

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

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

on
THE IOLANI COURT PLAZA
2499 Kapiolani Boulevard
Honolulu, Hawaii

REGISTRATION NO. 753

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above 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: July 19, 1977
Expires: November 11, 1977

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 10, 1975, AND ADDITIONAL INFORMATION SUBSEQUENTLY SUBMITTED AS OF JULY 15, 1977. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 753 dated April 11, 1975, the Commission has extended said Report three times until November 11, 1977. Also, the Developer has recently advised that 18 parking

stalls have been added to the project; that each of the apartment units formerly designated as a type "B-4" apartment unit has been converted into a studio apartment unit of the "D-5" type and a two-bedroom apartment unit of the "B-11" type; and that studios of types "D", "D-1", "D-3" and "D-4" have been converted to one-bedroom units.

Thus, The Iolani Court Plaza condominium project will now consist of 341 residential and five commercial apartment units in a high-rise building containing 38 stories, an electrical substation unit in a second structure, and 484 parking stalls (including guest parking stalls) in a third structure. Buyers will receive an apartment lease granting a leasehold interest directly from the owner of the fee. The Developer has forwarded additional information and has submitted additional documents to amend the registration on The Iolani Court Plaza condominium project in the particulars hereinbelow set forth. This Supplementary Public Report is made a part of the registration on THE IOLANI COURT PLAZA condominium project.

2. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) along with the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for both Horizontal Property Regimes Public Reports from each purchaser and prospective purchaser is also the responsibility of the Developer.
3. All documents deemed necessary for the registration of a condominium project and issuance of this Supplementary Public Report have been submitted to the Commission for examination.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of Approved Floor Plans) have not yet been filed in the office of the recording officer.
5. Advertising and promotional matter have been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
7. This Supplementary Public Report automatically expires on November 11, 1977, unless a further Supplementary Public Report or Final Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report of April 11, 1975, in the topical headings hereinafter set forth, has been amended. Information disclosed in the remaining topical headings has not been disturbed. The amendments to the information earlier disclosed and their topical headings are as follows:

ATTORNEY REPRESENTING DEVELOPER: Hong and Iwai (Gordon C. C. Ho), 2300 Pacific Trade Center, 190 South King Street, Honolulu, Hawaii 96813, Telephone: 524-4900.

DESCRIPTION:

1. Building Description. The project will consist of three attached structures, the apartment tower, the parking structure, and the electrical utility substation.

a. The Apartment Tower. The apartment tower is a 38-story rectangular structure fronting on Kamoku Street containing 341 residential and five commercial apartment units. The first floor will contain a building lobby and lounge area, a manager's office, mail area, elevator lobby, five commercial apartment units, a trash room, mechanical room, electrical room, transformer vault, and utility room. The second floor will contain an elevator lobby, mechanical room, and storage room. The third and fourth floors will each contain an elevator lobby, corridors, and five apartment units. The fifth floor will contain an elevator lobby, corridor, a recreation room and nine apartment units. The sixth floor through the nineteenth floor, the twenty-third floor through the twenty-eighth floor, and the thirtieth floor through the thirty-sixth floor will contain elevator lobbies, corridors and ten apartment units. The twentieth floor through the twenty-second floor, and the twenty-ninth floor will contain elevator lobbies, corridors and nine apartment units. The thirty-seventh and thirty-eighth floors will each contain elevator lobbies, corridors, and eight apartment units. The building will be served by four elevators and two fireproof stairwells.

b. The Parking Structure. Attached to the apartment tower along the Diamond Head Side is a five-level parking structure containing parking stalls for 484 cars, of which 351 are standard stalls and 133 are compact stalls. The entrance and exit ramp is located on the makai side of the apartment tower. Up and down ramps are located at or near either end of the parking structure. The first parking level contains parking stalls for 80 cars, a car wash and two entrances and stairways to the ground floor level. The second parking level has 86 parking stalls and an entrance and stairway to the ground floor level. The third, fourth and fifth parking levels have respectively 101 stalls, 133 stalls, and 84 stalls, and each has two entrances into the second, third, and fourth floor corridors of the apartment tower, respectively. On the roof of the parking structure will be a recreation deck consisting of a swimming pool, two tennis courts, a paddle tennis court, and main garden deck and sunken garden.

c. The Electric Utility Substation. Located on the Diamond Head Side of the parking structure is an attached building

for housing an electrical utility substation of the Hawaiian Electric Company, Inc. This structure will contain 50,899 square feet and will rise to a height of 66 feet at its highest point. There will be a separate driveway from the substation to Date Street.

