

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
MARCO POLO APARTMENTS
2333 Kapiolani Boulevard
Honolulu, Hawaii

REGISTRATION NO. 304

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: November 28, 1969
Expires: December 28, 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 OCTOBER 15, 1969 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS NOVEMBER 24, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514 OF THE HAWAII REVISED STATUTES.

1. MARCO POLO APARTMENTS is a leasehold condominium project consisting of a thirty-six (36) story building having a total of 569 residential apartment units and four (4) commercial units, and a seven (7) story parking building containing 830 parking stalls, and other improvements in accordance with plans filed in the office of the Assistant Registrar of the Land Court.
2. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
3. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

4. The Developer has submitted to the Commission all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report prior to completion of construction.
5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of 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 executed October 8, 1969, with By-Laws attached, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 486122, with Condominium File Plan No. 85 and noted on Transfer Certificate of Title No. 123214 and also recorded in the Bureau of Conveyances, State of Hawaii, at Honolulu in Liber 6727, Page 129, with Condominium File Plan No. 151.

Amendment to Declaration of Horizontal Property Regime executed November 5, 1969, was filed in the Office of the Assistant Registrar of the Land Court as Document No. 488167 and also recorded in the Bureau of Conveyances in Liber 6759, Page 132.

Second Amendment to Declaration of Horizontal Property Regime executed November 20, 1969 was filed in the Office of the Assistant Registrar of the Land Court on November 24, 1969 as Document No. 489384 and also recorded in the Bureau of Conveyances in Liber 6782, Page 435.

6. This Final Public Report is made a part of the registration on the MARCO POLO APARTMENTS 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.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, November 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: MARCO POLO APARTMENTS

LOCATION: The approximate 171,203 square feet of land committed to the project is situate on the South (makai) side of the twenty three hundred block of Kapiolani Boulevard, one of the principal thoroughfares in Honolulu. The property under improvement is located Diamond Head of McCully Street approximately one block Ewa (west) of the Kapiolani Boulevard and University Avenue intersection, at Kalia, Waikiki, Honolulu, Island of Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-7-04:1

ZONING: Planned Development-Housing (PD-H)

DEVELOPER: Reed & Martin Investment Corporation, a Washington corporation, duly qualified to do business in the State of Hawaii as a foreign corporation on March 27, 1968 and the records of the Department of Regulatory Agencies reveal that it has complied with all the provisions of Chapter 418 of the Hawaii Revised Statutes, regulating foreign corporations. The corporation conducts its business at 765 Amana Street, Honolulu, Hawaii. Telephone 949-5511

The officers of Reed & Martin Investment Corporation are:

President	Lloyd W. Martin	765 Amana Street, Honolulu Hawaii
Senior Vice-President	Arnold J. Hanson	765 Amana Street, Honolulu Hawaii
Vice-President	Francis M. S. Ching	765 Amana Street, Honolulu Hawaii
Secretary/Treasurer	H. W. Busby	765 Amana Street, Honolulu Hawaii

ATTORNEY REPRESENTING DEVELOPER: Chuck and Fujiyama (Attention: Mr. Ken Harimoto)
Attorneys at Law, Suite 202 International Savings Building, King and Bethel
Streets, Honolulu, Hawaii 96813. Telephone 536-0802.

DESCRIPTION: The executed and recorded Declaration of Horizontal Property and Developer's floor plans reflect that the building and other improvements to be placed on the land expressed to the regime shall be concrete reinforced construction consisting of a thirty-six (36) story apartment building having a total of five hundred and sixty-nine (569) residential apartment units and four (4) commercial units, and the additional structure is a seven (7) story parking building containing eight hundred and thirty (830) parking stalls. The declarant advises that the project is divided into the following freehold estates:

Residential Apartments. With respect to the residential apartments which appear on the Mezzanine (Second), 3rd through 36th floors, the last two numbers of each apartment number indicates the location of such apartment on the floor. The number or numbers preceding the last two numbers indicate the floor on which the apartment appears. For example, Apartment 301 in the Mauka-Ewa corner of the third floor and Apartment 2101 appears in the Mauka-Ewa corner of the twenty-first floor.

The location of each apartment (also shown on Condominium File Plan), the area thereof, the number of rooms therein, the common or limited common element to which it has access and its appurtenant common interest are as follows:

Apartment 201 contains a floor area of approximately 810 square feet and a room count of 5 rooms; is located in the Mauka-Ewa corner of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; and shall have a common interest of .15868%.

