

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
LILIHA SQUARE
Honolulu, Hawaii

REGISTRATION NO. 517

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: October 12, 1973
Expires: November 12, 1974

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 17, 1973, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF OCTOBER 9, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES, AND AMENDMENTS THERETO.

1. Since the issuance of the Commission's Preliminary Public Report of May 2, 1973 on LILIHA SQUARE, Registration No. 517, the Developer reports that changes have been made in the plan as represented in the Notice of Intention to Sell submitted January 17, 1973. The changes are listed in detail later in this Final Public Report.

This Final Public Report is made a part of the registration on LILIHA SQUARE condominium project. The Developer is held responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock).

Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer has complied with Section 514-15, Hawaii Revised Statutes, and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.
3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and issuance of this Final Public Report.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the Floor Plan) have been filed in the Office of the recording officer.

The Declaration of Horizontal Property, with attached By-Laws, dated April 6, 1973, was filed in the Office of the Assistant Registrar of the Land Court of Hawaii as Land Court Document No. 632196 on May 31, 1973 and noted on Transfer Certificate of Title No. 159,410 and recorded in the Bureau of Conveyances of Hawaii in Liber 9184 at page 374.

The Condominium Map has been filed in the Office of the Assistant Registrar as Condominium Map No. 169 and recorded in the Bureau of Conveyances of Hawaii as Condominium Map No. 281.

A First Amendment of Declaration of Horizontal Property Regime (which amended the aforesaid Condominium Map) was filed in the Office of said Assistant Registrar on August 30, 1973 as Land Court Document No. 647020

and recorded in said Bureau of Conveyances in Liber 9456 at page 79.

5. By-Laws, proposed House Rules, the aforesaid Condominium Map and building plans have been submitted to the Commission.
6. No advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
7. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
8. This Final Public Report automatically expires thirteen (13) months after the date of issuance unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Except as hereinafter set forth, the information under the topical headings of the Preliminary Public Report dated May 2, 1973 remains the same.

OWNERSHIP OF TITLE: The Preliminary Title Report dated March 27, 1973 referred to in the Preliminary Public Report of May 2, 1973 has been updated by a Preliminary Title Report prepared by Title Guaranty of Hawaii Incorporated dated August 14, 1973. It reveals that the owner of the land is Benjamin Chin Fui Kong, husband of Catherine Lasick Kong.

ENCUMBRANCES AGAINST TITLE: The updated Preliminary Title Report reveals that the encumbrances against title remain the same as set forth in the Preliminary Public Report, except as follows. The following encumbrances affect all twelve (12) parcels:

1. Covenants, Conditions and Restrictions and other provisions set forth in Declaration of Horizontal Property Regime dated April 6, 1973, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 632196, and also recorded in the Bureau of Conveyances of Hawaii in Liber 9184 at page 374 and by the By-Laws attached thereto, as amended by First Amendment of Declaration of Horizontal Property Regime filed as aforesaid as Land Court Document No. 647020 and recorded in said Bureau of Conveyances in Liber 9456 at page 79, as the same are or may hereafter be further amended in accordance with law, said Declaration or By-Laws. Project covered by Condominium Maps Nos. 169 and 281.

2. The terms and conditions contained in that certain Disposition-Redevelopment Agreement dated April 13, 1972, filed as Land Court Document No. 633183 and also recorded in Liber 9211 at page 326, entered into by and between Honolulu Redevelopment Agency and Benjamin Chin Fui Kong, husband of Catherine Lasick Kong.
3. Covenants, Conditions and Restrictions set forth in Deed dated June 5, 1973, filed as Land Court Document No. 633184 and also recorded in Liber 9211 at page 373.
4. Mortgage:

Mortgagor: Benjamin Chin Fui Kong, husband of Catherine Lasick Kong.

Mortgagee: Hawaii National Bank, Honolulu, a National Banking Association.

Dated: June 5, 1973

Filed: Land Court Document No. 633185 and also recorded in Liber 9211 at page 384.

Amount: \$856,000.00

CHANGE IN BUILDING PLANS: The Developer has advised that the floor plans filed with the Real Estate Commission prior to issuance of the Preliminary Public Report were dated January 22, 1973. The Developer has also advised that subsequent to January 22, 1973, the following changes, as supplied by the Architect, have been made in the plans for the buildings in the Project.

