

**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  
WAIPUNA  
469 Ena Road  
Honolulu, Hawaii

REGISTRATION NO. 317

**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: February 19, 1970  
Expires: March 19, 1971

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 JANUARY 12, 1970 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS FEBRUARY 10, 1970. 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. WAIPUNA is a leasehold condominium project consisting of a thirty-eight (38) story building having a total of 407 residential apartment units, and a six (6) story parking building containing 507 parking stalls (23 additional parking stalls are located on the ground level surrounding the building, for a total of 530 stalls), and other improvements in accordance with plans filed in the office of the Assistant Registrar of the Land Court, all of which will be sold upon and subject to the terms and provisions of seventy-five year apartment leases to be issued by Magoon Development Corporation, the lessee of the land owner, Magoon Estate, Limited. Affixed to all such leases shall be an assignment consent from the landowner, Magoon Estate, Limited, to the apartment purchaser. The sales contract provides that the term of the leases commences and the rent begins to accrue upon the second publication of the Notice of Completion.

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 February 6, 1970, 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. 494612, all as noted on Transfer Certificate of Title No. 36641 issued to Magoon Estate, Limited and as shown on Land Court Condominium Map No. 93 filed in said Office of the Assistant Registrar.

6. This Final Public Report is made a part of the registration on the Waipuna 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 is also the responsibility of the Developer.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, February 19, 1970, 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: WAIPUNA

LOCATION: The approximate 113,151 square feet of land committed to the project is situate on the mauka-ewa corner of the intersection of Hobron Lane and Era Road at Waikiki, Honolulu, Island of Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-6-13:2

ZONING: B-5 Resort-Commercial

DEVELOPER: Dillingham Land Corporation, a Nevada corporation, duly qualified to do business in the State of Hawaii as a foreign corporation on February 10, 1969 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 1441 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 946-0771.

The officers of Dillingham Land Corporation are:

L. S. Dillingham	President
G. S. Wheaton	Executive Vice President
J. C. Walker	Senior Vice President
C. W. Maxeiner	Senior Vice President, Secretary and General Counsel
R. A. Obrock	Senior Vice President, Finance and Treasurer
D. H. Graham, Jr.	Vice President and General Manager
J. J. Casey	Vice President and Controller
R. R. Hansmann	Vice President
G. Harkins	Vice President

G. A. Henrickson	Vice President
E. K. Nishimoto	Vice President
J. A. Rogers	Vice President
A. P. Sereno	Vice President
R. W. S. Tom	Vice President
C. E. Chafin	Assistant Treasurer
R. O. Boies	Assistant Controller
J. V. Pollock	Assistant Controller
D. E. Nicol	Assistant Secretary
R. A. Kendall	Assistant Secretary
D. R. Palmer	Assistant Secretary
H. L. Robinson	Assistant Secretary
E. A. Rodiek	Assistant Secretary
E. S. Windrath	Assistant Secretary

ATTORNEY REPRESENTING DEVELOPER: Robert N. Sanford, Jr., Counsel, Dillingham Corporation, 1441 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 946-0771.

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-eight (38) story apartment building having a total of four hundred and seven (407) residential apartment units, and the additional structure is a six (6) story parking building containing five hundred and seven (507) parking stalls (23 additional parking stalls are located on the ground level surrounding the building, for a total of 530 stalls).

Each residential apartment shall include an adjacent lanai or terrace as shown on the Land Court Condominium Map. Each apartment is equipped with a side-by-side refrigerator-freezer, built-in cooking top and wall oven, disposal, dishwasher, washer and dryer, and wall-to-wall carpeting and drapery casements in all rooms except the kitchen, entry hallway, and bathrooms. Vinyl asbestos tile is provided in the kitchen, entry hallway and bathrooms.

Building Description. The building shall have thirty-eight (38) floors with the first floor being essentially for storage purposes and the second through thirty-eighth floors being essentially for residential apartment purposes; one elevator machinery room is located on the roof of the building, and one is located on the first floor.

The first floor has mechanical-electrical equipment, storage and other similar service spaces, elevators, elevator machinery room, the manager's office, and the lobby.

The second floor has one (1) three-bedroom unit, seven (7) two-bedroom units, mechanical-electrical equipment and other service spaces, elevators and stairwells.

