

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

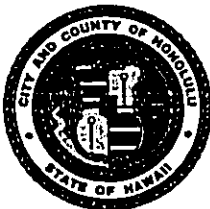
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED

'93 SEP 23 A7:49

FRANK F. FASI  
MAYOR

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL



DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

93-03918 (JT)

September 21, 1993

Mr. Brian J. J. Choy, Director  
Office of Environmental Quality Control  
(OEQC)  
220 S. King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Mr. Choy:

CHAPTER 343, HRS  
Environmental Assessment/Determination  
Negative Declaration

Recorded Owner : Big Surf Association of Apartment Owners  
Applicant : Lily Lim  
Location : 1690 Ala Moana - Waikiki  
Tax Map Key : 2-6-11: 21  
Proposed Action: To allow transient vacation rentals and  
moped rentals which are not permitted  
uses within the Waikiki Special District  
Apartment Precinct  
Request : Use Variance  
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the environmental assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Loretta Chee".  
DONALD A. CLEGG  
Director of Land Utilization

DAC:ak  
g:bsurfoeq.jht

1993-10-08 OA FEA Big Surf Condominium 93-04559

OCT - 8 1993

'93 JUN 24 PM 3 49  
CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF LAND UTILIZATION LAND UTILIZATION  
CITY & COUNTY OF HONOLULU  
ENVIRONMENTAL ASSESSMENT

I. GENERAL INFORMATION

- A. APPLICANT: Lily Lim, Pres. Big Surf Association of Apartment Owners  
1525 Wilder 1008, Hon . HI 96822. Phone: 949-1142
- B. RECORDED FEE OWNER: Various owners of Big Surf Association of Apt. Owners.  
The Lims owned all units from 1971 to 1984 and 1985 at which  
time 13 were sold and now control 19, including commercial areas.
- C. AGENT: None
- D. TAX MAP KEY: 2-6-11-21
- E. LOT AREA: 6,839 sq. ft.

II. DESCRIPTION OF THE PROPOSED ACTION. This request is to continue vacation rentals  
and moped rentals.

- A. GENERAL DESCRIPTION: The requested action would not change anything  
as the Big Surf has been operating as a vacation rental since it was  
built 22 years ago, which was allowed by the zoning at that time.
1. 12/5/68 Bldg. Permit #63897 was issued when zoning was Hotel/Apt.  
See Exhibit "A"
  2. 5/12/71 Certificate of Occupancy was issued when zoning was  
B-5 Resort Commercial District. See Exhibit "E"
  3. 4/3/86 Ltr. from Herbert Muraoka, Director, City and County of  
Honolulu, Bldg. Dept. stating that Big Surf was not a hotel  
but allowed to rent each unit to 5 unrelated persons.  
See Exhibit "C"
  4. 11/1/89 Ltr. from John Whalen, then Director of DLU recognizing  
transient vacation rental as "an accepted nonconforming use  
for the Big Surf Apartments, for 30 units as approved by  
the original Building Permit." See Exhibit "D"
  5. 5/7/93 Ltr. from Donald Clegg, Director of DLU stating that Big  
Surf did not file for NUC. That proposed changes to WSDD  
in the near future would allow transient vacation rentals  
without NUCs and I presume, since it will be mixed use,  
will also allow moped rentals. See Exhibit "E"
  6. LOCATION MAP. See Exhibit "F"

B. TECHNICAL CHARACTERISTICS:

1. Copy of Tax Map Key: 2-6-11-21. See Exhibit "G"
2. As built plans for Big Surf. See Exhibit "H"
3. Park Engineering Survey of Property as built. See Exhibit "I"
4. CivilDefense Tsunami Evacuation Map of Area. See Exhibit "J"

III AFFECTED ENVIRONMENT

1. The environment will not be affected since the building has been up and in use as vacation rental since 1971. Also, the whole block has been designated Mixed Use by the City Council and it is expected that the provisions will be passed in the near future. See Donald Clegg's letter, Exhibit "E".
2. Presently, subject property is surrounded by hotel and transient vacation rental properties. See Exhibit "E" tax map and attached picture showing the property to the right, left and back, all hotel or vacation rental. There is also an ABC store at the corner, movie theater across the street and numerous businesses in the Discovery Bay condo at the corner, not to mention Ala Moana Shopping Ctr.
3. Map of Waikiki by Manoa Mapworks Inc. which shows subject property and the pink colored areas across the street where the Hawaiian Prince Hotel, the Ilikai Hotel, the Waikikian and the Hilton Hawaiian Village are located. See Exhibit "L"
4. Exhibit "L" also shows the proximity to the Ala Moana Beach Park and the Kahanamoku Beach.

IV. IMPACTS AND ALTERNATIVES CONSIDERED

1. It is my opinion that nothing will be added or subtracted by allowing the Big Surf to continue operating vacation rentals. As I had attended most of the public hearings at the City Council on transient rentals and B&Bs, the impression was that they were not trying to legalize already legally grandfathered in vacation rentals but were attempting to consider those vacation rentals and B&Bs who were not suppose to be operating in residential and apartment zoned areas. So when I received the letter from John Whalen, Director of DLU in 11/1/89, (E-D) it was relied on and I did not think we would be required to file for a NUC by 12/89, the next month.

V. MITIGATING MEASURES.

1. The Moped Rental occupies a 90 sq. ft. office that is barely seen from the street. It also used parking space 17 (see Exhibit "H") which is about 4-1/2 feet above streetwalk level and is not as obstrusive as if it were on ground level.

