter into a Management Agreement with Loyalty Enterprises, Limited.

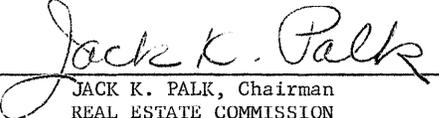
STATUS OF PROJECT: In the Notice of Intention the Developer advised the Commission that the project was completed on October 23, 1968. Developer further advised the Commission that there is no building warranty obligating the contractor after buildings were completed October 23, 1968.

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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 December 4, 1968 and additional information subsequently filed as of January 10, 1969.

THIS FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 240 filed with the Commission December 4, 1968.

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

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

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Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

January 15, 1969  
Registration No. 240