Apartment 202 contains a floor area of approximately 768 square feet and a room count of 5 rooms; is located in the Mauka-Ewa corner of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; and shall have a common interest of .15046%.

Apartment 203 contains a floor area of approximately 847 square feet and a room count of 5 rooms; is located in the Mauka-Central section of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; and shall have a common interest of .16593%.

Apartments 208 and 217 each contain a floor area of approximately 926 square feet and a room count of 5 rooms; are located in the Makai-Diamond Head and Makai-Ewa corners, respectively, of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; and each shall have a common interest of .18141%.

Apartments 209 and 216 each contain a floor area of approximately 804 square feet and a room count of 5 rooms; are located in the Makai-Diamond Head and Makai-Ewa corners, respectively, of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; and each shall have a common interest of .15751%.

Apartments 210 (Manager's Apartment) and 211 each contain a floor area of approximately 811 square feet and a room count of 5 rooms; are located in the Makai-Central section of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; Apartment 211 shall have a common interest of .15888%. Apartment 210 (Manager's Apartment) is a common element and shall have no common interest appurtenant thereto.

Apartment 213 contains a floor area of approximately 631 square feet and a room count of 3½ rooms; is located in the Makai-Central section of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; and shall have a common interest of .12362%.

Apartment 214 contains a floor area of approximately 644 square feet and a room count of 3½ rooms; is located in the Makai-Central section of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; and shall have a common interest of .12616%.

Apartment 215 contains a floor area of approximately 427 square feet and a room count of 1½ rooms; is located in the Makai-Ewa corner of the Mezzanine (Second) Floor with access to the main corridor of the building on that floor; and shall have a common interest of .08365%.

Apartment 301 contains a floor area of approximately 975 square feet and a room count of 5 rooms, including a lanai; is located in the Mauka-Ewa corner of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .19101%.

Apartment 302 contains a floor area of approximately 946 square feet and a room count of 5 rooms, including a lanai; is located in the Mauka-Ewa corner of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .18533%.

Apartment 303 contains a floor area of approximately 1068 square feet and a room count of 5 rooms, including a lanai; is located in the Mauka-Central section of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .20923%.

Apartments 304 and 305 each contain a floor area of approximately 729 square feet and a room count of 3½ rooms, including a lanai; are located in the Mauka-Central section of the Third Floor with access to the main corridor of the building on that floor; and each shall have a common interest of .14282%.

Apartment 306 contains a floor area of approximately 488 square feet and a room count of 1½ rooms, including a lanai; is located in the Mauka-Diamond Head corner of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .09560%.

Apartment 307 contains a floor area of approximately 978 square feet and a room count of 5 rooms, including a lanai; is located in the Mauka-Diamond Head corner of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .19160%.

Apartments 308 and 317 each contain floor area of approximately 1225 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Diamond Head and Makai-Ewa corners, respectively, of the Third Floor with access to the main corridor of the building on that floor; and each shall have a common interest of .23999%.

Apartments 309 and 316 each contain a floor area of approximately 993 square feet and a room count of 5 rooms, including a lanai, are located in the Makai-Diamond Head and Makai-Ewa corners respectively, of the Third Floor with access to the main corridor of the building on that floor; and each shall have a common interest of .19454%.

Apartment 310 contains a floor area of approximately 1037 square feet and a room count of 5 rooms, including a lanai; is located in the Makai-Diamond Head corner of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .20316%.

Apartment 311 contains a floor area of approximately 1067 square feet and a room count of 5 rooms, including a lanai; is located in the Makai-Central section of the Third Floor with access to the main corridor of the building on that floor; and each shall have a common interest of .20903%.

Apartment 312 contains a floor area of approximately 706 square feet and a room count of 3½ rooms, including a lanai; is located in the Makai-Central section of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .13831%.

Apartment 313 contains a floor area of approximately 1059 square feet and a room count of 5 rooms, including a lanai; is located in the Makai-Central section of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .20747%.

Apartment 314 contains a floor area of approximately 1220 square feet and a room count of 5 rooms, including a lanai; is located in the Makai-Central section of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .23901%.

Apartment 315 contains a floor area of approximately 491 square feet and a room count of 1½ rooms, including a lanai; is located in the Makai-Ewa corner of the Third Floor with access to the main corridor of the building on that floor; and shall have a common interest of .09619%.

Apartments 401 and 601 each contain a floor area of approximately 923 square feet and a room count of 5 rooms, including a lanai; are located in the Mauka-Ewa corner of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .18082%.