The third through sixth floors inclusive have two (2) three-bedroom units and seven (7) two-bedroom units per floor, mechanical-electrical equipment and other service spaces, elevators and stairwells.

The seventh through twenty-first floors inclusive contain seven (7) two-bedroom units (one of which is the manager's residence), four (4) three-bedroom units, and one (1) one-bedroom unit per floor, mechanical-electrical equipment and other service spaces, elevators and stairwells.

The twenty-second through thirty-fifth floors inclusive contain four (4) three-bedroom units and eight (8) two-bedroom units per floor, mechanical-electrical equipment and other service spaces, elevators and stairwells.

The thirty-sixth through thirty-eighth floors inclusive contain one (1) two-bedroom unit, three (3) three-bedroom units, and one (1) four-bedroom unit per floor, mechanical-electrical equipment and other service spaces, elevators and stairwells.

A six-level parking structure is located adjacent to the building and consists of parking stalls and vehicular ramps, trash and equipment storage, and swimming pool equipment. The first level contains ninety-seven (97) parking stalls of which six (6) are tandem stalls accommodating two (2) automobiles, with access ramps, stairwell, and trash container storage; the second through fourth levels inclusive contain ninety-eight (98) parking stalls each of which six (6) are tandem stalls, with access ramps and stairwell; the fifth level contains ninety-nine (99) parking stalls of which six (6) are tandem stalls, with access ramps and stairwell; the sixth level contains seventeen (17) parking stalls with access ramp and stairwell, and swimming pool equipment room; a recreation deck with swimming pool and other recreational facilities is situated atop the sixth level of parking.

Adjacent to both ends of the building are a total of seven (7) on-grade loading zones and fourteen (14) on-grade parking stalls. An additional nine (9) on-grade parking stalls are located within the confines of the aforementioned loading zones.

Materials. The principal materials used in the construction of the building are concrete, concrete blocks, aluminum, glass, steel, wooden doors and trim.

Location, Area, Percentage Interest of Apartments. The building is serpentine-shaped and runs roughly west and east.

The building contains four hundred and seven (407) residential apartments, including the manager's residence. Each apartment has been given a three or four digit number designation by which its location in the building can be determined. The last two digits indicate the location of the apartment on a floor and the digit or digits preceding the last two digits indicate the floor on which the apartment is located. For example, Apartment 401 is located at the west end of the building on the fourth floor and Apartment 1412 is located at the east end on the fourteenth floor.

The location (also shown on Land Court Condominium Map No. 93), floor area (as designated in the Declaration the "gross floor area" of an apartment includes all lanais and all private entry balconies, if any, and the "net floor area" of an apartment excludes all lanais and all entry balconies, if any), number of rooms, and undivided percentage interest ownership in the common elements of each apartment are as follows:

Apartments 201 through 601 inclusive and 309 through 609 inclusive contain a gross floor area of approximately 1,451 square feet each and a net floor area of approximately 1,249 square feet each; are located at the west and east ends, respectively of the building, all with access to the main corridor of the building on that floor; have eight (8) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2825%.

Apartments 202 through 602 inclusive contain a gross floor area of approximately 1,686 square feet each and a net floor area of approximately 1,313 square feet each; are located at the west half of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2969%.

Apartments 203 through 603 inclusive contain a gross floor area of approximately 1,736 square feet each and a net floor area of approximately 1,313 square feet each; are located at the west half of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2969%.

Apartments 204 through 604 inclusive and 205 through 605 inclusive contain a gross floor area of approximately 1,431 square feet each and a net floor area of approximately 1,119 square feet each; are located at the center

of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2521%.

Apartments 206 through 606 inclusive contain a gross floor area of approximately 1,677 square feet each and a net floor area of approximately 1,297 square feet each; are located at the east half of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2933%.

Apartments 207 through 607 inclusive contain a gross floor area of approximately 1,745 square feet each and a net floor area of approximately 1,365 square feet each; are located at the east half of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .3086%.

Apartments 208 through 608 inclusive contain a gross floor area of approximately 1,123 square feet each and a net floor area of approximately 948 square feet each; are located at the east half of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2144%.

