

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 RICHARDS STREET  
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HONOLULU, HAWAII 96801

SECOND SUPPLEMENTARY  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT

ON

THE LILIKOI  
Moanalua, Honolulu, Hawaii

REGISTRATION NO. 716

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

It was prepared as a supplement to an earlier Report dated September 16, 1974 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: May 28, 1975  
Expires: October 16, 1975

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 6, 1974, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF MAY 20, 1975. THE DEVELOPER IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. The Developer has complied with Chapter 514, Hawaii Revised Statutes and has fulfilled the requirements for the issuance of a Second Supplementary Public Report.

2. Since the issuance of the Commission's Final Public Report dated September 16, 1975 and Supplementary Public Report dated March 7, 1975, on Registration 716, the Developer has forwarded additional information reflecting material changes which have been made in the documents for the project.

3. THE LILIKOI is a fee simple condominium project consisting of one (1) building, without a basement. There are a total of seventy-five (75) residential apartments, fifteen (15) parking apartments and eighty (80) parking spaces.

4. This Second Supplementary Public Report is made a part of the registration of THE LILIKOI condominium project. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers receiving the Final Public Report (white paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

5. The Developer of the Project has filed all documents and materials deemed necessary by the Commission for the registration of this proposed condominium project and the issuance of this Supplementary Public Report.

6. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

The Declaration of Horizontal Property Regime executed September 3, 1974, 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. 695086, as amended by instrument dated February 24, 1975, filed as aforesaid as Document No. 711551, and as further amended by instrument dated May 12, 1975, filed as aforesaid as Document No. 720238.

The approved Floor Plans showing the layout, location, apartment numbers, etc., have been designated Condominium Map No. 226.

7. Advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.

8. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Act, Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regime.

9. This Second Supplementary Public Report automatically expires on October 16, 1975, unless the Commission upon review

of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Final Public Report of September 16, 1974, as amended by the Supplementary Public Report of March 7, 1975, with the exception of DESCRIPTION, has not been disturbed.

DESCRIPTION: The following portions of the "Description" paragraph are amended as follows (the balance of the information contained therein has not been disturbed):

Each residential apartment contains the number of rooms, the approximate floor area and appurtenant common interest, and each parking apartment contains the approximate floor area and appurtenant common interest, according to the Declaration, as amended, and Condominium Map, as amended, submitted by Developer as follows:

UNIT "A":

Thirty-four (34) apartments, being Apartment Nos. 301, 304, 305, 309, 312, 315, 401, 404, 405, 409, 410, 412, 415, 501, 504, 505, 509, 510, 512, 515, 601, 604, 605, 609, 610, 612, 615, 701, 704, 705, 709, 710, 712 and 715, each consist of five (5) rooms, including a living room, a bedroom, a bathroom, a laundry room, a kitchen and a lanai; each of these apartments contains a floor area of approximately 759 square feet, including the lanai of approximately 179 square feet. Each of these apartments has an appurtenant common interest of 1.2766 percent (1.2766%).

UNIT "B":

Thirty (30) apartments, being Apartment Nos. 302, 303, 307, 311, 313, 314, 402, 403, 407, 411, 413, 414, 502, 503, 507, 511, 513, 514, 602, 603, 607, 611, 613, 614, 702, 703, 707, 711, 713 and 714, each consist of five (5) rooms, including a living room, a bedroom, a bathroom, a laundry room, a kitchen and a lanai; each of these apartments contains a floor area of approximately 772 square feet, including the lanai of approximately 179 square feet. Each of the apartments has an appurtenant common interest of 1.2984 percent (1.2984%).

UNIT "E":

Five (5) apartments, being Apartment Nos. 306, 406, 506, 606 and 706, each consist of seven (7) rooms, including a living room, two (2) bedrooms, two (2) bathrooms, a laundry room, a kitchen and a lanai; each of these apartments contains a floor area of approximately 1,116 square feet, including the lanai of approximately 260 square feet. Each of the apartments has an appurtenant common interest of 1.8770 percent (1.8770%).

UNIT "F":

Four (4) apartments, being Apartment Nos. 408, 508, 608 and

708, each consist of five (5) rooms, including a living room, a bedroom, a bathroom, a laundry room, a kitchen and a lanai; each of these apartments contains a floor area of approximately 811 square feet, including the lanai of approximately 179 square feet. Each of these apartments has an appurtenant common interest of 1.3814 percent (1.3814%).