I. DRAWINGS (ARCHITECTURAL)

A. COMMERCIAL SPACES, FIRST FLOOR

1. Widen Liliha Street driveway to 28'-0".
2. Add stepping stones in planting areas at parking immediately adjacent to building.
3. Move Fire Department connections to planting area adjacent to Liliha Street driveway from wall outside Stair #2 and provide vertical concrete anchorage for them.
4. Add pair exit doors from Times Produce Prep. area.
5. Add panic opening device at sliding entrance doors Shop #1, Shop #2, and Shop #3. Add power operators.
6. Add stair at Diamond Head/makai corner of building providing exit from second and third floors.
7. Add 40' wide, mechanically operated side-coiling door at Times loading and unloading (Cookson or North American).
8. Change configuration of partition and soffit line Diamond Head side of Times sales area; metal studs 24" o.c.

9. Change pipe trench at Times to encase pipes in concrete trench.
10. Furr-in fire hose cabinets at Times sales area.
11. Add fire hose cabinet Shop #13.
12. Change configuration of partition under elevators Shop #2.
13. Indicate general areas in Office and Shop #2 where finish floor elevation is 23.5.
14. Add 2 fire extinguishers in Shop #2.
15. Add fire hose cabinet, Shop #2.
16. In Shops 2,3,4,5,6,7,8,9,10,11 and 12 install exit sign at second exit.
17. Install 2 fire hose cabinets in Service Corridor. Provide 1 hour fire protection at backs of said fire hose cabinets.
18. Install fire extinguisher in Service Corridor.
19. Install fire extinguisher in Shop #4, Kitchen.
20. Install metal lath and plaster ceiling at Arcade to cover triple tees above.
21. Install handrail Ewa side, Stair #3.
22. Install fire extinguisher, Receiving area.
23. D Receiving area to Garbage, 1 hr. door with closer.
10
24. Install pair recessed doors in store front, Shop #8.
25. All doors to Service Corridor: 1 hr. with self closer.
26. Sidewalk elevator: inside face of shaft to be 4" from outside face of wall above.
27. Install ladder to pit at sidewalk elevator.
28. Door 21 Office to Receiving: 1 hr. door with closer.
29. Door 22 Receiving area to Shop 12: 1 hr. door with closer.
30. Door 23 Garbage to Machine Room: 1 hr. door self-closing and self-locking.
31. Door 25 Garbage to Receiving (Roll-up): 1 hr.
32. Door 10 Garbage to Receiving: 1 hr.
33. Door 37 Stair #3: 1 1/2 hr. B label, self-closing.
34. Door 44 exit from Times Produce Prep: Pair 1 hour doors with panic devices and self-closers.
35. Add wire glass vision panel doors 5,6,7, Times loading and unloading area.
36. At Times market bulkhead under store front, add glazed tile finish.
37. At Liliha Street elevation add 5-score concrete block at exit and porcelain enamel panel at Shop #7.
38. Add concrete curbs under metal stud walls at Chinese Kitchen and Crackseed Center.
39. The opening height for Door D/2 shall be changed from 7'-6" to 7'-0".
40. The opening height for Door D/4 shall be changed from 7'-6" to 8'-0".
41. The width of Door D/39 shall be changed from 2'-0" to 3'-0".

B. SECOND FLOOR COMMERCIAL AREAS

1. Add 2 fire extinguishers, Parking area.

2. At Men's and Women's toilets 201 and 202 move $\frac{W}{4}$ openings from makai to mauka side.
3. Add floor drain Mechanical Equipment area, Ewa-mauka corner.
4. Add concrete block wall in lieu of chain-link partition, between Parking and Mechanical Equipment area.
5. All washers, dryers in Laundry deleted from contract.
6. Revise layout, laundry and adjacent former storage room; add seat for customers and folding table. Add 5 washers (total 15) and 1 dryer (total 6).
7. Laundry: add door to dryer access space.
8. Transformer Room 203 to have 1 1/2 hr. "B" label doors.
9. Louvers $\frac{W}{5}$ at Transformer Room to be 1 hr. with fusible link.
10. At lobby 208, add fire hose cabinet.
11. D/37 Laundry to be 1 hour with closer.
12. D/40 Lunch Room to be 1 1/2 hr. door with closer.
13. Times Mechanical Equipment Room 220: revise partitions to accommodate equipment; extend space under ramp.
14. Install 6" concrete block wall between Times Mechanical Room 220 and Parking.
15. D/40 Room 220 to Parking: 1 1/2 hr. door with closer.
16. D/32 Laundry to Parking: Delete.
17. Times Mechanical Room 220: provide roof with gratings over evaporative cooler silencers and elastomeric coating at horizontal concrete.
18. At sidewalk elevator: replace hinged doors with vertical lift door.
19. Railing immediately above sidewalk elevator to be flush.