MEETING OF THE BOARD OF DIRECTORS  
OF THE BIG SURF AOA

The Board of Directors of the Big Surf AOA held a meeting on December 16, 1992 at 1690 Ala Moana Blvd. at 5:45 p.m.

Lily Lim, acting chairman, called the meeting to order.

Present were, Ed Kemper, Max Lim, Lily Lim and Susan Liang.

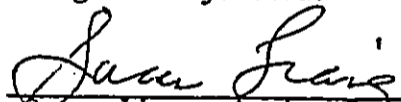
On Motion duly made, seconded and passed, it was:

RESOLVED that the officers for 1993 be as follows:

President:	Lily Lim
Vice-President:	Edward Kemper
Secretary:	Diane Hanna
Treasurer:	Susan Liang

Discussion of future reserves was held. It was informally decided that if money is needed for 1993 for reserves, we could either draw some from our cash available or change the maintenance fees in the future.

There being no further business, the meeting was adjourned.

  
Susan Liang, Acting Secretary

SCHEDULE OF TRANSIENT VACATION RENTAL UNITS

APARTMENTS

201 Monthly  
 \* 205 Monthly  
 301 Monthly  
 305 TVR  
 401 TVR  
 405 TVR  
 501 TVR  
 505 Monthly  
 601 TVR  
 605 Monthly  
 701 TVR  
 705 TVR  
 801 TVR  
 805 TVR  
 901 TVR  
 905 TVR  
 1001 TVR  
 1005 TVR

APARTMENTS

1101 Monthly  
 1105 Monthly  
 1201 TVR  
 1205 TVR  
 1501 TVR  
 1505 Monthly  
 1601 TVR  
 1605 Monthly  
 1701 TVR  
 1705 TVR

Business Office - Moped Rental Monthly

Bar Area - Office for TVR'S

\* NOTE: All floors are identical except Apt. 205 has a larger front Lanai

DOCUMENT CAPTURED AS RECEIVED

**BUILDING DEPARTMENT  
CITY AND COUNTY OF HONOLULU  
BUILDING PERMIT APPLICATION**

PERMIT NO. **63897**

APPLICANT FILL INSIDE HEAVY LINES ONLY		ZONE	SEC	PLAT	PARCEL	LOT NO.	LOT AREA	839	SQ. FT.
OWNER <b>MR. &amp; MRS. SING H. LIM</b>		2	6	11	21	A			
ADDRESS <b>1130 ALA MOANA BLVD.</b>		ACCEPTED VALUE <b>660,000</b>		PERMIT FEE <b>80</b>					
PLAN MAKER <b>HERBERT P. BEUER</b>		TYPE OF CONSTRUCTION		NO. OF STORIES		FIRE ZONE			
ADDRESS <b>345 Ilihou St</b>		MINIMUM		ACTUAL		16		2	
PROF. REG. NO. <b>575</b>		TEL. NO. <b>254-2317</b>		OCCUPANCY GROUP <b>H - APARTMENT</b>					
CONTRACTOR <b>OWNER</b>		FLOOR AREA (SQ. FT.)		<b>8-6839</b>					
ADDRESS		EXISTING		NEW		TOTAL <b>226,712</b>			
STATE LIC. NO.		TEL. NO.		REMARKS <b>10/11/67</b>					
JOB ADDRESS <b>1130 ALA MOANA BLVD.</b>		APPROVAL OF OTHER AGENCIES (ROUTE AS INDICATED)							
WORK TO BE DONE		AGENCY		SIGNATURE		DATE			
<b>NEW 16-STORY APT. BLDG. (30 UNITS)</b>		CITY AND COUNTY		[Signature]		12/1/67			
		PLANNING DEPT.		[Signature]		12/1/67			
		ZONE (USE DIST.)		[Signature]		12/1/67			
		SET BACK		[Signature]		12/1/67			
		DIV. OF ENGINEERING		[Signature]		12/1/67			
		DRIVEWAY & LOT GRADING		[Signature]		12/1/67			
		HIGHWAY		[Signature]		12/1/67			
		DRAINAGE		[Signature]		12/1/67			
		DIVISION OF SEWERS		[Signature]		12/1/67			
		FIRE DEPT.		[Signature]		12/1/67			
		HON. REDEV. AGENCY		[Signature]		12/1/67			
		STATE OF HAWAII		[Signature]		12/1/67			
		HEALTH DEPT.		[Signature]		12/1/67			
		FIRE MARSHAL		[Signature]		12/1/67			
		LAND & NATURAL RESOURCES		[Signature]		12/1/67			
		HIGHWAYS DIVISION		[Signature]		12/1/67			
		DIV. OF INDUSTRIAL SAFETY		[Signature]		12/1/67			
ESTIMATED VALUE <b>660,000</b>		METHOD OF SEWAGE DISPOSAL							
<input checked="" type="checkbox"/> NEW BLDG <input type="checkbox"/> FOUNDATION ONLY <input type="checkbox"/> SHELL ONLY <input type="checkbox"/> FENCE WALL <input type="checkbox"/> RETAINING WALL <input type="checkbox"/> OTHER		<input type="checkbox"/> ADD <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/> RECONSTRUCTION <input type="checkbox"/> ELECTRICAL LATER <input type="checkbox"/> PLUMBING LATER <input type="checkbox"/> CESSPOOL							
METHOD OF SEWER CONNECTION		PROPOSED USE							
<input checked="" type="checkbox"/> SEWER CONNECTION <input type="checkbox"/> AEROBIC UNIT									
SIGNATURE (OWNER OR AGENT)		DATE							
[Signature]		12-1-67							
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City and County ordinances and State laws regulating building construction.		Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of City and County of Honolulu and State of Hawaii. [Signature] 12/5/68 FOR BUILDING SUPERINTENDENT DATE							

**NOTES TO APPLICANT:**

Post permit placard on site of work.  
 This permit expires if work is not started within 90 days of date of issuance or if work is suspended or abandoned for 90 days. Violating any of the provisions of building code is punishable by fine of \$300.00 and/or 90 day imprisonment.

