

**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  
"WAIKIKI LANAIS"  
2452 Tusitala Street  
Honolulu, Hawaii

Registration No. 892

**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 4, 1977

Expires: November 4, 1978

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 DECEMBER 20, 1976 AND SUBSEQUENT INFORMATION FILED AS OF SEPTEMBER 29, 1977. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on "WAIKIKI LANAIS" condominium apartment project, Registration No. 892 dated January 10, 1977, the Developer has submitted additional information as of September 29, 1977. This Final Public Report is made a part of the registration of the WAIKIKI LANAIS condominium project. The developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary Public Report (yellow paper stock). The Developer is responsible for securing from each purchaser and prospective purchaser a signed receipt, signifying that the purchaser or prospective purchaser has had an opportunity to read both reports.
2. The Developer of the project has submitted to the Commission for examination all documents necessary for the registration of a condominium project and issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Regime, Bylaws 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 as Document No. 833597. The Condominium Map has been filed and designated as Condominium Map No. 312.
4. Advertising and promotional matter has been submitted to the Commission pursuant to its rules and regulations.
5. The Developer advised the Commission that at the time the first apartment lease is entered into and recorded between the fee owner and an apartment purchaser, every mortgage and other lien affecting both such apartment and any other apartment shall be paid and satisfied of record, or the apartment being leased shall be released therefrom by partial release duly recorded.
6. 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.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, October 4, 1977, unless a supplementary Public Report is issued or 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 Preliminary Public Report issued January 10, 1977 has not changed except for Description, Encumbrances Against Title, and the addition of Status of Project.

DESCRIPTION: The Developer has slightly modified the common interest percentages set forth as Exhibit A attached hereto. The apartment numbers, apartment type living area, lanai area, and total area remain unchanged.

NOTE: Also attached hereto as Exhibit B is the parking stall assignments.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report issued September 29, 1977, indicates the following encumbrances on the property as of that date:

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division.
2. Terms and provisions of that certain trust indenture dated December 28th, 1967 and filed as Land Court Document No. 434719, made by and between Tai How Au, husband of Alice Yuk Lung Dung Au, Francis Tai Chung Au, husband of Cora Mae Lee Au, and Edward Tai Kim Au, husband of Olivia Sing Pang Au, "Grantors", and Francis Tai Chung Au and Cora Mae Lee Au, Trustees for Leslie Au, Alissa Au, Vincent Au, and Maylene Au, all children of said Edward and Olivia Au; and Edward Tai Kim Au and Olivia Sing Pang Au, as Trustees for Ronald Au, Lee Au, and Frank Au, all children of said Francis and Cora Au, "Grantees". (Covered by Transfer Certificate of Title Nos. 124,653, 124,654, 126,332, 126,333, 135,567, and 184,479)
3. Lease dated August 2, 1976, filed as Land Court Document No. 775822.

Lessor: Edward Tai Kim Au, husband of Olivia Sing Pang Au; Francis Tai Chung Au and Cora Mae Lee Au, husband and wife; Margaret Leong Lau and Olivia Sing Pang Au, as Successor Trustees for Leslie Au Alissa Au, Vincent Au and Maylene Au, under Trust Indenture dated December 28th, 1967, filed as Document No. 434719; Euclid Cox and Ronald Yat Cheong Yee, as Successor Trustees for Frank Au, under Trust Indenture dated December 28th, 1967, filed as Document No. 434719, as amended; Ronald Kuei Jung Au, unmarried; and Lee Kuei Wen Au, unmarried

Lessee: Ross-Tusitala Associates, Inc., a Hawaii corporation

4. That certain unrecorded development agreement dated August 2, 1976, by and between Francis Tai Chung Au, et al, as Seller, and Ross-Tusitala Associates, Inc., a Hawaii corporation, as Buyer, and that certain unrecorded agreement dated August 12, 1976, between Ross-Tusitala Associates, Inc., and Stark Realty, Inc., concerning the sale of any such apartment units.
5. Mortgage and security agreement dated August 2, 1976, filed as Land Court Document No. 775823.  
  