Apartments 402 and 602 each contain a floor area of approximately 792 square feet and a room count of 5 rooms; are located in the Mauka-Ewa corner of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .15516%.

Apartments 403 and 603 each contain a floor area of approximately 982 square feet and a room count of 5 rooms, including a lanai; are located in the Mauka-Central sections of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .19238%.

Apartments 404 and 604 each contain a floor area of approximately 672 square feet and a room count of 3½ rooms, including a lanai; are located in the Mauka-Central sections of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor, and each shall have a common interest of .13165%.

Apartments 405 and 605 each contain a floor area of approximately 672 square feet and a room count of 3½ rooms, including a lanai; are located in the Mauka-Central sections of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .13165%.

Apartments 408 and 608 each contain a floor area of approximately 1140 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Diamond Head corners of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .22334%.

Apartments 409 and 609 each contain a floor area of approximately 910 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Diamond Head corners of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .17828%.

Apartments 410 and 610 each contain a floor area of approximately 976 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Diamond Head corners of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .19121%.

Apartments 412 and 612 each contain a floor area of approximately 653 square feet and a room count of 3½ rooms, including a lanai; are located in the Makai-Central sections of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .12793%.

Apartments 413 and 613 each contain a floor area of approximately 965 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Central sections of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .18905%.

Apartments 414 and 614 each contain a floor area of approximately 1206 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Central sections of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .23627%.

Apartments 415 and 615 each contain a floor area of approximately 436 square feet and a room count of 1½ rooms; are located in the Makai-Ewa corners of the 4th and 6th floors, respectively, with access to the main corridors of the building on each such floor; and each shall have a common interest of .08541%.

Apartments 416 and 616 each contain a floor area of approximately 910 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Ewa corners of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .17828%.

Apartments 417 and 617 each contain a floor area of approximately 1140 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Ewa corners of the 4th and 6th floors, respectively, with access to the main corridor of the building on each such floor; and each shall have a common interest of .22334%.

Apartments 501, 701 through 3401 each contain a floor area of approximately 923 square feet and a room count of 5 rooms, including a lanai; are located at the Mauka-Ewa corner of the building on each floor; and each shall have a common interest of .18082%.

Apartments 502, 702 through 3402 each contain a floor area of approximately 792 square feet and a room count of 5 rooms; are located at the Mauka-Ewa corner of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .15516%.

Apartments 503, 703 through 3403 each contain a floor area of approximately 982 square feet and a room count of 5 rooms, including a lanai; are located in the Mauka-Central section of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .19238%.

Apartments 504, 704 through 3404 each contain a floor area of approximately 672 square feet and a room count of 3½ rooms, including a lanai; are located in the Mauka-Central section of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .13165%.

Apartments 505, 705 through 3405 each contain a floor area of approximately 672 square feet and a room count of 3½ rooms, including a lanai; are located in the Mauka-Central section of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .13165%.

Apartments 506, 706 through 3406 each contain a floor area of approximately 436 square feet and a room count of 1½ rooms; are located in the Mauka-Diamond Head corner of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .08541%.

Apartments 507, 707 through 3407 each contain a floor area of approximately 911 square feet and a room count of 5 rooms, including a lanai; are located in the Mauka-Diamond Head corner of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .17847%.

Apartments 508, 708 through 3408 each contain a floor area of approximately 1140 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Diamond Head corner of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .22334%.

Apartments 509, 709 through 3409 each contain a floor area of approximately 910 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Diamond Head corner of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .17828%.

Apartments 510, 710 through 3410 each contain a floor area of approximately 976 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Diamond Head corner of the building with access to the main corridor of the building on each floor; each shall have a common interest of .19121%.

Apartments 411 through 3411 each contain a floor area of approximately 976 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Central section of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .19121%.

Apartments 512, 712 through 3412 each contain a floor area of approximately 653 square feet and a room count of 3½ rooms, including a lanai; are located in the Makai-Central section of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .12793%.

Apartments 513, 713 through 3413 each contain a floor area of approximately 965 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Central section of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .18905%.

Apartments 514, 714 through 3414 each contain a floor area of approximately 1206 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Central section of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .23627%.

Apartments 515, 715 through 3415 each contain a floor area of approximately 436 square feet and a room count of 1½ rooms; are located in the Makai-Ewa corner of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .08541%.

Apartments 516, 716 through 3416 each contain a floor area of approximately 910 square feet and a room count of 5 rooms, including a lanai, are located in the Makai-Ewa corner of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .17828%.