2. Materials. The principal materials used in construction of the apartment tower are reinforced concrete, steel, and glass. The principal materials used in the construction of the parking structure and electrical utility substation will be reinforced concrete and steel.

3. Numbering and Location of Apartments. Each apartment will be designated by a three or four digit number. The first digit of a three-digit number and the first two digits of a four-digit number indicate the floor level. The number 13 is omitted from floor numbering. The last two digits indicate the apartment number and location. On the first floor will be five commercial apartment units numbered 101 through 105. The electrical utility substation will be apartment 106. On the third and fourth floors of the apartment tower there will be on each floor five units numbered 301 through 305, 401 through 405 all located on the Ewa side of the building. On the fifth floor the nine apartment units will be numbered 500 and 502 through 509. On each of the sixth through the nineteenth floors, the twenty-third through the twenty-eighth floors, and the thirtieth through the thirty-seventh floors, there will be ten apartments numbered consecutively from 00 through 09, and the zero and even numbered apartments are on the Ewa side and the odd numbered apartments are on the Diamond Head Side. On each of the twentieth floor through the twenty-second floor, and the twenty-ninth floor, there will be nine apartments numbered consecutively from 01 through 09. On the thirty-eighth and thirty-ninth floors there will be eight apartment units numbered consecutively from 00 through 07. The zero and even numbered units are on the Ewa side and the odd numbered units are on the Diamond Head side of the apartment tower.

4. Description of Apartments. The apartment tower will contain 32 studio apartment units of which 2 are type "D-2" apartment units and 30 are type "D-5" apartment units; there will be 74 one-bedroom units of which 2 are type "C" apartment units, 2 are type "C-1" apartment units, 2 are type "C-2" apartment units, 32 are type "D" apartment units, 32 are type "D-1" apartment units, 2 are type "D-3" apartment units, and 2 are type "D-4" apartment units; there will be 168 two-bedroom apartment units of which 31 are type "B" apartment units, 31 are type "B-1" apartment units, 31 are type "B-2" apartment units, 34 are type "B-3" apartment units, 2 are type "B-5" apartment units, 2 are type "B-6" apartment units, 4 are type "B-7" apartment units, 1 is a type "B-8" apartment unit, 1 is a type "B-9" apartment unit, 1 is a type "B-10" apartment unit, and 30 are type "B-11" apartment units; there are no type "B-4" apartment units; there will be 67 three-bedroom apartment units of which 33 are type "A" apartment units, 33 are type "A-1" apartment units, and 1 is a type "A-2" apartment unit. The number, type of unit, gross floor area, lanai area, location access, apartment rooms listing, and the percentage of the common elements appurtenant to each apartment unit are shown in the

following tabulation. The room composition of each residential apartment unit is shown by key numbers appearing in the column "Apartment Rooms Listing" corresponding to the room types set forth immediately below.

| Key No. | Room | Key No. | Room | Key No. | Room |
|---------|----------------|---------|-----------------------------------|---------|--------------------|
| 1 | One Bedroom | 6 | One and One-Half Bathrooms | 11 | Dining Room |
| 2 | Two Bedrooms | 7 | Dressing Area | 12 | Efficiency Kitchen |
| 3 | Three Bedrooms | 8 | Living-Dining Room | 13 | Kitchen |
| 4 | One Bathroom | 9 | Living-Dining Bedroom Combination | 14 | Foyer |
| 5 | Two Bathrooms | 10 | Living Room | 15 | Lanai |

| Apartment Number | Apartment Type | Location | Gross Floor Area | Lanai Area | Apartment Rooms Listing | Common Interest | Access |
|--------------------|-----------------------------|--|------------------|------------|-------------------------|-----------------|--------------------------------|
| <u>FIRST FLOOR</u> | | | | | | | |
| 101 | Commercial #1 | Ground Floor Makai of Apt. Tower Lobby | 534 | | | .010000 | Ground Level Corridor |
| 102 | Commercial #2 | " | 330 | | | .010000 | " |
| 103 | Commercial #3 | " | 330 | | | .010000 | " |
| 104 | Commercial #4 | " | 262 | | | .010000 | " |
| 105 | Commercial #5 | " | 395 | | | .010000 | " |
| 106 | Electric Utility Substation | Diamond Head Side of Parking Structure | 50,897 | | | .010000 | Driveway and Parking Structure |