C. APARTMENT TENANT SPACES - SECOND FLOOR

1. Add 8 fire extinguishers, Apartment Parking.
2. Add 3 fire hose cabinets, Apartment Parking.
3. Add Stair #7, exit from 2nd and 3rd floors.
4. Add 6" curb at Stairs #7 and #8.
5. Add wheel stop parkings 18G and H.
6. Revise numbering all tenant parking stalls.
7. Provide signs for ramp and each parking deck: "Maximum Vehicle Weight on decks and ramps 4,000 lbs."
8. D/40 at Stair #2: 1 1/2 hr. label with closer.

D. SECOND FLOOR APARTMENT TENANT AND COMMERCIAL SPACES.

1. Raise fin. floor elevations 3" to accommodate triple tee beams and retain headroom below.
2. Adjust stair risers to account for additional floor to floor height, First to second and second to third floors.

E. THIRD FLOOR APARTMENT - RECREATION - PARKING

1. Delete Teahouse entirely.
2. Revise dimensions, air vent to Mechanical Equipment.

3. Revise dimensions, dryer exhaust in Planter #1.
4. Raise fin. floor elevations 3" to accommodate triple tee beams in third floor framing and retain headroom below.
5. Adjust stair risers to account for additional floor-to-floor height between 2nd and 3rd floors.
6. D at Corridor to Recreation: change to inswinging door.
22
7. Add stair No. 8 and 6" curb around it.
8. Revise planting box adjacent Stair #8.
9. Move floor drain as required for Stair #8.
10. Add chain link fence and gate between Recreation area and Parking, mauka end of apartment tower.
11. Revise parking stalls, Diamond Head side of parking area to accommodate new stair.
12. Limit extent of elastomeric coatings as noted: elastomeric coating to extend 10' beyond exterior walls of enclosed spaces below and under all planting.

F. APARTMENT TOWER TYPICAL FLOORS 3 THROUGH 19

1. 2 hour furred ceilings at stair vestibules and stair enclosures to be 4" pre-cast concrete.
2. Type "B" and "C" windows, lower horizontal muntin to be 3'-0" above finish floor.
3. D/1 (apt. entrance doors) to have 1 hour label.
4. Type "E" sliding doors to be 9'-0" x 8'-0" high in lieu of 9'-3" x 8'-0".
5. D/16, D/17, D/21 doors to vestibule, smoke tower, and Stair #2 to have 1½ hour "B" label and self-closing device.
6. D/19 Corridor to Trash Chute to have "C" label with self-closing device.
7. D/22 Recreation area to Corridor (3 floor only) to have no lockset.
8. At floors 4 through 19: Stair No. 2 landing to be 3/4" below typical finish floor elevation.
9. Increase height of stair vestibule railings to 4'-0" from floor.
10. Provide 1" x 2" weep hole in curb under stair vestibule railings.
11. Omit finish wall and handrail; Stair #2 at third floor only to provide egress to roof deck.
12. Lanai and other handrails: space vertical pickets at 5 5/8" o.c. maximum. All railings to be designed so a ball 5" in diameter will not pass through.
13. All gratings to be designed so a ball 3/4" in diameter will not pass through.
14. Provide a ladder at each elevator pit.
15. Section 8C - Aluminum Windows and Sliding Doors at Apartments. For all apartment units, in lieu of Kawneer Model 990, substitute Arcadia 550 sliding

doors glazed with tempered glass and with screens in standard 10'-0" x 8'-0" size. The adjacent fixed glass window shall be modified and framed in Hawaii Metal Forming picture window frames.

16. For all apartment units, in lieu of projecting type windows, use sliding or jalousie-type windows.
17. Delete countertop extension over water closets in all apartments.

G. ROOF

1. Provide 3'-0" x 3'-0" roof access hatch in Stairwell #2, 19th floor; also provide metal ladder to hatch.
2. Make louver window in Elevator Machine Room 6'-0" high.
3. Provide landing for 60° stair Elevator Machine Room.
4. Add D on exterior of elevator penthouse for access to inducer fan.