Separate permits must be obtained for signs, electrical, plumbing, and gas.

This building shall not be occupied until a certificate of occupancy has been issued.

OFFICE INDEX COPY

**Exhibit "A"**

EDWARD Y. HIRATA  
 Director & Building Superintendent  
 HERBERT K. MURAOKA  
 Chief of Building Safety  
 JINJI HIGA  
 Assistant Chief of Building Safety



No. 71-5146

BUILDING DEPARTMENT  
 City and County of Honolulu

**CERTIFICATE OF OCCUPANCY**

**ALA MOANA SHORES**

Name And/Or Description of Structure

Owner SUNG HI LIM Address 1690 Ala Moana Blvd.  
 Building Address 1690 Ala Moana Blvd.  
 Tax Map Key 2-6-11: 21 Major Occupancy Group H  
 Use Zone B-5 Resort Commercial Dist. Type of Construction I  
 Fire Zone 2 Ext. Wall Const. Reinforced concrete  
 Permit No. 63897 Date 12-5-68 Roof Construction Reinforced concrete slab with built-up roof covering

REMARKS:

Allowance for:

- Automatic Sprinkler System
- Separation on \_\_\_\_\_ Sides
- Bldg. Separation Wall

This is to certify that the above described structure has been inspected and the following occupancy thereof is hereby authorized:

	OCCUPANCY	Floor Area (Sq. Ft.)	Max. allowable occupant load (persons)
Basement	<b>F-1 Parking (16)</b>	<b>6,839</b>	
1st floor	<b>F-3 Parking (14)</b>	<b>1,747</b>	
	<b>F-2 Office (1)</b>		
2nd floor	<b>H-Apartments (2)</b>	<b>1,747</b>	
3rd floor	<b>H-Apartments (2)</b>	<b>1,747</b>	
4th floor	<b>H-Apartments (2)</b>	<b>1,747</b>	
5th floor	<b>H-Apartments (2)</b>	<b>1,747</b>	
6th floor	<b>H-Apartments (2)</b>	<b>1,747</b>	
7th floor	<b>H-Apartments (2)</b>	<b>1,747</b>	
Additional floors as necessary			
<b>8th - 16th H-Apartments (2 units per floor)</b>		<b>1,747 per floor</b>	

By: Edward A. ... Date 12/1/71  
 Occupancy Examiner

Approved: Jinji Higa Date 12/1/71  
 For Director & Building Superintendent

This certificate must be posted and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

**Exhibit "B"**

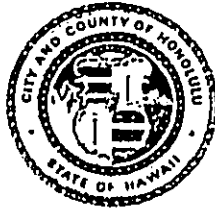
TAX MAPS 2-6-11:21  
 63897 - 12/5/68 - 662000 - 16 STORY 30 UNIT APT.  
 89959 - 8/12/70 - 1000 - SEWER  
 103438 - 6/25/71 - 2500 - ALTRD.  
 105846 - 7/8/71 - 1500 - AWNING  
 110730 - 11/8/71 - 350 - SUN SHADE  
 2983 - 2/26/73 - 5000 - ALTER (EXPIRED 5/27/73)  
 37247 - 9/11/74 - 5000 - ALTER  
 46963 - 4/4/75 - 150 - ELEC  
 60358 - 1/12/76 - 1000 - ELEC  
 97970 - 3/20/78 - 8500 - ALTER  
 148676 - 1/5/81 - 95000 - ADDN (REVOKED 7/9/81)  
 199686 - 10/26/84 - 30000 - WALLS (ROCK)  
  
 3474 - 1/27/71 - 500 - MARQUEE FAÇAD SIGN (MA NICOLA SHOLES)  
 3720 - 9/1/71 - 500 - 2-WALL SIGNS (BIG SURF HOTEL - 1690 ALA HOOKA)  
 2983 2/26/73 5000 ALTER - PARTITIONS, STAIRWAY - EXPIRED <sup>5/27/73</sup>  
 37247 9/11/74 5000 ALTER - PARTITIONS, TOILET, CABINETS  
 46963 4/4/75 150 ELEC  
 60358 1/12/76 1000 ELEC  
 97970 3/20/78 8,500 ALTER - RELO. OF MAINTENANCE TRANSF.  
 148676 1/5/81 95,000 ADD - STAIRWAY & RAILINGS  
 DELETE 1 PARKING ON 1ST FLR.  
 ADD 2 PARKING IN BASEMENT  
 REVOKED 7/9/81.  
 199686 10/26/84 30,000 ALTER/FENCE  
 253218 4/28/88 750 ALTER - 14TH FLR - (LANA)



BUILDING DEPARTMENT  
CITY AND COUNTY OF HONOLULU

HONOLULU MUNICIPAL BUILDING  
650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



HERBERT K. MURAOKA  
DIRECTOR AND BUILDING SUPERINTENDENT

Ex86-47

April 3, 1986

Mrs. Lily S. M. Lim  
2114 Manoa Road  
Honolulu, Hawaii 96822

Dear Mrs. Lim:

Subject: Big Surf Condominium  
1690 Ala Moana Boulevard  
Tax Map Key: 2-6-11: 21

This is in reference to your letter dated March 19, 1986 regarding the complaint made to the State Department of Commerce and Consumer Affairs about the Big Surf Condominium.