APARTMENT NO. 308 consists of six (6) rooms, including a living room, a bathroom, a laundry room, a kitchen, two (2) bedrooms and a lanai; this apartment contains a floor area of approximately 1,063 square feet, including the lanai of approximately 260 square feet. This apartment has an appurtenant common interest of 1.7997 percent (1.7997%).

APARTMENT NO. 310 consists of four (4) rooms, including a living room, a bathroom, a laundry room, a kitchen and a lanai; this apartment contains a floor area of approximately 510 square feet, including the lanai of approximately 95 square feet. This apartment has an appurtenant common interest of .8583 percent (.8583%).

PARKING APARTMENTS:

Eleven (11) apartments, being Apartment Nos. 24, 36, 37, 38, 39, 40, 68, 87, 88, 89 and 90, each consist of a space approximately eight and one-half (8-1/2) feet by nineteen (19) feet, as delineated by perimeter lines on the condominium map, containing approximately 161.5 square feet. Each of these apartments has an appurtenant common interest of .0050 percent (.0050%).

Four (4) apartments, being Apartment Nos. 11, 12, 51 and 52, each consist of a space approximately seven and one-half (7-1/2) feet by sixteen (16) feet, as delineated by perimeter lines on the condominium map, containing approximately 120 square feet. Each of these apartments has an appurtenant common interest of .0050 percent (.0050%).

NOTE: The following apartments may, pursuant to the provisions of the Declaration, as amended, alter their floor plans and common interests:

1. An apartment whose number ends with "01" (Unit Type "A") and an apartment whose number ends with "03" (Unit Type "B") may together alter their floor plans, such that after alteration the apartment whose number ends with "01" shall be a Unit Type "D" and the apartment whose number ends with "03" shall be Unit Type "C".

2. An apartment whose number ends with "02" (Unit Type "B") and an apartment whose number ends with "04" (Unit Type "A") may together alter their floor plans, such that after the alteration the apartment whose number ends with "02" shall be a Unit Type "C" and the apartment whose number ends with "04" shall be Unit Type "D".

3. An apartment whose number ends with "05" (Unit Type "A") and an apartment whose number ends with "07" (Unit Type "B") may together alter their floor plans, such that after alteration the apartment whose number ends with "05" shall be a Unit Type "D" and the apartment whose number ends with "07" shall be a Unit Type "C".

4. An apartment whose number ends with "08" (Unit Type "F"), except Apartment No. 308, and an apartment whose number ends with "10" (Unit Type "A"), except Apartment No. 310, may together alter their floor plans, such that after alteration the apartment whose number ends with "08" shall be a Unit Type "H" and the apartment whose number ends with "10" shall be a Unit Type "G".

5. An apartment whose number ends with "09" (Unit Type "A") and an apartment whose number ends with "11" (Unit Type "B") may together alter their floor plans, such that after alteration the apartment whose number ends with "09" shall be a Unit Type "D" and the apartment whose number ends with "11" shall be a Unit Type "C".

6. An apartment whose number ends with "12" (Unit Type "A") and an apartment whose number ends with "14" (Unit Type "B") may together alter their floor plans, such that after alteration the apartment whose number ends with "12" shall be a Unit Type "D" and the apartment whose number ends with "14" shall be a Unit Type "C".

7. An apartment whose number ends with "13" (Unit Type "B") and an apartment whose number ends with "15" (Unit Type "A") may together alter their floor plans, such that after alteration the apartment whose number ends with "13" shall be a Unit Type "C" and the apartment whose number ends with "15" shall be a Unit Type "D".

8. Apartment No. 308 and Apartment No. 310 may together alter their floor plans, such that after alteration the two apartments together shall constitute one apartment of Unit Type "K".

9. Any apartment with a floor plan of Unit Type "A" and any apartment with a floor plan of Unit Type "B" which together may alter their floor plans to Unit Type "D" and Unit Type "C" respectively under the provisions of the Declaration, may together alter their floor plans such that after alteration the two apartments together shall constitute one apartment of Unit Type "I".