Apartments 517, 717 through 3417 each contain a floor area of approximately 1140 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Ewa corner of the building with access to the main corridor of the building on each floor; and each shall have a common interest of .22334%.

Apartment 3501 contains a floor area of approximately 1762 square feet and a room count of 6 rooms, including a lanai; is located at the Mauka-Ewa corner of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .34519%.

Apartment 3502 contains a floor area of approximately 1698 square feet and a room count of 6 rooms, including a lanai; is located in the Mauka-Ewa corner of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .33266%.

Apartment 3503 contains a floor area of approximately 1896 square feet and a room count of 6 rooms, including a lanai; is located in the Mauka-Central section of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .37145%.

Apartments 3504 and 3505 each contain a floor area of approximately 1319 square feet and a room count of 5 rooms, including a lanai; are located in the Mauka-Central section of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and each shall have a common interest of .25840%.

Apartment 3506 contains a floor area of approximately 1084 square feet and a room count of 5 rooms, including a lanai; is located in the Mauka-Diamond Head corner of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .21236%.

Apartment 3507 contains a floor area of approximately 1622 square feet and a room count of 6 rooms, including a lanai; is located in the Mauka-Diamond Head corner of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .31960%.

Apartment 3508 contains a floor area of approximately 2481 square feet and a room count of 7 rooms, including a lanai; is located in the Makai-Diamond Head corner of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .48606%.

Apartment 3509 contains a floor area of approximately 1563 square feet and a room count of 5 rooms, including a lanai; is located in the Makai-Diamond Head corner of the building with access to the main corridor of the building on the 35th floor; and shall have a common interest of .30621%.

Apartments 3510 and 3511 each contain a floor area of approximately 1904 square feet and a room count of 6 rooms, including a lanai; are located in the Makai-Central section of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and each shall have a common interest of .37301%.

Apartment 3512 contains a floor area of approximately 1851 square feet and a room count of 6 rooms, including a lanai; is located in the Makai-Central section of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .36263%.

Apartment 3513 contains a floor area of approximately 1694 square feet and a room count of 6 rooms, including a lanai; is located in the Makai-Central section of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .33187%.

Apartments 3514 and 3515 each contain a floor area of approximately 1339 square feet and a room count of 5 rooms, including a lanai; are located in the Makai-Central section of the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and each shall have a common interest of .26232%.

Apartment 3516 contains a floor area of approximately 1563 square feet and a room count of 5 rooms, including a lanai; is located in the Makai-Ewa corner of the building on the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .30621%.

Apartment 3517 contains a floor area of approximately 2481 square feet and a room count of 7 rooms, including a lanai; is located in the Makai-Ewa corner of the building on the 35th and 36th floors with access to the main corridor of the building on the 35th floor; and shall have a common interest of .48606%.

Commercial Units. The location of each commercial unit (also shown on the Condominium File Plan), the area thereof, the common or limited common element to which it has access and its appurtenant common interest are as follows:

Commercial Unit No. 1 (designated "Loft Space" on said Map) contains a floor area of approximately 245 square feet; is located in the Mauka-Diamond Head corner of the building on the Ground Floor, with access to the Parcel Drop-Off Area adjoining it on its Ewa side and the main corridor of the building on that floor; and shall have a common interest of .04799%.

Commercial Unit No. 2 contains a floor area of approximately 216 square feet; is located in the Mauka-Diamond Head corner of the building on the Ground Floor; with access to the Parcel Drop-Off Area adjoining it on its Diamond Head side and the main corridor of the building on that floor; and shall have a common interest of .04231%.

Commercial Unit No. 3 contains a floor area of approximately 3,098 square feet and consists of a Kitchen, Dining Area and Terrace; is located at the Ewa end of the building on the Ground Floor, with access to the loading dock in the Mauka-Ewa corner of the building and main corridor of the building on that floor; and shall have a common interest of .60693%.

Commercial Unit No. 4 contains a floor area of approximately 721 square feet; is located in the Mauka-Diamond Head corner of the building on the Mezzanine (Second) Floor, with access to the main corridor of the building on that floor; and shall have a common interest of .14125%.

The aggregate of the common interests appurtenant to all units, residential and commercial, is one hundred per cent (100%).