Random inspections of the units on March 13, and 20, 1986 showed there were two dwelling units on each floor. No lobby or registration counter or desk was found.

The Comprehensive Zoning Code defines a hotel as "a building or group of attached or detached buildings containing dwelling or lodging units in which 50% or more of the units are lodging units. A hotel shall include a lobby, clerk's desk or counter with 24-hour clerks service and facilities for registration and keeping of records relating to hotel guests."

In lieu of a family related by blood, adoption or marriage, the code allows up to five unrelated people to occupy a dwelling unit.

Duration of tenancy and provision for maid's services are not regulated by the zoning code.

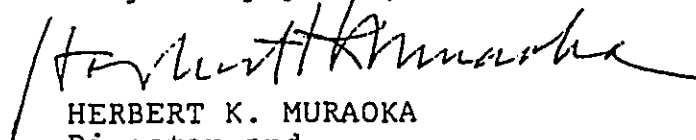
Based on the above information, the above building is not considered to be a hotel.

**Exhibit "C"**

Ms. Lily S. M. Lim  
Page 2  
April 3, 1986

If there is any question on this matter, please  
contact Mr. Noboru Taketa of this office at telephone 527-6341.

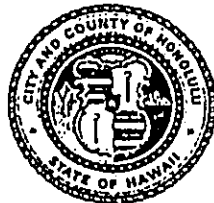
Very truly yours,



HERBERT K. MURAOKA  
Director and  
Building Superintendent

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432



FRANK F. FASI  
MAYOR

JOHN P. WHALEN  
DIRECTOR

BENJAMIN D. LEE  
DEPUTY DIRECTOR

LU10/89-6415(SE)

November 1, 1989

Ms. Lily Lim  
1525 Wilder Avenue  
Apt. 1008  
Honolulu, Hawaii 96822

Dear Ms. Lim:

This in response to your letter of October 5, which requested a clarification of the status of the Big Surf Apartments, located at 1690 Ala Moana Boulevard. Specifically, you wanted to know whether we would recognize transient vacation rental as a nonconforming use at the location in question.

The Big Surf Apartments has a long history of permit requests both with the Building Department and the Department of Land Utilization. Presently, the site, identified by TMK 2-6-11:21, is zoned Apartment Precinct, located within the Waikiki Special District. At the time the original Building Permit (No. 63897) was issued in 1968, the zoning for the property was Hotel-Apartment, which allowed both hotel and apartment use.

In your letter, you correctly reference Ordinance No. 80-107, which regulated transient vacation rentals in Waikiki for the first time. As such any transient vacation rental which was initiated prior to December 29, 1980, and which is on-going, would be allowed to continue as a nonconforming use.

Over the years, there has been considerable confusion about the precise nature of the use conducted on your property, for many reasons. One of these being that the zoning designation for the property has changed many times over the years. In fact, this department has, on occasion, recognized the Big Surf Apartments as a nonconforming hotel use. However, as you know, this was incorrect because the facility does not have a 24-hour desk to handle guests.

There has also been confusion over the exact number of units contained in the building. At the time of issuance of the Building Permit, there were 30 units. On more than one occasion, it appears, the existing units have been

*Exhibit "D"*

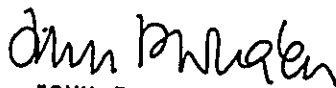
Ms. Lily Lim  
Page 2

further broken into additional units illegally. This was reflected in the issuance of Notices of Violation acknowledging the increase in units (at one point there were 73 units in the building). The major reason for the rejection of the creation of additional units was not based on inappropriate use. Rather, the Building Code required two exit stairwells when the number of units exceeded two per floor. For one reason or another, an acceptable second stairwell could not be built.

This now brings us to your present request. It appears unquestionable that transient vacation rental has occurred on the property, probably since the building first opened. Building Department research in 1977 on the exact date of establishment of this use proved inconclusive. Therefore, we will recognize that transient vacation rental is an accepted nonconforming use for the Big Surf Apartments, for 30 units, as approved by the original Building Permit. This recognition should not be considered as approval for any other request for a permit issued by this department. Nor should it be considered as a recognition of nonconforming hotel use or the addition of additional units to the building. Such actions will require additional review by this department.

I hope this answers your immediate questions. If you need additional information, you may call Scott Ezer of our staff at 527-5387.

Sincerely,



JOHN P. WHALEN  
Director of Land Utilization

0903L

DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432



FRANK F. FASI  
MAYOR

DONALD A. CLEGG  
DIRECTOR

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

93-02899 (CW)

May 7, 1993

Mrs. Lily Lim  
1525 Wilder Avenue #1008  
Honolulu, Hawaii 96822

Dear Mrs. Lim:

**Big Surf Apartments**  
**Tax Map Key 2-6-11: 021**

This is in response to your letter of April 23, 1993, enclosing a copy of our letter to you dated November 1, 1989. Our letter recognized 30 units in the Big Surf Apartments as nonconforming transient vacation rentals.