II SPECIFICATIONS (ARCHITECTURAL)

1. SECTION 2A EXCAVATIONS, FILL, GRADING

- a) Delete "2A-02: Excavation and backfilling for mechanical and electrical trades will be carried out by the respective trades."
Add "2A-01 g) to work included: Excavation and backfilling for electrical and mechanical trades."

2. SECTION 2E CONCRETE CURBING AND WHEEL STOPS

- a) Add: 2E-07 ADHESIVE FOR WHEEL STOPS: Shall be approved in writing by elastomeric coatings supplier.
- b) Substitute 6" x 12" precast concrete curbs for concrete cast in place curbs shown in Detail C6/A1.

3. SECTION 3A CAST IN PLACE CONCRETE:

- a) Delete "3A-03 j) Dust-on hardener" and substitute:
j) Dust-on non-slip hardener: Where called for, shall be "Emerchrome" Color Hardener as manufactured by L. M. Scofield Company.
- b) Add "Produce Prep Area and Meat Cutting Room" to those spaces requiring non-slip floor hardener. See Room Finish Schedule - Commercial Level, Sheet A-7.

4. SECTION 6A CARPENTRY and SECTION 9D PAINTING: Furr in refrigerant risers adjacent to Stair No. 6 with 1/2" A/C INT DEPA plywood with 4'-0" x 8'-0" access panel of same

material. Paint exterior of furring and all faces and edges of access panel.

5. SECTION 6A CARPENTRY AND MILLWORK: Delete 6A-02 e). Countertops and splashes at lavatories to be cultured marble. Kitchen countertops to remain as specified.
6. SECTION 7D ELASTOMERIC WATERPROOFING: Apply PRC's Deck Coating System in lieu of Auto-Gard, Peda-Gard, or Elasto-Gard deck coating system as manufactured by Neogard Corporation at second floor and portion of third floor as outlined in Architect's memorandum dated 18 April 1973.
7. SECTION 8A ALUMINUM STOREFRONT AND ENTRANCE DOORS: 8A-04 c)
5) Add: Floor closers for double-acting pr. of doors
Z shall have 90° hold open device.

8A-04 c) Door No. 22 (Recreation area to third floor) shall not be drilled for a cylinder lock. This is an exit door and shall remain unlocked.

8A-04 d) Delete and substitute the following:

1. Sliding store entrance doors: Shall be Kawneer "Slidematic" automatic sliding aluminum entrances with an emergency breakaway device in each sliding panel which shall permit the unlocked panel to be pushed open in the direction of exit at any position in its line of travel.

Entrance units shall include entrance doors, frames, pneumatic operating equipment, door controls and related accessories as specified.

8. SECTION 8D HOLLOW METAL DOORS AND FRAMES:
 - a) D/38 (Type D door) at Compressor Room to be 3'-6" wide by 7'-0" high.
 - b) D/5 (Type R door): On Door Schedule, Sheet A-9, change wording "sliding steel door" to "sliding tin-clad door, 1-1/2 hour B Label with self-closing device and full-length astragal." Provide 1/4" wire glass vision panel 10" square.
 - c) D/6 and D/7 (Type W doors) to have 10" x 10" x 1/4" wire glass vision panel up to 4'-6" from floor and 6" in from meeting stile in active (3'-0") door.
9. SECTION 8E-03 METAL DOOR FOR SIDEWALK ELEVATOR; Change to read:
 - a) Door shall be vertical lift type and shall comply with all Federal, State, and local codes and ordinances.

10. SECTION 8E-06 Change 8E-06 Roll-up doors to read: Shall be type FD-2 "Servire" steel Rolling Fire Doors as manufactured by the Cookson Company as shown on the drawings and as specified.