ASSIGNMENT OF PARKING STALLS

<u>Apartment Number</u>	<u>Parking Stall Number</u>	<u>Apartment Number</u>	<u>Parking Stall Number</u>
201	D-60	501	D-1
202	D-61	502	D-2
203	D-62	503	D-3
208	C-11	504	D-4
209	D-63	505	D-5
210	D-64	506	D-6
211	D-65	507	D-7
213	D-66	508	C-5
214	D-67	509	D-8
215	D-60	510	D-9
216	D-69	511	D-10
217	C-12	512	D-11
		513	D-12
301	D-45	514	D-13
302	D-46	515	D-14
303	D-47	516	D-15
304	D-48	517	C-6
305	D-49		
306	D-50	601	C-88
307	D-51	602	C-89
308	C-9	603	C-90
309	D-52	604	C-91
310	D-53	605	C-92
311	D-54	608	C-3
312	D-55	609	C-93
313	D-56	610	C-94
314	D-57	611	C-95
315	D-58	612	C-96
316	D-59	613	C-97
317	C-10	614	C-98
		615	C-99
401	D-16	616	C-100
402	D-17	617	C-4
403	D-18		
404	D-19	701	C-69
405	D-20	702	C-70
408	C-7	703	C-71
409	D-21	704	C-76
410	D-22	705	C-77
411	D-23	706	C-78
412	D-24	707	C-79
413	D-25	708	C-1
414	D-26	709	C-80
415	D-27	710	C-81
416	D-28		
417	C-8		

<u>Apartment Number</u>	<u>Parking Stall Number</u>	<u>Apartment Number</u>	<u>Parking Stall Number</u>
711	C-82	1104	A-225
712	C-83	1105	A-226
713	C-84	1106	A-227
714	C-85	1107	A-228
715	C-86	1108	B-179
716	C-87	1109	A-229
717	C-2	1110	A-230
		1111	A-231
801	C-54	1112	A-232
802	C-55	1113	A-233
803	C-56	1114	A-234
804	C-57	1115	A-235
805	C-58	1116	A-236
806	C-59	1117	B-180
807	C-60		
808	B-185	1201	A-207
809	C-61	1202	A-208
810	C-62	1203	A-209
811	C-63	1204	A-210
812	C-64	1205	A-211
813	C-65	1206	A-212
814	C-66	1207	A-213
815	C-67	1208	B-177
816	C-68	1209	A-214
817	B-186	1210	A-215
		1211	A-216
901	C-39	1212	A-217
902	C-40	1213	A-218
903	C-41	1214	A-219
904	C-42	1215	A-220
905	C-43	1216	A-221
906	C-44	1217	B-178
907	C-45		
908	B-183	1301	A-192
909	C-46	1302	A-193
910	C-47	1303	A-194
911	C-48	1304	A-195
912	C-49	1305	A-196
913	C-50	1306	A-197
914	C-51	1307	A-198
915	C-52	1308	B-175
916	C-53	1309	A-199
917	B-184	1310	A-200
		1311	A-201
1001	C-24	1312	A-202
1002	C-25	1313	A-203
1003	C-26	1314	A-204
1004	C-27	1315	A-205
1005	C-28	1316	A-206
1006	C-29	1317	B-176
1007	C-30		
1008	B-181	1401	A-124
1009	C-31	1402	A-125
1010	C-32	1403	A-126
1011	C-33	1404	A-127
1012	C-34	1405	A-128
1013	C-35	1406	A-129
1014	C-36	1407	A-130
1015	C-37	1408	B-173
1016	C-38	1409	A-131
1017	B-182	1410	A-132
		1411	A-133
1101	A-222	1412	A-134
1102	A-223	1413	A-135
1103	A-224	1414	A-136