Subsequently, on December 28, 1989, the City Council passed Ordinance No. 89-154 which required owners/operators of all nonconforming transient vacation rentals to obtain Nonconforming Use Certificates (NUCs) or to discontinue transient vacation rental use. The ordinance gave owners until September 28, 1990 to apply for the certificates.

Although we recognized the existence of nonconforming transient vacation rentals at Big Surf in November 1989, this did not relieve you of the responsibility to comply with new requirements adopted after that time. Because you did not file a NUC application for the units in the Big Surf Apartments, they no longer qualify as nonconforming transient vacation rentals and cannot be rented for periods of less than 30 days.

Proposed changes to the Waikiki Special District provisions, if they are adopted, will allow you to operate transient vacation units without NUCs. In December 1992, the City Council changed the Development Plan designation for the area which includes the Big Surf from High Density Apartment to Resort Mixed Use. Consequently, we are proposing to change the zoning designation for the area from Apartment Precinct to Resort Mixed Use Precinct. Transient vacation units will be a permitted principal use in the Resort Mixed Use Precinct. The proposed Waikiki

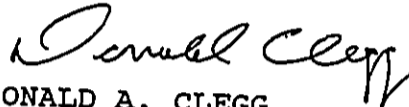
**EXHIBIT "E"**

Mrs. Lily Lim  
Page 2

Special District revisions are expected to be transmitted to the Planning Commission within the next few months.

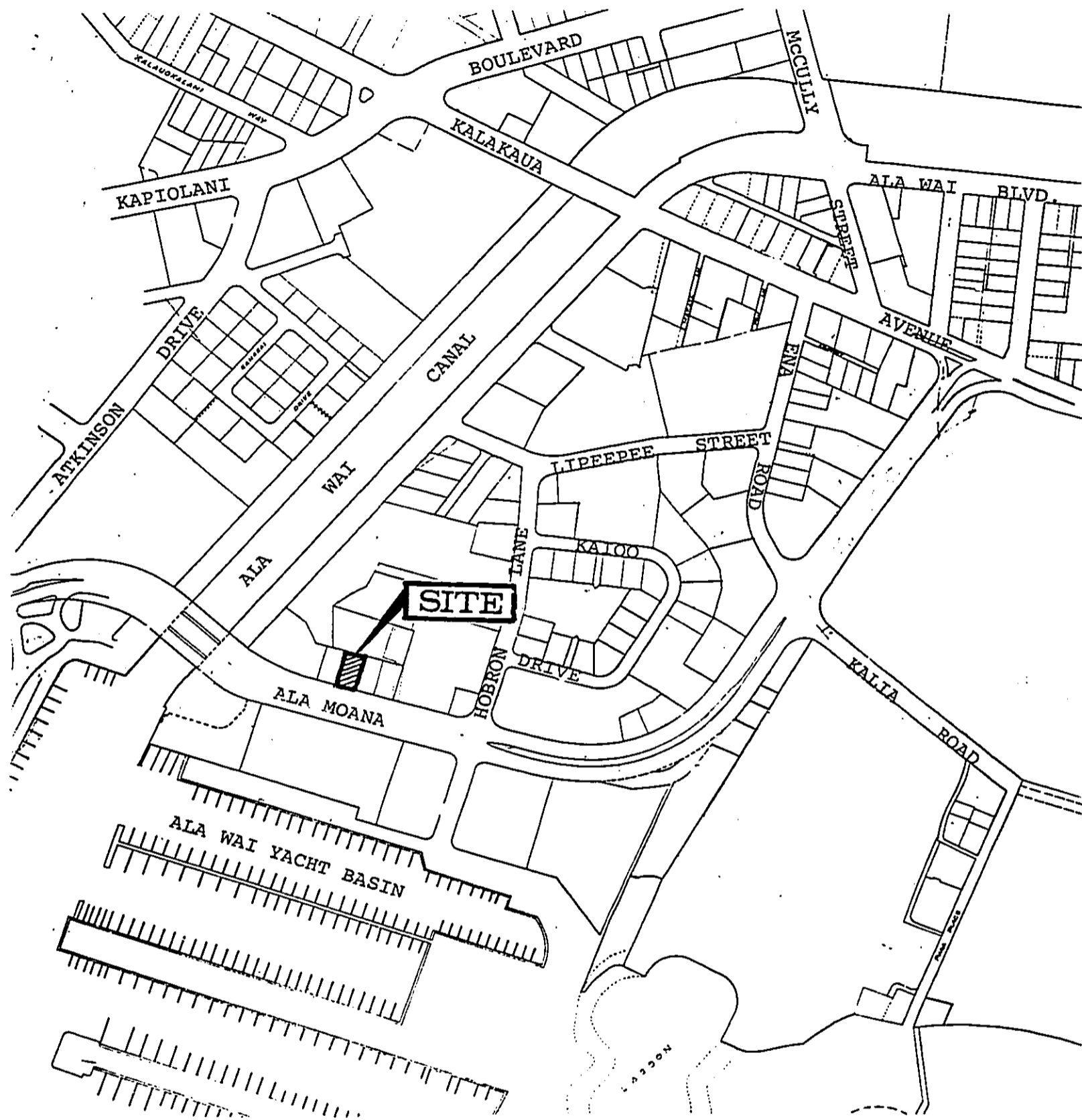
Should you have any questions, please contact Carol Whitesell of our staff at 523-4256.