THIRD FLOOR AND FOURTH FLOOR

| | | | | | | | |
|---------|-----|------------------|-------|----|----------------|---------|----------|
| 301-401 | C | Ewa Mauka Corner | 578 | | 1,4,8,13,14 | .205659 | Corridor |
| 302-402 | D-2 | Ewa Side | 553 | | 4,7,9,12 | .196765 | " |
| 303-403 | D-3 | Ewa Side | 530 | | 1,4,8,13,14 | .188581 | " |
| 304-404 | D-4 | Ewa Side | 530 | | 1,4,8,13,14 | .188581 | " |
| 305-405 | B-5 | Ewa Makai Corner | 1,097 | 89 | 2,5,8,13,14,15 | .390327 | " |

FIFTH FLOOR

| | | | | | | | |
|-----|------|------------------|-----|----|----------------|---------|---|
| 500 | B-11 | Ewa Mauka Corner | 735 | 53 | 2,6,8,13,14,15 | .265874 | " |
|-----|------|------------------|-----|----|----------------|---------|---|

| <u>Apartment Number</u> | <u>Apartment Type</u> | <u>Location</u> | <u>Gross Floor Area</u> | <u>Lanai Area</u> | <u>Apartment Rooms Listing</u> | <u>Common Interest</u> | <u>Access</u> |
|-------------------------|-----------------------|-------------------|-------------------------|-------------------|--------------------------------|------------------------|---------------|
| 502 | D-5 | Ewa Side | 347 | | 4,9,13,14 | .125520 | " |
| 503 | B-8 | Diamond Head Side | 1,137 | 367 | 2,5,7,8,13,15 | .404559 | " |
| 504 | D | Ewa Side | 508 | 27 | 1,4,8,13,14,15 | .180752 | " |
| 505 | B-9 | Diamond Head Side | 1,137 | 367 | 2,5,7,8,13,15 | .404559 | " |
| 506 | D-1 | Ewa Side | 508 | 27 | 1,4,8,13,14,15 | .180752 | " |
| 507 | B-10 | Diamond Head Side | 1,168 | 373 | 2,5,7,8,13,15 | .415589 | " |
| 508 | B-3 | Ewa Side | 1,027 | 90 | 2,5,7,8,13,14,15 | .365421 | " |
| 509 | A-2 | Makai Side | 1,643 | 495 | 3,5,7,10,11,13,14,15 | .584605 | " |

SIXTH THROUGH THIRTY-SEVENTH FLOORS (EXCLUDING 13)

| | | | | | | | |
|-----------|------|---------------------------|-------|----|------------------|---------|----------|
| 601-3701 | A-1 | Diamond Head Mauka Corner | 1,231 | 52 | 3,5,7,8,13,14,15 | .438006 | Corridor |
| 600-1900 | B-11 | Ewa Mauka Corner | 735 | 53 | 2,6,8,13,14,15 | .265874 | " |
| 602-1902 | D-5 | Ewa Side | 347 | | 4,9,13,14 | .125520 | " |
| 2002-2202 | B-7 | Ewa Mauka Corner | 995 | 52 | 2,5,7,8,13,14,15 | .360084 | " |
| 2300-2800 | B-11 | Ewa Mauka Corner | 735 | 53 | 2,6,8,13,14,15 | .265874 | " |
| 2302-2802 | D-5 | Ewa Side | 347 | | 4,9,13,14 | .125520 | " |
| 2902 | B-7 | Ewa Mauka Corner | 995 | 52 | 2,5,7,8,13,14,15 | .360084 | " |
| 3000-3700 | B-11 | Ewa Mauka Corner | 735 | 53 | 2,6,8,13,14,15 | .265874 | " |
| 3002-3702 | D-5 | Ewa Side | 347 | | 4,9,13,14 | .125520 | " |
| 603-3703 | B | Diamond Head Side | 812 | 42 | 2,5,7,8,13,15 | .288920 | " |
| 604-3704 | D | Ewa Side | 508 | 27 | 1,4,8,13,14,15 | .180752 | " |