<u>Apartment Number</u>	<u>Parking Stall Number</u>	<u>Apartment Number</u>	<u>Parking Stall Number</u>
1415	A-137	1808	A-187
1416	A-138	1809	A-71
1417	B-174	1810	A-72
		1811	A-73
1501	A-109	1812	A-74
1502	A-110	1813	A-75
1503	A-111	1814	A-76
1504	A-112	1815	A-77
1505	A-113	1816	A-78
1506	A-114	1817	A-188
1507	A-115		
1508	B-187	1901	D-157
1509	A-116	1902	D-158
1510	A-117	1903	D-159
1511	A-118	1904	D-160
1512	A-119	1905	D-161
1513	A-120	1906	D-162
1514	A-121	1907	D-163
1515	A-122	1908	A-185
1516	A-123	1909	D-164
1517	B-188	1910	D-165
		1911	D-166
1601	A-94	1912	D-167
1602	A-95	1913	D-168
1603	A-96	1914	D-169
1604	A-97	1915	D-170
1605	A-98	1916	D-171
1606	A-99	1917	A-186
1607	A-100		
1608	A-166	2001	D-142
1609	A-101	2002	D-143
1610	A-102	2003	D-144
1611	A-103	2004	D-145
1612	A-104	2005	D-146
1613	A-105	2006	D-147
1614	A-106	2007	D-148
1615	A-107	2008	A-183
1616	A-108	2009	D-149
1617	A-167	2010	D-150
		2011	D-151
1701	A-79	2012	D-152
1702	A-80	2013	D-153
1703	A-81	2014	D-154
1704	A-82	2015	D-155
1705	A-83	2016	D-156
1706	A-84	2017	A-184
1707	A-85		
1708	A-189	2101	D-175
1709	A-86	2102	D-176
1710	A-87	2103	D-177
1711	A-88	2104	D-178
1712	A-89	2105	D-131
1713	A-90	2106	D-132
1714	A-91	2107	D-133
1715	A-92	2108	A-181
1716	A-93	2109	D-134
1717	A-190	2110	D-135
		2111	D-136
1801	A-64	2112	D-137
1802	A-65	2113	D-138
1803	A-66	2114	D-139
1804	A-67	2115	D-140
1805	A-68	2116	D-141
1806	A-69	2117	A-182
1807	A-70		

<u>Apartment Number</u>	<u>Parking Stall Number</u>	<u>Apartment Number</u>	<u>Parking Stall Number</u>
2201	D-187	2510	D-102
2202	D-188	2511	D-103
2203	D-189	2512	D-104
2204	D-190	2513	D-105
2205	D-191	2514	D-106
2206	D-192	2515	D-107
2207	D-193	2516	D-108
2208	A-179	2517	A-174
2209	D-194		
2210	D-195	2601	D-79
2211	D-196	2602	D-80
2212	D-197	2603	D-81
2213	D-198	2604	D-82
2214	D-199	2605	D-83
2215	D-200	2606	D-84
2216	D-201	2607	D-85
2217	A-180	2608	B-92
		2609	D-86
2301	D-124	2610	D-87
2302	D-125	2611	D-88
2303	D-126	2612	D-89
2304	D-127	2613	D-90
2305	D-128	2614	D-91
2306	D-129	2615	D-92
2307	D-130	2616	D-93
2308	A-177	2617	B-93
2309	D-179		
2310	D-180	2701	C-146
2311	D-181	2702	C-147
2312	D-182	2703	C-148
2313	D-183	2704	C-149
2314	D-184	2705	C-150
2315	D-185	2706	C-151
2316	D-186	2707	C-152
2317	A-178	2708	B-90
		2709	C-153
2401	D-109	2710	C-154
2402	D-110	2711	C-155
2403	D-111	2712	C-156
2404	D-112	2713	C-157
2405	D-113	2714	C-158
2406	D-114	2715	C-159
2407	D-115	2716	C-160
2408	A-175	2717	B-91
2409	D-116		
2410	D-117	2801	C-131
2411	D-118	2802	C-132
2412	D-119	2803	C-133
2413	D-120	2804	C-134
2414	D-121	2805	C-135
2415	D-122	2806	C-136
2416	D-123	2807	C-137
2417	A-176	2808	B-88
		2809	C-138
2501	D-94	2810	C-139
2502	D-95	2811	C-140
2503	D-96	2812	C-141
2504	D-97	2813	C-142
2505	D-98	2814	C-143
2506	D-99	2815	C-144
2507	D-100	2816	C-145
2508	A-173	2817	B-89
2509	D-101		