Apartments 701 through 3501 inclusive and 712 through 3512 inclusive contain a gross floor area of approximately 1,399 square feet each and a net floor area of approximately 1,249 square feet each; are located at the west and east ends, respectively of the building, all with access to the main corridor of the building on that floor; have eight (8) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2825%.

Apartments 702 through 3502 inclusive, 704 through 3504 inclusive and 705 through 3505 inclusive contain a gross floor area of approximately 1,071 square feet each and a net floor area of approximately 948 square feet each; are located at the east half of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2144%.

Apartments 703 through 3503 inclusive contain a gross floor area of approximately 1,404 square feet each and a net floor area of approximately 1,248 square feet each; are located at the west half of the building, all with access to the main corridor of the building on that floor; have seven (7) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2825%.

Apartments 706 through 2106 inclusive contain a gross floor area of approximately 848 square feet each and a net floor area of approximately 725 square feet each; are located at the center of the building, all with access to the main corridor of the building on that floor; have four (4) rooms; and each shall have an undivided percentage interest ownership in all common elements of .1640%.

Apartments 807 through 2107 inclusive contain a gross floor area of approximately 1,014 square feet each and a net floor area of approximately 891 square feet each; are located at the center of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2015%.

Apartments 2206 through 3506 inclusive and 2207 through 3507 inclusive contain a gross floor area of approximately 1,071 square feet each and a net floor area of approximately 948 square feet each; are located at the

center of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2144%.

Apartments 708 through 3508 inclusive, 710 through 3510 inclusive and 711 through 3511 inclusive contain a gross floor area of approximately 1,071 square feet each and a net floor area of approximately 948 square feet each; are located at the west half of the building, all with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2144%.

Apartments 709 through 3509 inclusive contain a gross floor area of approximately 1,404 square feet each and a net floor area of approximately 1,277 square feet each; are located at the east half of the building, all with access to the main corridor of the building on that floor; have seven (7) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2888%.

Apartment 3601 contains a gross floor area of approximately 3,729 square feet and a net floor area of approximately 2,173 square feet; is located at the west end of the building, with access to the main corridor of the building on that floor; has eight (8) rooms; and shall have an undivided percentage interest ownership in all common elements of .4914%.

Apartments 3602 and 3603 contain a gross floor area of approximately 2,250 square feet each and a net floor area of approximately 1,626 square feet each; are located at the west center of the building, with access to the main corridor of the building on that floor; have seven (7) rooms; and each shall have an undivided percentage interest ownership in all common elements of .2677%.

Apartment 3604 contains a gross floor area of approximately 1,816 square feet and a net floor area of approximately 1,348 square feet; is located at the east half of the building, with access to the main corridor of the building on that floor; has six (6) rooms; and shall have an undivided percentage interest ownership in all common elements of .3049%.

Apartment 3605 contains a gross floor area of approximately 4,049 square feet and a net floor area of approximately 2,577 square feet; is located at the east end of the building, with access to the main corridor of the building on that floor; has eleven (11) rooms; and shall have an undivided percentage interest ownership in all common elements of .5828%.

Apartments 3701 and 3801 contain a gross floor area of approximately 3,005 square feet each and a net floor area of approximately 2,173 square feet each; are located at the west end of the building, with access to the main corridor of the building on that floor; have eight (8) rooms; and each shall have an undivided percentage interest ownership in all common elements of .4914%.

Apartments 3702, 3802, 3703 and 3803 contain a gross floor area of approximately 2,058 square feet each and a net floor area of approximately 1,626 square feet each; are located at the west center of the building, all with access to the main corridor of the building on that floor; have seven (7) rooms; and each shall have an undivided percentage interest ownership in all common elements of .3677%.

Apartments 3704 and 3804 contain a gross floor area of approximately 1,678 square feet each and a net floor area of approximately 1,348 square feet each; are located at the east half of the building, with access to the main corridor of the building on that floor; have six (6) rooms; and each shall have an undivided percentage interest ownership in all common elements of .3049%.

Apartments 3705 and 3805 contain a gross floor area of approximately 3,397 square feet each and a net floor area of approximately 2,577 square feet each; are located at the east end of the building, with access to the main corridor of the building on that floor; have eleven (11) rooms; and each shall have an undivided percentage interest ownership in all common elements of .5828%.

The aggregate of the common interests appurtenant to all units is one hundred percent (100%).