Mortgagor: Ross-Tusitala Associates, Inc., a Hawaii corporation  
Mortgagee: Crocker National Bank, a national banking association  
Consent: By said Lessors, dated August 2nd, 1976, filed as Document No. 775824
6. Additional security mortgage and security agreement dated August 2, 1976, as Land Court Document No. 775825  
  
Mortgagor: Edward Tai Kim Au, husband of Olivia Sing Pang Au, et al  
Mortgagee: Crocker National Bank, a national banking association  
Re: As additional security for the repayment of the above mortgage
7. Mortgage and security agreement dated August 2, 1976, filed as Land Court Document No. 775826  
  
Mortgagor: Ross-Tusitala Associates, Inc., a Hawaii corporation  
Mortgagee: Charles Pankow Associates, a California corporation  
Consent: By said Lessors, dated August 2nd, 1976, filed as Document No. 775827
8. Additional security mortgage and security agreement dated August 2, 1976, filed as Land Court Document No. 775828  
  
Mortgagor: Edward Tai Kim Au, husband of Olivia Sing Pang Au, et al  
Mortgagee: Charles Pankow Associates, a California corporation  
Re: As additional security for the repayment of the above mortgage Document No. 775826
9. Declaration of Horizontal Property Regime with the Bylaws attached thereto, dated August 9, 1977, and filed as Land Court Document No. 833597. Project covered by Condominium Map No. 312.


STATUS OF PROJECT: The Developer advises that the construction of this condominium project has been completed. The Developer has submitted a copy of the City's Certificate of Occupancy dated July 5, 1977.

NOTE: The Disclosure Abstract provides that a one year warranty on materials and workmanship begins one year after substantial completion of construction.

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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 submitted December 20, 1976, and additional information filed on September 29, 1977.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 892 filed with the Commission on December 20, 1976. The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white in color.

  
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AH KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY AND  
COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

Registration No. 892  
Date: October 4, 1977

## EXHIBIT A

APARTMENT NUMBER	APARTMENT TYPE	LIVING AREA	LANAI AREA	TOTAL AREA	COMMON INTEREST PERCENTAGE
1901	Ewa	760	191	951	.724
1902	Ocean A	839	125	964	.799
1903	Ocean B	558	98	656	.532
1904	Ocean C	514	98	612	.490
1905	Ocean D	654	74	728	.623
1906	Mountain A	807	125	932	.770
1907	Mountain B	558	98	656	.532
1908	Mountain C	523	98	621	.499
1909	Mountain D	593	74	667	.565
1910	Diamond Head	743	191	934	.708
2001	Ewa	760	191	951	.724
2002	Ocean A	839	125	964	.799
2003	Ocean B	558	98	656	.532
2004	Ocean C	514	98	612	.490
2005	Ocean D	654	74	728	.623
2006	Mountain A	807	125	932	.770
2007	Mountain B	558	98	656	.532
2008	Mountain C	523	98	621	.499
2009	Mountain D	593	74	667	.565
2010	Diamond Head	743	191	934	.708
2101	Ewa	760	191	951	.724
2102	Ocean A	839	125	964	.799
2103	Ocean B	558	98	656	.532
2104	Ocean C	514	98	612	.490
2105	Ocean D	654	74	728	.623
2106	Mountain A	807	125	932	.770
2107	Mountain B	558	98	656	.532
2108	Mountain C	523	98	621	.499
2109	Mountain D	593	74	667	.565
2110	Diamond Head	743	191	934	.708
PH 1	Ewa	760	191	951	.724
PH 2	Ocean A	839	125	964	.799
PH 3	Ocean B	558	98	656	.532
PH 4	Ocean C	514	98	612	.490
PH 5	Ocean D	654	74	728	.623
PH 6	Mountain A	807	125	932	.770
PH 7	Mountain B	558	98	656	.532
PH 8	Mountain C	523	98	621	.499
PH 9	Mountain D	593	74	667	.565
PH 10	Diamond Head	743	191	934	.708

Each of 14 Additional Parking Stalls have a Common Interest Percentage of .025.