<u>Apartment Number</u>	<u>Parking Stall Number</u>	<u>Apartment Number</u>	<u>Parking Stall Number</u>
2901	C-116	3210	B-197
2902	C-117	3211	B-198
2903	C-118	3212	B-199
2904	C-119	3213	B-200
2905	C-120	3214	B-201
2906	C-121	3215	B-202
2907	C-122	3216	B-172
2908	B-86	3217	B-81
2909	C-123		
2910	C-124	3301	A-140
2911	C-125	3302	A-141
2912	C-126	3303	A-142
2913	C-127	3304	A-143
2914	C-128	3305	A-144
2915	C-129	3306	A-145
2916	C-130	3307	A-146
2917	D-87	3308	B-78
		3309	A-147
3001	C-101	3310	A-148
3002	C-102	3311	A-149
3003	C-103	3312	A-168
3004	C-104	3313	A-169
3005	C-105	3314	A-170
3006	C-106	3315	A-171
3007	C-107	3316	A-172
3008	B-84	3317	B-79
3009	C-108		
3010	C-109	3401	B-43
3011	C-110	3402	B-44
3012	C-111	3403	B-45
3013	C-112	3404	B-46
3014	C-113	3405	B-47
3015	C-114	3406	B-48
3016	C-115	3407	B-49
3017	B-85	3408	B-76
		3409	B-50
3101	C-13	3410	B-51
3102	C-14	3411	B-52
3103	C-15	3412	B-71
3104	C-16	3413	B-72
3105	C-17	3414	B-73
3106	C-18	3415	B-74
3107	C-19	3416	B-75
3108	B-82	3417	B-77
3109	C-20		
3110	C-21	3501	A-156, A-157
3111	C-22	3502	A-158, A-159
3112	C-23	3503	A-160, A-161
3113	C-72	3504	A-162, A-163
3114	C-73	3505	A-164, A-165
3115	C-74	3506	A-150, A-151
3116	C-75	3507	A-152, A-153
3117	B-83	3508	A-154, A-155
		3509	B-59, B-60
3201	B-189	3510	B-61, B-62
3202	B-190	3511	B-63, B-64
3203	B-191	3512	B-65, B-66
3204	B-192	3513	B-68, B-67
3205	B-193	3514	B-69, B-70
3206	B-194	3515	B-53, B-54
3207	B-195	3516	B-55, B-56
3208	B-80	3517	B-57, B-58
3209	B-196		

COMMON ELEMENTS: The common elements will include the limited common elements described in the next topical heading of the Final Public Report, LIMITED COMMON ELEMENTS, and all other portions of the land and improvements other than the apartments, including the apartment building, parking garage, an interest in the land on which they are located, and all elements mentioned in the Horizontal Property Act which are actually constructed on the land described, and specifically shall include, but shall not be limited to: (a) a leasehold interest in the land; (b) all foundations, columns, girders, beams, supports, bearing walls, corridors, fire escapes, entry halls, stairs, lobbies, walkways, entrances and exits of improvements in the project; (c) the roofs; (d) all yards, gardens and recreational areas, including the swimming pool; (e) parking areas and driveways; provided, however, that the right to use parking spaces in the parking areas may be rented or assigned for the exclusive use of certain apartments or otherwise disposed of by the Association under such terms and conditions as it determines; (f) all ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, cold and hot water, refuse and telephone; (g) the apartment (numbered 210 on said plans) on the Mezzanine Floor, reserved for use by the Resident Manager of the project; (h) automatic electric passenger elevators with elevator housing and appurtenant equipment; (i) lounges, office and restroom facilities on the ground floor; (j) the tenant facilities on the fourth and sixth floors; and (k) all storage (and laundry) facilities not located within an apartment as hereafter defined.

LIMITED COMMON ELEMENTS: Certain parts of the common elements called and designated "limited common elements", are set aside and reserved for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows: (a) one (1) parking space (two for each Penthouse unit on the 35th and 36th floors) as designated on Condominium File Plan No. 85 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, and on Condominium Map No. 151 recorded in said Bureau of Conveyances, as being assigned to the respective Apartments; (b) each entry hallway adjoining an apartment or apartments shall be appurtenant to and for the exclusive use of such apartment or apartments which it adjoins; and (c) the corridors and elevator lobbies on each apartment floor above the Ground Floor are restricted for the use of apartment owners living on each level.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto the respective undivided interest in the common elements as specified, established and reflected in the topical heading, DESCRIPTION, and such interest is defined and referred to as the "Common Interest." The common interest, the proportionate share in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Apartment Owners of the project, as established for each apartment, shall be as set forth in percentages hereinabove.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The building shall at all times be used as a residential apartment building, including, however, four (4) commercial units as set forth in the Declaration of Horizontal Property Regime and each of the apartments, other than the commercial units, shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose, unless consent of the Association of Apartment Owners is secured. The owners of the respective apartments shall have absolute right to lease the same, subject to the limitations, restrictions, covenants and conditions of the Declaration and of the By-Laws of the Association. The commercial units may be used for any and all lease purposes.