Very truly yours,



DONALD A. CLEGG  
Director of Land Utilization

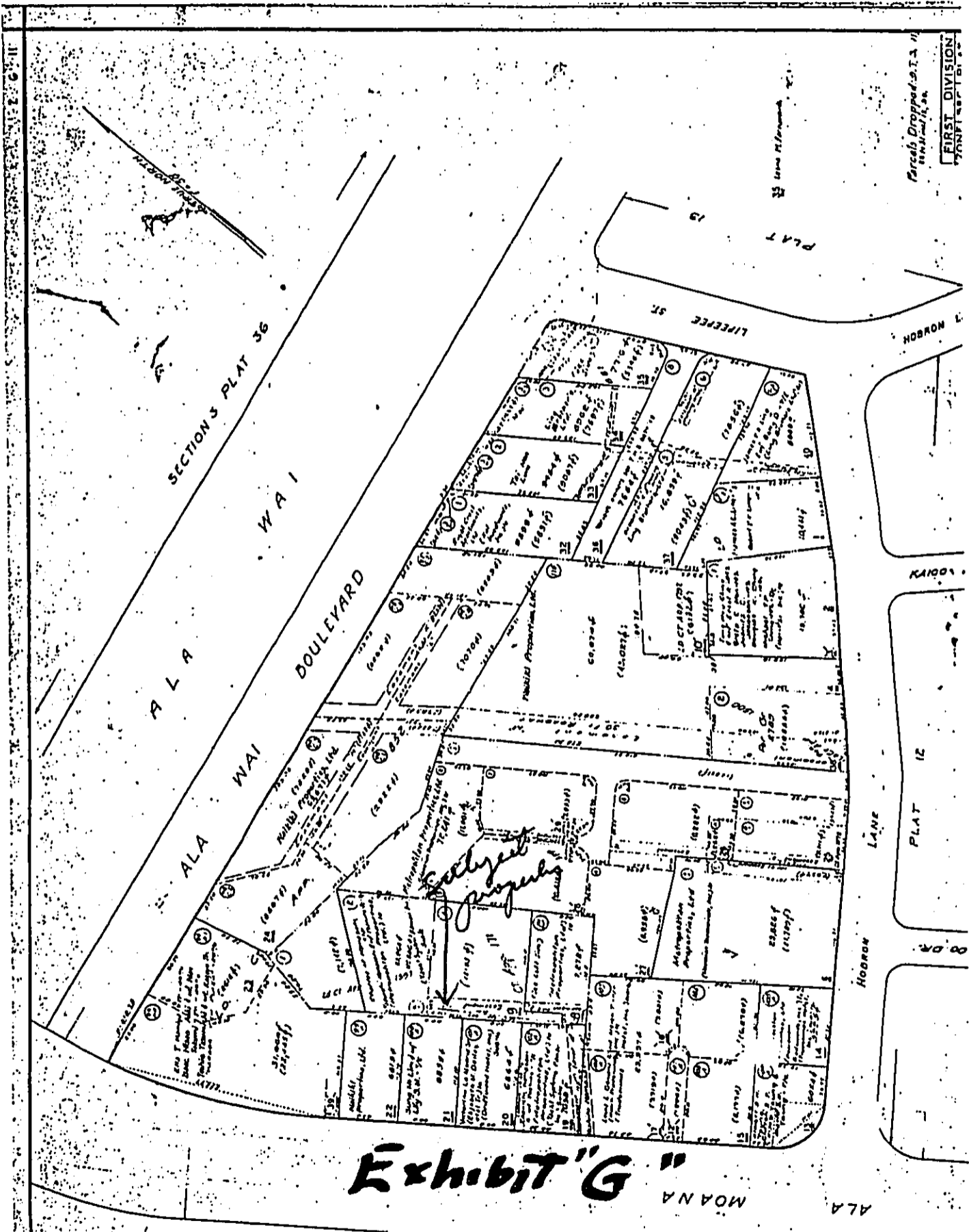
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BigSurf.cbw