Developer has reserved the right to modify apartment units numbered 201 through 3501 inclusive and/or 309 through 609 inclusive and 712 through 3512 inclusive by converting such units from a three-bedroom to a two-bedroom design. In the event the Developer elects to make such modifications, any sales contracts executed with respect to one of the units so modified shall terminate, but the prospective purchaser under such contract shall have the first right to purchase the same unit, as modified, at the new asking price. In the event that the Developer elects to so modify units 201 through 3501 inclusive and/or 309 through 609 inclusive and 712 through 3512 inclusive, both the resultant percentage interest in the common elements appurtenant to all apartments and the resultant floor areas of modified apartments have been set forth in the Declaration of Horizontal Property Regime.

ASSIGNMENT OF PARKING STALLS:

201 - 2-96	601 - 6-17	901 - 2-68	1201 - 4-64	1501 - 5-62
202 - 1-55*	602 - 5-53*	902 - 5-35	1202 - 5-50	1502 - 4-2
203 - 1-56*	603 - 5-59*	903 - 4-15	1203 - 3-24	1503 - 3-14
204 - 1-53*	604 - 5-56*	904 - 5-46	1204 - 5-29	1504 - 4-71
205 - 1-52*	605 - 5-55*	905 - 5-68	1205 - 5-52	1505 - 4-4
206 - 1-54*	606 - 5-57*	906 - 5-6	1206 - 5-27	1506 - 4-69
207 - 1-57*	607 - 5-60*	907 - 5-69	1207 - 5-51	1507 - 4-3
208 - 1-28	608 - 5-49	908 - 5-5	1208 - 5-28	1508 - 4-70
	609 - 5-43	909 - 4-65	1209 - 5-61	1509 - 1-51
301 - 3-96		910 - 5-36	1210 - 5-30	1510 - 4-1
302 - 2-57*	701 - 2-31	911 - 5-45	1211 - 5-13	1511 - 1-96
303 - 2-58*	702 - 5-40	912 - 5-64	1212 - 1-48	1512 - 1-18
304 - 2-55*	703 - 1-49			
305 - 2-54*	704 - 5-2	1001 - 2-10	1301 - 2-73	1601 - 5-93
306 - 2-56*	705 - 5-42	1002 - 5-73	1302 - 5-24	1602 - 4-39
307 - 2-59*	706 - 5-39	1003 - 4-76	1303 - 4-18	1603 - 3-18
308 - 2-46	Mgr - 1-109	1004 - 5-99	1304 - 5-26	1604 - 4-72
309 - 2-47	708 - 5-41	1005 - 5-75	1305 - 5-22	1605 - 4-74
	709 - 2-7	1006 - 5-97	1306 - 5-14	1606 - 4-97
401 - 4-96	710 - 5-72	1007 - 5-74	1307 - 5-23	1607 - 4-73
402 - 3-57*	711 - 5-1	1008 - 5-98	1308 - 5-54	1608 - 4-98
403 - 3-58*	712 - 4-13	1009 - 2-25	1309 - 5-91	1609 - 1-16
404 - 3-55*		1010 - 5-8	1310 - 5-25	1610 - 4-5
405 - 3-54*	801 - 2-30	1011 - 5-7	1311 - 5-53	1611 - 4-68
406 - 3-56*	802 - 5-70	1012 - 5-63	1312 - 1-50	1612 - 4-21
407 - 3-59*	803 - 1-17			
408 - 3-46	804 - 5-4	1101 - 1-66	1401 - 2-12	1701 - 1-27
409 - 3-47	805 - 5-44	1102 - 5-31	1402 - 5-15	1702 - 3-98
	806 - 5-37	1103 - 4-17	1403 - 3-75	1703 - 2-75
501 - 5-96	807 - 5-43	1104 - 5-33	1404 - 5-16	1704 - 4-43
502 - 4-57*	808 - 5-38	1105 - 5-12	1405 - 5-19	1705 - 4-36
503 - 4-53*	809 - 1-65	1106 - 5-10	1406 - 5-17	1706 - 4-42
504 - 4-55*	810 - 5-71	1107 - 5-9	1407 - 5-18	1707 - 4-37
505 - 4-54*	811 - 5-3	1108 - 5-11	1408 - 5-20	1708 - 4-41
506 - 4-56*	812 - 2-72	1109 - 5-65	1409 - 1-13	1709 - 4-22
507 - 4-59*		1110 - 5-32	1410 - 5-21	1710 - 4-38
508 - 4-46		1111 - 5-34	1411 - 1-29	1711 - 4-40
509 - 4-47		1112 - 5-92	1412 - 1-15	1712 - 4-63

\*Tandem stall accommodating two cars.