APARTMENT NUMBER	APARTMENT TYPE	LIVING AREA	LANAI AREA	TOTAL AREA	COMMON INTEREST PERCENTAGE
1501	Ewa	760	191	951	.724
1502	Ocean A	839	125	964	.799
1503	Ocean B	558	98	656	.532
1504	Ocean C	514	98	612	.490
1505	Ocean D	654	74	728	.623
1506	Mountain A	807	125	932	.770
1507	Mountain B	558	98	656	.532
1508	Mountain C	523	98	621	.499
1509	Mountain D	593	74	667	.565
1510	Diamond Head	743	191	934	.708
1601	Ewa	760	191	951	.724
1602	Ocean A	839	125	964	.799
1603	Ocean B	558	98	656	.532
1604	Ocean C	514	98	612	.490
1605	Ocean D	654	74	728	.623
1606	Mountain A	807	125	932	.770
1607	Mountain B	558	98	656	.532
1608	Mountain C	523	98	621	.499
1609	Mountain D	593	74	667	.565
1610	Diamond Head	743	191	934	.708
1701	Ewa	760	191	951	.724
1702	Ocean A	839	125	964	.799
1703	Ocean B	558	98	656	.532
1704	Ocean C	514	98	612	.490
1705	Ocean D	654	74	728	.623
1706	Mountain A	807	125	932	.770
1707	Mountain B	558	98	656	.532
1708	Mountain C	523	98	621	.499
1709	Mountain D	593	74	667	.565
1710	Diamond Head	743	191	934	.708
1801	Ewa	760	191	951	.724
1802	Ocean A	839	125	964	.799
1803	Ocean B	558	98	656	.532
1804	Ocean C	514	98	612	.490
1805	Ocean D	654	74	728	.623
1806	Mountain A	807	125	932	.770
1807	Mountain B	558	98	656	.532
1808	Mountain C	523	98	621	.499
1809	Mountain D	593	74	667	.565
1810	Diamond Head	743	191	934	.708

## EXHIBIT A

APARTMENT NUMBER	APARTMENT TYPE	LIVING AREA	LANAI AREA	TOTAL AREA	COMMON INTEREST PERCENTAGE
1001	Ewa	760	191	951	.724
1002	Ocean A	839	125	964	.799
1003	Ocean B	558	98	656	.532
1004	Ocean C	514	98	612	.490
1005	Ocean D	654	74	728	.623
1006	Mountain A	807	125	932	.770
1007	Mountain B	558	98	656	.532
1008	Mountain C	523	98	621	.499
1009	Mountain D	593	74	667	.565
1010	Diamond Head	743	191	934	.708
1101	Ewa	760	191	951	.724
1102	Ocean A	839	125	964	.799
1103	Ocean B	558	98	656	.532
1104	Ocean C	514	98	612	.490
1105	Ocean D	654	74	728	.623
1106	Mountain A	807	125	932	.770
1107	Mountain B	558	98	656	.532
1108	Mountain C	523	98	621	.499
1109	Mountain D	593	74	667	.565
1110	Diamond Head	743	191	934	.708
1201	Ewa	760	191	951	.724
1202	Ocean A	839	125	964	.799
1203	Ocean B	558	98	656	.532
1204	Ocean C	514	98	612	.490
1205	Ocean D	654	74	728	.623
1206	Mountain A	807	125	932	.770
1207	Mountain B	558	98	656	.532
1208	Mountain C	523	98	621	.499
1209	Mountain D	593	74	667	.565
1210	Diamond Head	743	191	934	.708
1401	Ewa	760	191	951	.724
1402	Ocean A	839	125	964	.799
1403	Ocean B	558	98	656	.532
1404	Ocean C	514	98	612	.490
1405	Ocean D	654	74	728	.623
1406	Mountain A	807	125	932	.770
1407	Mountain B	558	98	656	.532
1408	Mountain C	523	98	621	.499
1409	Mountain D	593	74	667	.565
1410	Diamond Head	743	191	934	.708



APARTMENT NUMBER	APARTMENT TYPE	LIVING AREA	LANAI AREA	TOTAL AREA	COMMON INTEREST PERCENTAGE
601	Ewa	760	191	951	.724
602	Ocean A	839	125	964	.799
603	Ocean B	558	98	656	.532
604	Ocean C	514	98	612	.490
605	Ocean D	654	74	728	.623
606	Mountain A	807	125	932	.770
607	Mountain B	558	98	656	.532
608	Mountain C	523	98	621	.499
609	Mountain D	593	74	667	.565
610	Diamond Head-Pool	510	131	641	.486
701	Ewa	760	191	951	.724
702	Ocean A	839	125	964	.799
703	Ocean B	558	98	656	.532
704	Ocean C	514	98	612	.490
705	Ocean D	654	74	728	.623
706	Mountain A	807	125	932	.770
707	Mountain B	558	98	656	.532
708	Mountain C	523	98	621	.499
709	Mountain D	593	74	667	.565
710	Diamond Head	743	191	934	.708
801	Ewa	760	191	951	.724
802	Ocean A	839	125	964	.799
803	Ocean B	558	98	656	.532
804	Ocean C	514	98	612	.490
805	Ocean D	654	74	728	.623
806	Mountain A	807	125	932	.770
807	Mountain B	558	98	656	.532
808	Mountain C	523	98	621	.499
809	Mountain D	593	74	667	.565
810	Diamond Head	743	191	934	.708
901	Ewa	760	191	951	.724
902	Ocean A	839	125	964	.799
903	Ocean B	558	98	656	.532
904	Ocean C	514	98	612	.490
905	Ocean D	654	74	728	.623
906	Mountain A	807	125	932	.770
907	Mountain B	558	98	656	.532
908	Mountain C	523	98	621	.499
909	Mountain D	593	74	667	.565
910	Diamond Head	743	191	934	.708