# EXHIBIT 'F'

LOCATION MAP



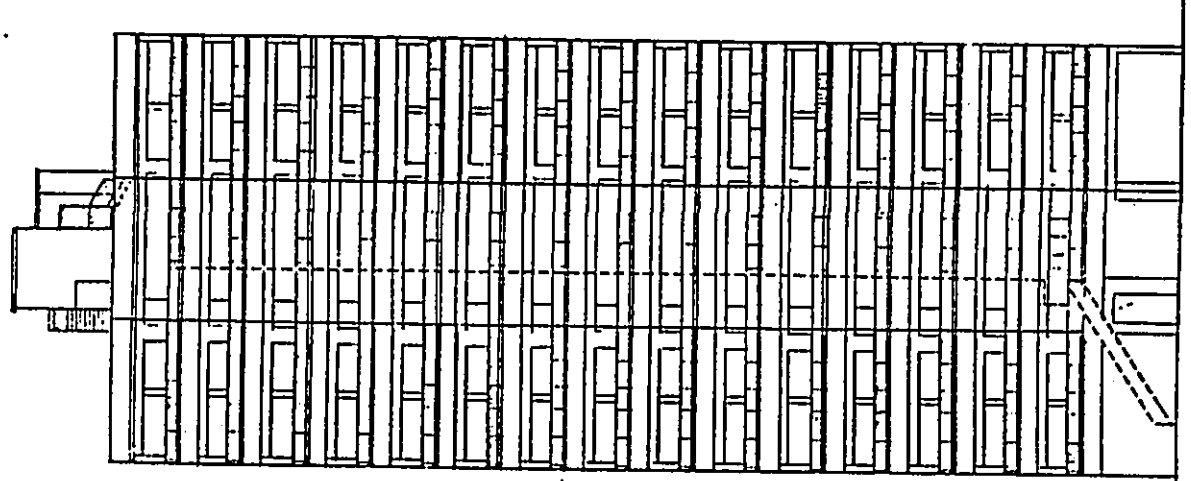




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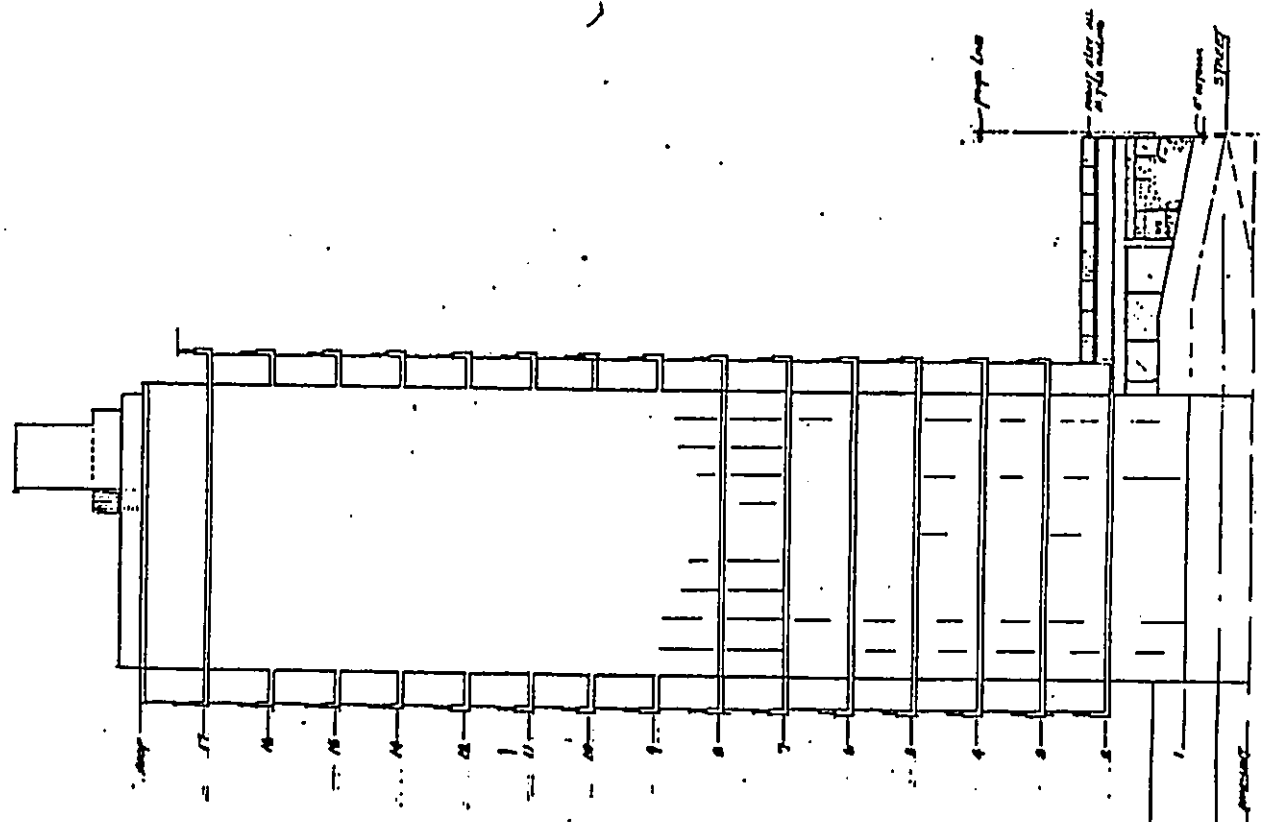
AS BUILT PLANS OF THE BIG SURF

*Exhibit "H"*

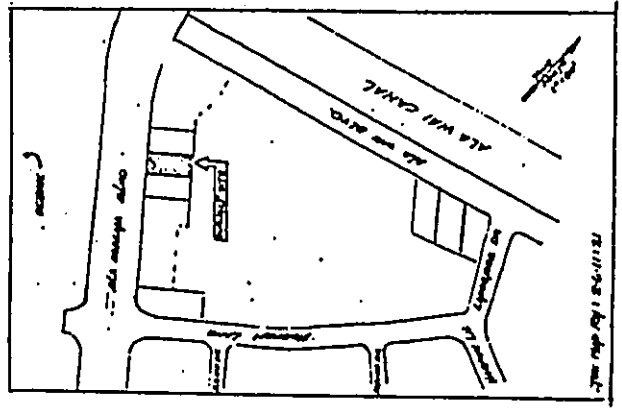


REAR ELEVATION  
Scale: 1/8" = 1'-0"

Notes:  
- Shaded areas show steel frame  
- Floor plan is 177' x 110' (to be completed)