OWNERSHIP TO TITLE: In the Notice of Intention submitted as part of the registration the Developer states that ownership of title to the land committed to the regime is in the name of Reed & Martin, Inc., an Alaskan corporation, qualified to do business in Hawaii. The Certificate of Title, executed October 8, 1969 by the Abstractor, Title Guaranty of Hawaii, Incorporated, verifies that title to the land is vested in Reed & Martin, Inc.

ENCUMBRANCES AGAINST TITLE: The evidence of title report certifies that the land committed to the project is subject to the following encumbrances: Lease from Reed & Martin, Inc., an Alaskan corporation, as "Lessor" to Reed & Martin Investment Corporation, a Washington corporation, as "Lessee", dated September 23, 1969,

term: seventy (70) years commencing on September 5, 1969, Filed as Land Court Document No. 484731, in Vol. 6701, Page 114, of the Office of the Assistant Registrar of the Land Court of the State of Hawaii. Easement - perpetual easement to discharge storm and surface waters from the property granted by Reed & Martin, Inc. to the City & County of Honolulu, dated May 21, 1969 and filed as Land Court Document No. 481533. Mortgage and Financing Statement - dated September 26, 1969, Reed & Martin Investment Corporation in favor of First Hawaiian Bank, consideration: \$19,000,000.00 and further advances. Land Court Document No. 484732, filed in Liber 6701, Page 146, in the Office of the Assistant Registrar of the Land Court, Certificate of Title No. 123214; Additional Security Mortgage - dated September 26, 1969, Reed & Martin, Inc. in favor of First Hawaiian Bank, consideration: Guarantee of Loan in foregoing mortgage. Land Court Document No. 484733, filed in Liber 6701, Page 152, in the Office of the Assistant Registrar of the Land Court, Certificate of Title No. 123214; Release and Discharge - the mortgage from Reed & Martin, Inc. in favor of First Hawaiian Bank was released under September 26, 1969 execution. Land Court Document No. 48470 in the Office of the Assistant Registrar of the Land Court, Certificate of Title No. 123214. Declaration of Horizontal Property Regime - executed October 8, 1969, with By-Laws of Association of Apartment Owners attached, filed in the Office of the Assistant Registrar of the Land Court as Document No. 486122, with Condominium File Plan No. 85 (Land Court Condominium Map No. 85) and noted on Transfer Certificate of Title No. 123214 and also recorded in the Bureau of Conveyances, State of Hawaii, in Liber 6727, Page 129, with Condominium File Plan No. 151 (Condominium Map. No. 151); Amendment to Declaration filed in Assistant Registrar's Office as Document No. 488167 and noted on Transfer Certificate of Title No. 123214 and also recorded in the Bureau of Conveyances in Liber 6759, Page 132; Second Amendment to Declaration - filed in the Office of the Assistant Registrar of the Land Court as Document No. 489384 and noted on Transfer Certificate of Title No. 123214 and also recorded in the Bureau of Conveyances in Liber 6782, Page 435. Taxes - for the fiscal year July 1st, 1969 through June 30, 1970 are now a lien.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement, dated September 23, 1969, between Bishop Trust Company, Ltd., as "Escrow Agent" and Reed & Martin Investment Corporation, as "Developer", has been filed with the Commission. On examination the specimen Agreement of Sale (Sales Contract) and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly section 514-15.

A copy of the Amendment to Escrow Agreement, dated November 13, 1969, by and between Bishop Trust Company, Ltd. and Reed & Martin Investment Corporation, has been filed with the Commission.

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

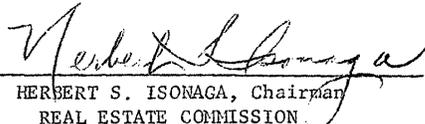
MANAGEMENT AND OPERATIONS: A specimen of the proposed Property Management Agreement, to be executed between the Developer - acting for the Association of Apartment Owners of MARCO POLO APARTMENTS and Marco Polo Management, Ltd., has been filed with the Commission.

STATUS OF PROJECT: In the Notice of Intention the Developer advised that construction was to start on October 15, 1969. The Standard Form of Agreement Between Owner and Contractor (AIA Document A 101) executed September 11, 1969 between Reed & Martin Investment Corporation, "the Owner" and Reed & Martin, Inc., "the Contractor" states that work under the Contract shall be commenced upon the issuance of a building permit and completed April 1, 1971. The Developer advises that as of the date of issuance of this Final Public Report, the construction is 15% 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 October 15, 1969.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 304 filed with the Commission October 15, 1969.

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.


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

REB:sw

Distribution:

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

November 28, 1969
Registration No. 304