Assignment of Parking Stalls (Cont'd.)

1801 - 1-25	2201 - 4-93	2601 - 3-53	3001 - 2-62	3401 - 1-19
1802 - 3-71	2202 - 4-30	2602 - 4-9	3002 - 5-67	3402 - 1-4
1803 - 2-94	2203 - 5-89	2603 - 5-82	3003 - 3-88	3403 - 4-86
1804 - 3-1	2204 - 4-32	2604 - 4-28	3004 - 3-26	3404 - 1-67
1805 - 3-69	2205 - 3-67	2605 - 4-11	3005 - 5-94	3405 - 1-8
1806 - 3-3	2206 - 3-6	2606 - 4-27	3006 - 5-78	3406 - 1-5
1807 - 3-70	2207 - 3-68	2607 - 4-49	3007 - 5-95	3407 - 1-7
1808 - 3-2	2208 - 3-5	2608 - 4-10	3008 - 5-77	3408 - 1-5
1809 - 4-53	2209 - 3-23	2609 - 2-51	3009 - 1-93	3409 - 1-91
1810 - 3-72	2210 - 4-31	2610 - 4-29	3010 - 3-27	3410 - 1-3
1811 - 3-73	2211 - 4-33	2611 - 4-8	3011 - 3-49	3411 - 1-68
1812 - 3-50	2212 - 3-19	2612 - 2-18	3012 - 3-90	3412 - 5-87
1901 - 1-14	2301 - 3-52	2701 - 3-16	3101 - 2-16	3501 - 4-90
1902 - 3-38	2302 - 3-42	2702 - 3-28	3102 - 4-50	3502 - 1-10
1903 - 2-23	2303 - 4-60	2703 - 5-84	3103 - 2-79	3503 - 4-83
1904 - 3-40	2304 - 3-36	2704 - 3-29	3104 - 4-75	3504 - 1-9
1905 - 2-98	2305 - 6-1	2705 - 2-32	3105 - 4-24	3505 - 5-66
1906 - 2-71	2306 - 1-95	2706 - 2-45	3106 - 4-52	3506 - 1-71
1907 - 3-37	2307 - 6-2	2707 - 2-33	3107 - 4-25	3507 - 1-70
1908 - 3-41	2308 - 3-43	2708 - 2-44	3108 - 4-51	3508 - 1-26
1909 - 4-20	2309 - 3-94	2709 - 2-21	3109 - 3-60	3509 - 5-85
1910 - 3-39	2310 - 3-7	2710 - 3-9	3110 - 4-12	3510 - 1-11
1911 - 3-4	2311 - 3-66	2711 - 3-8	3111 - 4-26	3511 - 1-12
1912 - 4-62	2312 - 2-64	2712 - 1-62	3112 - 2-90	3512 - 4-79
2001 - 4-16	2401 - 4-19	2801 - 3-21	3201 - 2-19	3601 - 2-84
2002 - 2-40	2402 - 3-45	2802 - 2-6	3202 - 3-10	3602 - 3-84
2003 - 2-92	2403 - 1-78	2803 - 4-88	3203 - 2-88	3603 - 3-83
2004 - 2-39	2404 - 3-34	2804 - 2-66	3204 - 3-65	3604 - 1-80
2005 - 2-37	2405 - 3-30	2805 - 2-28	3205 - 3-12	3605 - 1-85
2006 - 2-42	2406 - 3-32	2806 - 2-9	3206 - 3-25	
2007 - 2-38	2407 - 3-31	2807 - 2-29	3207 - 3-64	3701 - 1-82
2008 - 2-41	2408 - 3-33	2808 - 2-8	3208 - 3-11	3702 - 3-86
2009 - 3-74	2409 - 3-77	2809 - 1-21	3209 - 2-60	3703 - 3-81
2010 - 2-1	2410 - 3-35	2810 - 2-67	3210 - 4-23	3704 - 4-84
2011 - 2-2	2411 - 3-44	2811 - 2-5	3211 - 4-14	3705 - 2-83
2012 - 4-94	2412 - 2-77	2812 - 1-76	3212 - 1-58	
2101 - 4-77	2501 - 4-92	2901 - 3-92	3301 - 1-23	3801 - 1-87
2102 - 4-66	2502 - 2-34	2902 - 1-1	3302 - 2-11	3802 - 2-86
2103 - 6-4	2503 - 6-6	2903 - 3-79	3303 - 4-81	3803 - 2-81
2104 - 4-7	2504 - 2-35	2904 - 1-69	3304 - 2-26	3804 - 1-89
2105 - 4-45	2505 - 2-4	2905 - 6-14	3305 - 6-10	3805 - 1-84
2106 - 4-34	2506 - 2-69	2906 - 1-72	3306 - 6-13	
2107 - 4-44	2507 - 2-3	2907 - 6-15	3307 - 6-12	
2108 - 4-35	2508 - 2-70	2908 - 6-3	3308 - 6-11	
2109 - 3-51	2509 - 2-14	2909 - 1-74	3309 - 1-60	
2110 - 4-6	2510 - 2-36	2910 - 1-2	3310 - 2-49	
2111 - 4-67	2511 - 2-43	2911 - 1-64	3311 - 2-27	
2112 - 3-62	2512 - 2-53	2912 - 5-80	3312 - 6-7	