11. SECTION 8G FINISH HARDWARE: Hardware Schedule:

a) Hardware Group XV: Delete 1 lockset A51 PD PLY 2-3/4 BS 26D.

b) Hardware Group XV: Add 1 lockset A51 PDI/2 PLY 2-3/4 BS 26D.

c) Hardware Group XXV: Delete on doors 12 through 23; change to Hardware Group XXXIII:

1-1/2 pr. hinges	FBB	179	4-1/2 x 4-1/2	PC	SW
1 lockset	D51	PD	PLY	26D	SC
1 closer	4013			AL	LCN
1 stop	F8063X			26D	BW

d) At pair doors 33 at Transformer Room-Door Type C (Hollow metal) add: Hardware Group XXXI:

3 pr. hinges	F179 P	4-1/2 x 4-1/2	SW
2 flush bolts	5020 x 12"	26D	BW
1 lock	A 2056	Rock X	26D R

Cylinder by HECO

e) At pair doors 33 at exterior Garbage Enclosure-Door Type C (hollow metal) add: Hardware Group XXXII:

3 pr. hinges	FBB	179P	4-1/2 x 4-1/2	SW
1 latchset	D10S	PLY	26D	SC
2 flushbolts	5020 x 12"	26D	BW	

f) At doors:

D/41	Lunch Room to Vestibule
D/42	Vestibule to Lounge
D/43	Vestibule to Women
D/43	Vestibule to Men

Provide the following hardware:

1-1/2 pr. hinges	FBB	179 p	3-1/2 x 3-1/2	SW
1 closer	4113	Alum.		LCN
1 pushplate	Model 47B (6" x 16")	Alum.		BW
1 pull plate	Model 69NB (4" x 16")	Alum.		BW
1 stop	F 8063 X	Alum.		BW

g) At doors D/23 (first floor) and D/26 (roof) Elevator Machine Rooms: Change lock to D80PD ply 26D SC.

h) At door D/38 in Compressor Room 218 add 1 deadlock B 162 P 26D Schlage. This lock to be keyed with D/45 and D/46.

i) At D/6 and D/7 hardware should be type XXVIII, not XXV as called out on Door Schedule, Sheet A-9.

j) At D/32 change to hardware type XI. (Sheet A-22)

k) Add to Hardware Schedule:

Group XXX pr. doors
Door type Z (pr. aluminum/glass storefront doors)

2 cylinders	900 x AR CAM	26D	SC
1 threshold	157A	Alum.	P
3 stops	8063	26D	BW

Group XXXII single door (to inducer fan)
Door type H (hollow metal)

1 pr. hinges	179P	3 1/2" x 3 1/2"	SW
1 deadlock	B164P	26D	SC

l) Group XXXIV pr. doors
Door type QQ hollow metal 1 hr. exit doors

3 pr. hinges	FBB 179 P 4 1/2 x 4 1/2	26D	SW
Exit device	#8858 N x 8827	26D	Von Duprin
	outside trim NL7620		
	(schlage cylinder)		
Closers	Pr. #4014	Alum.	LCN
Alarm Lock	#2010		C

12. SECTION 9B METAL STUD PARTITIONS AND SHAFTWALL FRAMING:
Under 9B-03 Products a) and b), change "20 gauge" to "25 gauge."

13. SECTION 9B METAL STUD PARTITIONS AND SHAFTWALL FRAMING and SECTION 9C DRY INTERIOR FINISH and 9D PAINTING.
Furr all exposed return air duct system over frozen food fixtures in Times sales area (see M-15) with gypsum board. Paint as directed by Architect.

14. SECTION 9C DRY INTERIOR FINISH: Under 9C-02 c), Acoustical Insulation change to read "2-inch thick USG Thermafiber Sound Attenuation Blankets at apartment building corridors only."

15. SECTION 9D PAINTING:

a) Under 9D-05 a) Waterproofing at Exterior Concrete and Concrete Masonry, change "2 coats Sinclair #1300

Stuc-O-Life...." to "1 coat Sinclair #1300
Stuc-O-Life..."

NOTE: This is in addition to 1 coat Sinclair
cinder block paint as specified.