| <u>Apartment Number</u> | <u>Apartment Type</u> | <u>Location</u> | <u>Gross Floor Area</u> | <u>Lanai Area</u> | <u>Apartment Rooms Listing</u> | <u>Common Interest</u> | <u>Access</u> |
|--|---------------------------|------------------------------|---------------------------------|-----------------------|--|----------------------------|---------------|
| <u>SIXTH THROUGH THIRTY-SEVENTH FLOORS (Cont'd.)</u> | | | | | | | |
| 605-3705 | B-1 | Diamond Head Side | 812 | 42 | 2,5,7,8, 13,15 | .288920 | " |
| 606-3706 | D-1 | Ewa Side | 508 | 27 | 1,4,8,13, 14,15 | .180752 | " |
| 607-3707 | B-2 | Diamond Head Side | 836 | 41 | 2,5,7,8, 13,15 | .297460 | " |
| 608-3708 | B-3 | Ewa Side | 1,027 | 90 | 2,5,7,8, 13,14,15 | .365421 | " |
| 609-3709 | A | Makai End | 1,238 | 90 | 3,5,7,10, 11,13,14, 15 | .440496 | " |
| <u>THIRTY-EIGHTH AND THIRTY-NINTH FLOORS</u> | | | | | | | |
| 3801-3901 | A-1 | Diamond Head Mauka Corner | 1,231 | 52 | 3,5,7,8, 13,14,15 | .438006 | " |
| 3800-3900 | B-11 | Ewa Mauka Corner | 735 | 53 | 2,6,8,13 14,15 | .265874 | " |
| 3802-3902 | D-5 | Ewa Side | 347 | | 4,9,13,14 | .125520 | " |
| 3803-3903 | B-6 | Diamond Head Side | 1,370 | 188 | 2,5,7,10, 11,13,14, 15 | .487463 | " |
| 3804-3904 | C-1 | Ewa Side | 1,033 | 152 | 1,4,7,10, 11,13,14, 15 | .367554 | " |
| 3805-3905 | C-2 | Diamond Head Side | 1,098 | 193 | 1,4,7,10, 11,13,14 15 | .390682 | " |
| 3806-3906 | B-3 | Ewa Side | 1,027 | 90 | 2,5,7,8, 13,14,15 | .365421 | " |
| 3807-3907 | A | Makai End | 1,238 | 90 | 3,5,7,10, 11,13,14, 15 | .440496 | " |

LIMITED COMMON ELEMENTS: Under this topical heading in the Preliminary Public Report of April 11, 1975, the limited common elements for the commercial apartment units were omitted. Restrooms adjacent to commercial apartment units are the limited common elements for the commercial apartment units. The limited common elements listed in said Preliminary Public Report for the commercial apartment units are the limited common elements for the Electric Utility Substation.

The remaining information disclosed under this topical heading has not been amended excepting subparagraphs a.5. and a.6. which have been amended to read as follows:

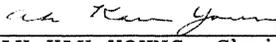
5) 456 parking stalls which shall be appurtenant to and for the exclusive use of the respective residential and commercial apartment units to which they are assigned. The proposed declaration as redrafted provides that the Developer shall assign parking stalls to the commercial and/or residential units. Said parking stalls shall be granted to purchasers of such units in their respective Apartment Leases or by other appropriate documentation. Each commercial and residential unit shall always have at least one parking stall appurtenant to it. The proposed Declaration as redrafted provides that the Developer reserves and retains any parking stalls not otherwise assigned and such parking stalls shall be a limited common element appurtenant to one of the commercial or residential apartment unit to be designated by the Developer. The Developer may retain the parking stalls for its own use or may lease or otherwise transfer the same to any occupant of the project.

6) 25 parking stalls which shall be appurtenant to all the residential and commercial units for use as guest parking. The Developer may at any time designate and assign up to 10 additional parking stalls for use as guest parking and, in such event, each of the residential and commercial apartment units in the project shall be subject to a one-time only assessment therefor by the Developer of \$12.00 per stall.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed in the required Notice of Intention submitted February 10, 1975, and information subsequently filed as of July 15, 1977.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made part of REGISTRATION NO. 753 filed with the Commission on February 10, 1975.

This report when reproduced should be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink.



AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Bureau of Conveyances
Department of Taxation
Planning Department, City and
County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 753
July 19, 1977