

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3467
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
LILIUOKALANI PLAZA
220 Liliuokalani Avenue
Honolulu, Hawaii

REGISTRATION NO. 126

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.

August 30, 1968

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED TO THE COMMISSION DECEMBER 17, 1965 AND INFORMATION SUBSEQUENTLY SUBMITTED ON MARCH 18, 1966 AND AUGUST 20, 1968.

1. Since the issuance of the Commission's Preliminary Public Report on LILIUOKALANI PLAZA dated March 18, 1966, the Developer has filed additional information and data with the Commission.
2. The LILIUOKALANI PLAZA Master Deed and Declaration of Owners Submitting Property to the Horizontal Property Regime Act dated June 17, 1968 has been filed in the Bureau of Conveyances, State of Hawaii, in Book 6183, Page 119.

Condominium Map No. 110 showing layout, location, apartment number, was also filed with the Bureau of Conveyances, State of Hawaii, on August 15, 1968.

3. The August 15, 1968 Certificate of Title, as prepared by Long & Melone, Ltd., a Hawaii corporation, reflects that the owners of the land committed to the project are Jack G. Nosaka, (Husband of Haru Nosaka), Robert T. Tomita, (Husband of Janet Shizue Tomita), and William S. N. Au, (Husband of Hoong Sin Liu Au), as joint tenants.
4. No advertising or promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the Rules and Regulations promulgated thereunder which relate to Horizontal Property Regime.

NAME OF PROJECT: LILIUOKALANI PLAZA

DEVELOPER: A limited partnership identified as LILIUOKALANI PLAZA DEVELOPMENT COMPANY.

ATTORNEY REPRESENTING DEVELOPER: James H. Kamo and Hiroshi Sakai, 810 Richards Street, Honolulu, Hawaii 96813. Telephone 514-171.

ENCUMBRANCES AGAINST TITLE: The Long & Melone, Ltd.'s Certificate of Title reflects the Mortgage dated July 20, 1967, filed in the Office of the Bureau of Conveyances, State of Hawaii, in Book 5734, Page 259, made by Jack G. Nosaka, Robert T. Tomita and William S. N. Au, individually and as General Partners of Liliuokalani Plaza Development Company, a registered limited partnership, as Mortgagors, to Hawaii National Bank, a Federal corporation, as Mortgagee. Title to all mineral and metallic mines reserved in the State of Hawaii. Construction loan agreement dated July 20, 1967 made between Jack G. Nosaka, Robert T. Tomita and William S. N. Au, individually and as General Partners of Liliuokalani Plaza Development Company, and Hawaii National Bank recorded in Book 5734, Page 248. Taxes for the second half of 1968 are a lien, rate pending. Consolidation of Lots 70 and 72, Royal Grove Tract File Plan 149 with two remnant parcels of Liliuokalani Avenue has been prepared by A. E. Minville, Jr., dated November 9, 1965. Master Deed and Declaration of Owners submitting property to the Horizontal Property Regime Act are identified as encumbrances.

INTEREST TO BE CONVEYED TO PURCHASER: The last sentence should read as follows: "For purposes of voting on all matters requiring action by the apartment owners, there shall be one hundred (100) votes; the number of votes being determined by the thirty-six (36) two-bedroom apartments multiplied by two (2) and twelve (12) three-bedroom apartments multiplied by two and one-third (2 1/3)."

PURCHASE MONEY HANDLING: The Trust Agreement referred to in the Preliminary Report has been executed and the same is on file with the Real Estate Commission.


Note: It is incumbent upon the purchaser that he reads the Sales Contract and the executed Trust Agreement of March 1, 1966. The Trust Agreement establishes how the proceeds from the sale of dwelling units and funds from other sources are placed in trust as well as the retention and disbursement of said trust funds.

MANAGEMENT AND OPERATION: No management contract has been submitted as part of the registration but Jack G. Nosaka is retained as the manager of the building.

STATUS OF PROJECT: The construction of the building and the improvements have been completed and the building will be ready for occupancy upon final inspection and certification by the Building Department of the City and County of Honolulu that occupancy may be permitted.

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted December 17, 1965 and information filed subsequently with the Commission on March 18, 1966 and August 20, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 126 filed with the Commission on March 18, 1966.


JACK K. PALK, 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

September 3, 1968
Registration No. 126