NOTE: The first digit of the parking stall number represents the level in the parking structure. The second digit(s) represents the number of the parking stall on said level.

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: (1) Said land described in Exhibit "A" attached to the Declaration; (2) All foundations, columns, girders, beams, supports, bearing walls, corridors, fire escapes, entry halls, stairs, walkways, entrances and exits of said building; (3) The roofs; (4) All yards and refuse areas; (5) All driveway and parking areas; (6) All ducts, electrical equipment, wiring and other central and appurtenant installations for services including power, light, cold and hot water, air conditioning, television antenna, refuse and telephone; (7) Automatic electric passenger elevators with elevator housing and appurtenant equipment; (8) Swimming pool and recreation area atop the parking structure; (9) The manager's residence on the seventh floor; (10) The manager's office on the first floor; and (11) Approximately forty (40) parking spaces for guest parking purposes which are identified on Condominium Map No. 93 by numbers 30 through 47 inclusive, 98 through 108 inclusive and 110 through 120 inclusive, all on the ground level.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated "limited common elements," are hereby 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:

1. One (1) parking space for each apartment shall be appurtenant to and for the exclusive use of such apartment. The particular parking space to be appurtenant to each apartment is designated in the attached Schedule "A"; additional parking spaces as designated on page 2 of Exhibit "C" to the Declaration of Horizontal Property Regime will be offered for sale to apartment purchasers on terms and conditions established by Developer. Storage lockers of varying sizes, the minimum size being approximately 2' x 2'6" x 6' will be appurtenant to each apartment; Developer reserves the right to designate the particular storage locker to be appurtenant to each apartment.
2. The corridors and elevator lobbies on each apartment floor on and above the second floor are restricted for the use of the apartment owners living on each floor.
3. All load bearing walls within the perimeter walls of an apartment, the entirety of perimeter of non-party walls, and the interior one-half of all perimeter party walls of an apartment, whether load bearing or non-load bearing, shall be appurtenant to the apartment in which they are located.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall include all the walls and partitions within its perimeter walls; any glass windows or panels along the perimeter; the entirety of perimeter non-party walls and the interior half of the perimeter party walls, whether load bearing or non-load bearing; the inner decorated or finished surfaces of the floors and ceilings; any adjacent lanai or terrace shown on said Condominium Map; the built-in fixtures including all electrical and plumbing fixtures, the cooking top, built-in oven, dishwasher, refrigerator/freezer, garbage disposal unit, clothes washer and dryer; wall-to-wall carpeting in living room, bedroom and hallway areas; vinyl-asbestos tile in applicable entry foyers, kitchens and bathrooms; drapes in all rooms except kitchens and bathrooms; provided, that the perimeter walls (whether load bearing or non-load bearing) included in apartment and any load bearing wall within an apartment is a limited common element and appurtenant to such apartment.