WAIKIKĀI LANAIS--PARKING STALL ASSIGNMENTS

APARTMENT NUMBER	PARKING STALL NUMBER(S)	APARTMENT NUMBER	PARKING STALL NUMBER(S)	APARTMENT NUMBER	PARKING STALL NUMBER(S)
601	1-24	1006	2-38	1701	2-24
602	1-3	1007	4-25	1702	1-42
603	5-33	1008	4-26	1703	3-33
604	4-7	1009	3-28	1704	4-24
605	5-32	1010	1-39	1705	3-32
606	1-6			1706	2-42
607	5-40	1101	1-15	1707	4-16
608	5-36	1102	1-44	1708	4-15
609	5-39	1103	1-11C	1709	4-28
610	5-34	1104	2-11	1710	3-5
	1-12C	1105	1-31		
	2-12C	1106	5-18,1-17	1801	2-30
	3-12C	1107	3-26	1802	1-18
	4-12C	1108	3-27	1803	4-3
	5-5	1109	3-24	1804	3-23
	5-6	1110	1-16	1805	3-39
	5-7			1806	2-18
	5-13	1201	1-22	1807	4-42
	5-14	1202	1-23	1808	3-42
	5-15	1203	1-10C	1809	3-30
	5-16	1204	5-30	1810	2-7
		1205	2-8		
701	1-5	1206	2-22	1901	2-29
702	1-4	1207	4-40	1902	2-4
703	5-17	1208	4-32	1903	3-2
704	5-19	1209	3-10C	1904	3-19
705	5-20	1210	1-21	1905	3-43
706	1-9			1906	2-6
707	3-9	1401	1-19	1907	3-3
708	5-23	1402	1-20	1908	3-4
709	4-2	1403	4-44	1909	4-23
710	1-7	1404	3-8	1910	2-15,2-16
		1405	3-31		
801	1-29	1406	2-25	2001	2-28
802	1-30	1407	3-15	2002	2-20,2-19
803	5-22	1408	4-5	2003	3-1
804	4-30	1409	3-29	2004	3-21
805	5-21	1410	2-44	2005	4-21
806	1-8			2006	2-3
807	4-19	1501	2-10C	2007	4-39
808	4-29	1502	2-5	2008	4-38
809	5-31	1503	3-44	2009	5-35
810	1-28	1504	4-43	2010	2-31
		1505	4-20		
901	1-26	1506	2-17	2101	2-21
902	1-27	1507	4-6	2102	2-39
903	1-2	1508	4-33	2103	3-25
904	1-1	1509	4-22	2104	3-17
905	1-33	1510	2-33	2105	3-20
906	2-23			2106	2-1
907	4-10C	1601	2-32	2107	4-9
908	4-31	1602	3-7	2108	4-1
909	4-4	1603	5-29	2109	4-27
910	1-25	1604	4-8	2110	2-2
		1605	5-28		
1001	1-38	1606	2-43	PH1	2-26
1002	1-37	1607	4-17	PH2	2-9
1003	3-11C	1608	4-18	PH3	3-22
1004	4-11C	1609	5-38	PH4	2-40
1005	1-32	1610	3-6	PH5	3-18
				PH6	2-27
				PH7	3-16
				PH8	3-40
				PH9	3-38
				PH10	1-43

Association of Apartment Owners: Parking Stalls Numbered 2-41, 3-41, 4-41, 5-41C, 5-1, 5-2, 5-3 and 5-4.