- b) Under 9D-05 c), Interior Concrete and Concrete Block, Flat Finish, change "2 coats 220-06 alkyd wall primer-sealer" to "1 coat 220-06 alkyd wall primer-sealer."
 - c) Under 9D-05 e) Exterior Wood, change "2 coats 260-XX House and Trim Paint" to "1 coat 260-XX House and Trim Paint."
 - d) Under 9D-06 g), omit "1 coat mixture 220-07 and 213-XX."
16. SECTION 9E RESILIENT FLOORING: Delete sheet vinyl in Meat Cutting Room at Times market.
- SECTION 9J CERAMIC TILE: 9J-02a) Add: Glazed wall tile at bulkhead under Times storefront shall be 3" x 6" Franciscan "Terre Grande", colors as selected by Architect. Set with Thinset mortar.
17. SECTION 9K SPRAY ACOUSTIC CEILINGS: Under 9K-06 Application, change b) to read "Material shall be applied with a one-coat application to a minimum thickness of 1/8".
18. SECTION 10F ELECTRIC SIGNS - Add: 10 F-07 SIGN FOR TIMES MARKET.
- a) Fabricated aluminum letters shall be as manufactured by Spanjer Bros., Inc., 1160 N. Howe Street, Chicago, 60610 or Channelume as manufactured by Heath Northwest, Box 1789 Yakima, Washington. Letters shall be Clarendon style, 18" high, 3" deep.
19. SECTION 10 J VINYL LETTERS
- 10 J-01 Scope: Supply (for installation by General Contractor) pressure - sensitive vinyl letters as specified herein.
- 10 J-02 Products: Letters shall be 3.5 mil thick vinyl with adhesive backing, helvetica medium style, all capitals (or numerals) of the size and color specified below, as manufactured by Vomar Products, Inc.
- a) Toilet Rooms: 1" Black letters: "Men" and "Women"
 - b) Women's Lounge: 1" Black letters: "Women's Lounge"
 - c) Apartment entrance doors: 1 1/2" Black numerals, numbering system to be determined by Architect.

- d) At each floor, Smoke Tower to Vestibule, door shall have (on stair side) floor number, black numerals 6" high.
- e) Stairwell No. 2 to corridor at each floor, door shall have (on stair side) floor number, black numerals 6" high.

20. SECTION 14A - PASSENGER ELEVATORS: Change to "capacity and speed: 1,800 pounds at a speed of 350' per minute".

III DRAWINGS (STRUCTURAL)

- 1. S-1 Added Section B/S-1 indicating elevation of slab is higher at area between 'C' and 'D' and between '4' and '5'.
- 2. S-2 Revised entire 2nd floor framing with 2 1/2" concrete topping on 9 1/2" precast concrete triple tees.
- 3. S-3 Revised 3rd floor framing with 2 1/2" concrete topping on 9 1/2" precast triple tees between lines 'A' and 'D' and between lines 'G' and 'M'.
- 4. S-4 Revised exterior beams to pour in place concrete beam.
- 5. S-4a, S-6, S-7, S-8, S-9, S-10, S-11, S-12 & S-15:
Revised connection details, elevation sections to conform with the revised 2nd and 3rd floors triple tees structural framings.
- 6. S-14 Added partial floor framing plan with sections at 3rd floor near line 'M' between '5b' and '4b' for storage of mechanical air cooler units.
- 7. Delete all revels.
- 8. Delete the 2" thick sand cushion under the ground floor concrete slabs.

CHANGE TO INCORPORATE THE BUILDING DEPARTMENT COMMENTS:

- 1. S-4 Provide precast ceiling slab to achieve 2 hours fire protection for mechanical air ducts.
- 2. S-5 Revised roof framing to accommodate mechanical openings.

IV ELECTRICAL DRAWINGS

<u>Drawing Number</u>	<u>Source of Change</u>	<u>Drawing Date</u>	<u>Description</u>
E-2	Bldg. Dept.	6/22/73	Shops exit corridor-emergency & exit lights
E-3	Bldg. Dept.	6/22/73	Fire alarm bell & station Stair #2
E-4	Bldg. Dept.	6/22/73	18" curb at switch vault & transformer room
E-4	Bldg. Dept.	6/22/73	Current limiting fuses bank 1 line
E-5	Bldg. Dept.	6/22/73	Corridor & exit lights on emergency
E-5	Add. #3	6/22/73	Tea House - NIC
E-6	Bldg. Dept.	6/22/73	Dishwasher switch
E-7	Bldg. Dept.	6/22/73	Corridor lights on emergency
E-8	Bldg. Dept.	6/22/73	Corridor lights in panel schedules
E-9	Bldg. Dept.	6/22/73	Shortcircuit calcs.
E-9	Add. #3	6/22/73	Aluminum for cables & switchboard buses
E-10	Bldg. Dept.	6/22/73	Fire alarm riser diagram
E-11	Bldg. Dept.	6/22/72	Mounting height of meter center breakers
E-12	Bldg. Dept.	6/22/73	Deleted Type 28 luminaire
E-12	Add. #3	6/22/73	Changed luminaire schedule
E-13	Add. #1	6/22/73	Miscellaneous changes by Times Supermarket
E-14	Add. #1	6/22/73	Lights on emergency circuit in Times stock room
E-15	Add. #1	6/22/73	Times Buzzer system
E-16	Add. #1	6/22/73	Times Panel schedule