Each residential apartment shall have appurtenant thereto an undivided interest in the common elements as hereinbefore set forth and as further provided and established in the Declaration, such interest being defined and referred to therein as the common interest. The common interest appurtenant to each apartment is as hereinbefore set forth in those paragraphs under the heading Location, Area, Percentage Interest of Apartments.

USE: The Declaration provides that the residential apartments may be occupied and used only as single family residences.

OWNERSHIP TO TITLE: Developer advises that title to the land is held by Magoon Estate, Limited and is identified as that certain parcel of land situate at Kalia, Waikiki, Honolulu, City and County of Honolulu, State of Hawaii, more particularly described as Lot 19, area 113,151 square feet, shown on Map 20 on file in the Office of the Assistant Registrar of the Land Court of Hawaii with Land Court Application 1144; being a portion of the land covered by Transfer Certificate of Title No. 36641, issued to Magoon Estate, Limited; said premises being all of the premises demised to Magoon Development Corporation by lease dated January 7, 1970 from Magoon Estate, Limited, said lease being noted as Document No. 493354 on said Transfer Certificate of Title No. 36641.

ENCUMBRANCES AGAINST TITLE: Transfer Certificate of Title No. 36641 reveals the following encumbrances on the subject property: Lease dated January 7, 1970 from Magoon Estate, Limited, a Hawaii corporation, as "Lessor" to Magoon Development Corporation, a Hawaii corporation, as "Lessee" filed as Land Court Document No. 493354; Sublease dated January 7, 1970 from Magoon Development Corporation, a Hawaii corporation, as "Lessor" to Dillingham Land Corporation, a Nevada corporation, as "Lessee" filed as Land Court Document No. 493355; a Consent and Agreement dated January 3, 1970, whereby Magoon Estate, Limited consents to the Sublease by Magoon Development Corporation filed as Document No. 494611; Declaration of Horizontal Property Regime dated February 6, 1970, with By-Laws of Association of Apartment Owners attached, filed as Land Court Document No. 494612, Land Court Condominium Map No. 93 having been filed simultaneously therewith; Taxes for the fiscal year July 1, 1969 through June 30, 1970; and an Easement in favor of Hawaiian Electric Co., Inc., dated July 24, 1969 filed as Document No. 479922 which said Easement, Developer advises, will not in any way restrict development of the project.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement, dated February 10, 1970, between Bishop Trust Company, Ltd., as "Escrow Agent" and Dillingham Land Corporation, as "Developer," has been filed with the Commission. On examination the specimen Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514, Hawaii Revised Statutes, and particularly Section 514-15.

It is incumbent upon the purchaser and prospective purchaser that he reads with care the 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 OF THE PROJECT: The By-Laws which are incorporated in the Declaration provide that the operation of the project shall be conducted for the Association of Owners under the direction of the Board of Directors by a responsible corporate managing agent and that the initial managing agent shall be Dillingham Land Corporation whose principal place of business and post office address is 1441 Kapiolani Boulevard, Honolulu, Hawaii. The By-Laws provide that the term of the initial managing agent shall expire one year after ninety (90) days from the date of second publication of the Notice of Completion of construction of the condominium project or at such time prior thereto as it shall submit its resignation to the Board of Directors. The Board or initial managing agent may also employ a manager.

STATUS OF PROJECT: Developer advises that it proposes to direct the contractor to commence construction as soon as it has sold at least 284 apartments, or such other lesser number as the Developer and construction lender shall deem appropriate. The Developer contemplates that this sales status will have been attained some time in June of 1970. Hawaiian Dredging and Construction Company, the contractor, has estimated that construction will take twenty (20) months from the date that it is notified to proceed with construction. Construction will be financed by an interim loan from Dillingham Corporation to the Developer. This financing will be supplemented with purchasers' money from escrow at such time as conditions set forth in the aforesaid Escrow Agreement have been fulfilled.

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 January 12, 1970 and information subsequently filed as late as February 10, 1970.

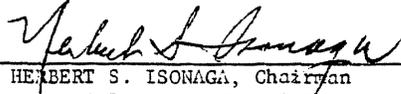
This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 317 filed with the Commission January 12, 1970.

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

February 19, 1970  
Registration No. 317