10. Any apartment with a floor plan of Unit Type "A" and any apartment with a floor plan of Unit Type "F" which together may alter their floor plans to Unit Type "G" and Unit Type "H" respectively under the provisions of the Declaration, may together alter their floor plans such that after alteration the two apartments together shall constitute one apartment of Unit Type "J".

11. At any time the owner of an apartment with a floor plan of Unit Type "I" may alter the floor plans of such apartment, such that after such alteration the apartment shall consist of two apartments; the apartment that originally had a floor plan of Unit Type "A" as set forth in the Declaration shall be a Unit Type "D" and the apartment that originally had a floor plan of Unit Type "B" as set forth in the Declaration shall be a Unit Type "C".

12. At any time the owner of an apartment with a floor plan of Unit Type "J" may alter the floor plans of such apartment, such that after such alteration the apartment shall consist of two apartments; the apartment that originally had a floor plan of Unit Type "A" as set forth in the Declaration shall be a Unit Type "G", and the apartment that originally had a floor plan of Unit Type "F" as set forth in the Declaration shall be a Unit Type "H".

13. Any two apartments which together altered their floor plans to Unit Type "D" and Unit Type "C" under the provisions of the Declaration, may at any time together alter their floor plans such that after alteration the two apartments together shall constitute one apartment of Unit Type "I".

14. Any two apartments which together altered their floor plans to Unit Type "H" and Unit Type "G" under the provisions of the Declaration, may at any time together alter their floor plans such that after alteration the two apartments together shall constitute one apartment of Unit Type "J".

15. A description of the floor plans for Unit Type "C", Unit Type "D", Unit Type "G", Unit Type "H", Unit Type "I", Unit Type "J" and Unit Type "K" apartments, designating the layout, number of rooms and approximate area thereof, and the common interest of each of the altered apartments is as follows:

UNIT "C":

Altered apartments of this type shall each consist of four (4) rooms, including a living room, a bathroom, a laundry room, a kitchen and a lanai; each of these apartments shall contain a floor area of approximately 510 square feet, including the lanai of approximately 95 square feet. Each of these apartments shall have an appurtenant common interest of .8583 percent (.8583%).

UNIT "D":

Altered apartments of this type shall each consist of six (6) rooms, including a living room, a bathroom, a laundry room, two (2) bedrooms, a kitchen and a lanai; each of these apartments shall contain a floor area of approximately 1,020 square feet, including the lanai of approximately 262 square feet. Each of these apartments shall have an appurtenant common interest of 1.7167 percent (1.7167%).

UNIT "G":

Altered apartments of this type shall each consist of six (6) rooms, including a living-dining room, a bathroom, a laundry room, a kitchen, two (2) bedrooms and a lanai; each of these apartments shall contain a floor area of approximately 1,063 square feet, including the lanai of approximately 260 square feet. Each of these apartments shall have an appurtenant common interest of 1.7997 percent (1.7997%).

UNIT "H":

Altered apartments of this type shall each consist of four (4) rooms, including a living room, a bathroom, a laundry room, a kitchen and a lanai; each of these apartments shall contain a floor area of approximately 510 square feet, including the lanai of approximately 95 square feet. Each of these apartments shall have an appurtenant common interest of .8583 percent (.8583%).

UNIT "I":

Altered apartments of this type shall each consist of eight (8) rooms, including a living room, two (2) bathrooms, a laundry room, three (3) bedrooms, a kitchen and a lanai; each of these apartments shall contain a floor area of approximately 1,530 square feet, including the lanai of approximately 357 square feet. Each of these apartments shall have an appurtenant common interest of 2.5750 percent (2.5750%).

UNIT "J":

Altered apartments of this type shall each consist of eight (8) rooms, including a living room, two (2) bathrooms, a laundry room, three (3) bedrooms, a kitchen and a lanai; each of these apartments shall contain a floor area of approximately 1,579 square feet, including the lanai of approximately 357 square feet. Each of these apartments shall have an appurtenant common interest of 2.6580 percent (2.6580%).

UNIT "K":

The altered apartment of this type shall consist of eight (8) rooms, including a living room, two (2) bathrooms, a laundry room, three (3) bedrooms, a kitchen and a lanai; this apartment shall contain a floor area of approximately 1,579 square feet, including the lanai of approximately 357 square feet. This apartment shall have an appurtenant common interest of 2.6580 percent (2.6580%).

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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