V MECHANICAL DRAWINGS

Revisions to drawings of 2/1/73

Addendum #1 dated 3/5/73 (our letter 3/6/73)

Change order #1 dated 6/29/73

- a. Times Supermarket changes (our letter 5/1/73)
 1. Revise sanitary and water pipings
 2. Revised fire protection
- b. Building Depart. comments (mech) dated 5/30/73
- c. Revised laundry layout dated 4/19/73 (our letter 5/1/73)
 1. Increase ducts and heaters sizes and piping
 2. Revise A/C layout
 3. Electric to gas dryers
- d. Revised sanitary piping sht. M-1
- e. Building Dept. comments (F.D.) dated 6/5/73
- f. Specs. changes (mech)
 1. Typical floor drain
 2. Trash room floor drain
 3. Typical (parking traffic area) floor drain
- g. Increase of Times Supermarket compressor room size
 1. Add (6) automatic sprinkler heads
- h. Add (8) intake duct silencers for evaporative coolers
- i. Revise commercial spaces sanitary pipe inverts
- j. Show toilet raised area fin. flr 23.5 for shops #2 and #12
- k. Add hand basin for shop #3 (our letter 5/1/73)
 1. Add bank Bldg. storm drain piping and fire extinguishers
- m. Add fire hose cabinets and extinguishers for commercial area shops
- n. Relocate 2nd floor drains above col. 1.

Building Dept. comments dated 7/23/73 (revised date 7/25/73)

Building Dept. comments dated 8/6/73 (revised date 8/8/73)

- a. M-5 see Architectural drawing A-21 and S-4

- b. M-8 Moved exhaust ducts from 19th floor to roof
- c. M-9 See Architectural drawing shows scuttle
- d. M-11 Kitchen ducts terminate above roof
- e. M-17 Noted on plans
- f. M-2 Kitchen exhaust ducts horizontally in service corridor and shop #1 and stairway wrapped and grease traps
- g. In lieu of cast iron bathtubs, substitute pressed steel bathtubs (Alliance Ware B-22 w/Kohler K-10612 Valve) in all apartment units.

Fire Dept. Comments 8/10/73

- a. F.H.C. valves U/L rated
- b. Kitchen exhaust ducts provided with cleanouts at 20'0" on centers

DESCRIPTION: The Developer has advised that the Architect has informed it that in recomputing the areas of the various apartments in these buildings the areas thereof are as follows rather than those set forth in the Preliminary Public Report:

<u>Apartment Number</u>	<u>Apartment Area</u>
Commercial Apartment	51,702 sq. ft.
3A through 20A, inclusive, but excluding 13A	686 sq. ft.
4B through 20B, inclusive, but excluding 13B	630 sq. ft.
3C through 20C, inclusive, but excluding 13C	630 sq. ft.
3D through 20D, inclusive, but excluding 13D	655 sq. ft.
3E through 20E, inclusive, but excluding 13E	630 sq. ft.
3B	514 sq. ft.
3F	510 sq. ft.
4F through 20F, inclusive, but excluding 13F.	630 sq. ft.

<u>Apartment Number</u>	<u>Apartment Area</u>
3G through 20G, inclusive, but excluding 13G	630 sq. ft.
3H through 20H, inclusive, but excluding 13H	635 sq. ft.

CONSTRUCTION OF BUILDINGS: The Developer has filed with the Commission a statement of financing indicating that he has sufficient funds to complete the project through funds from a construction loan, purchasers' funds, long term financing, and sale of the fee to the Project subject to the leases thereon.

STATUS OF THE PROJECT: The construction of the project commenced October 2, 1973 and estimated completion date is on or about January 1975.

The prospective purchaser or 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 17, 1973 and additional information subsequently filed as of October 9, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 517 filed with the Commission on January 17, 1973.

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


 for DOUGLAS R. SODEVANI, Chairman
 REAL ESTATE COMMISSION
 STATE OF HAWAII

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REGISTRATION NO. 517
 October 12, 1973