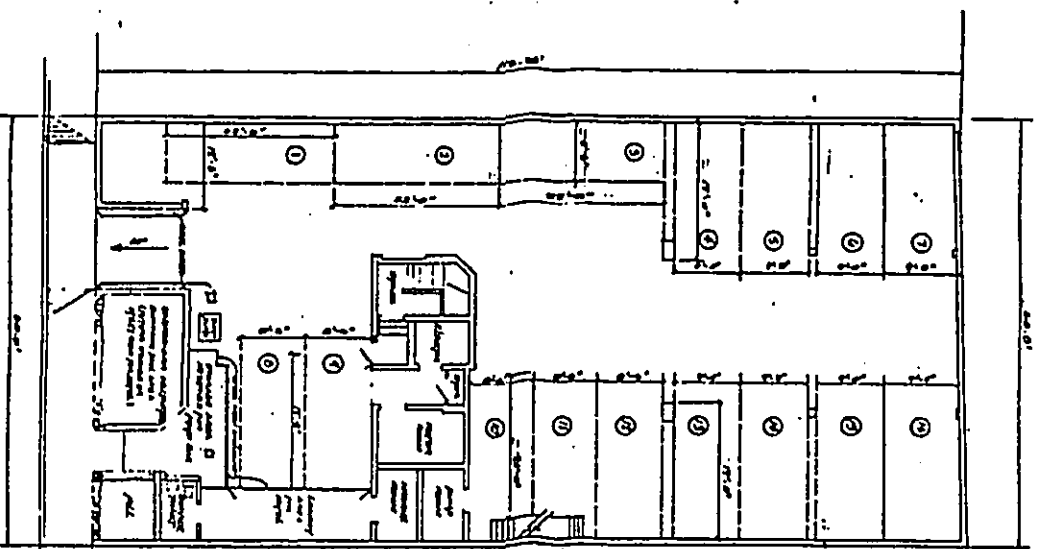
LEFT & RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



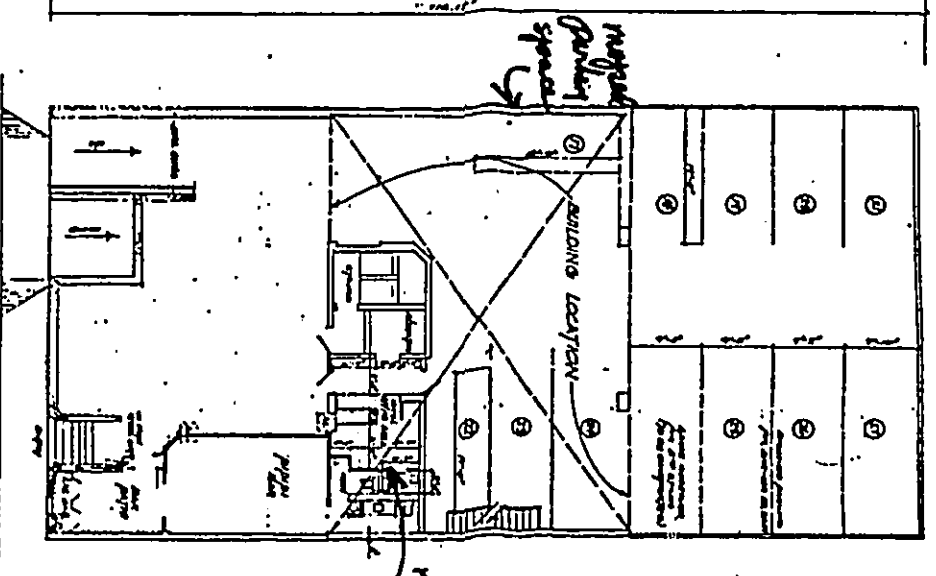
SITE PLAN



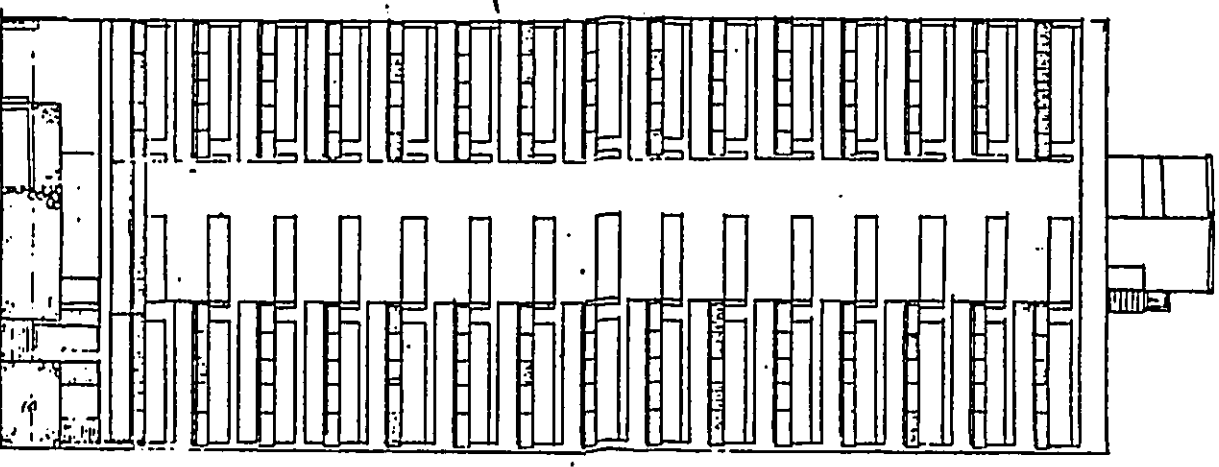
"BIG SURF APARTMENTS"  
1932-33  
Site plan, elev., left, rear elevations  
1/12



**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



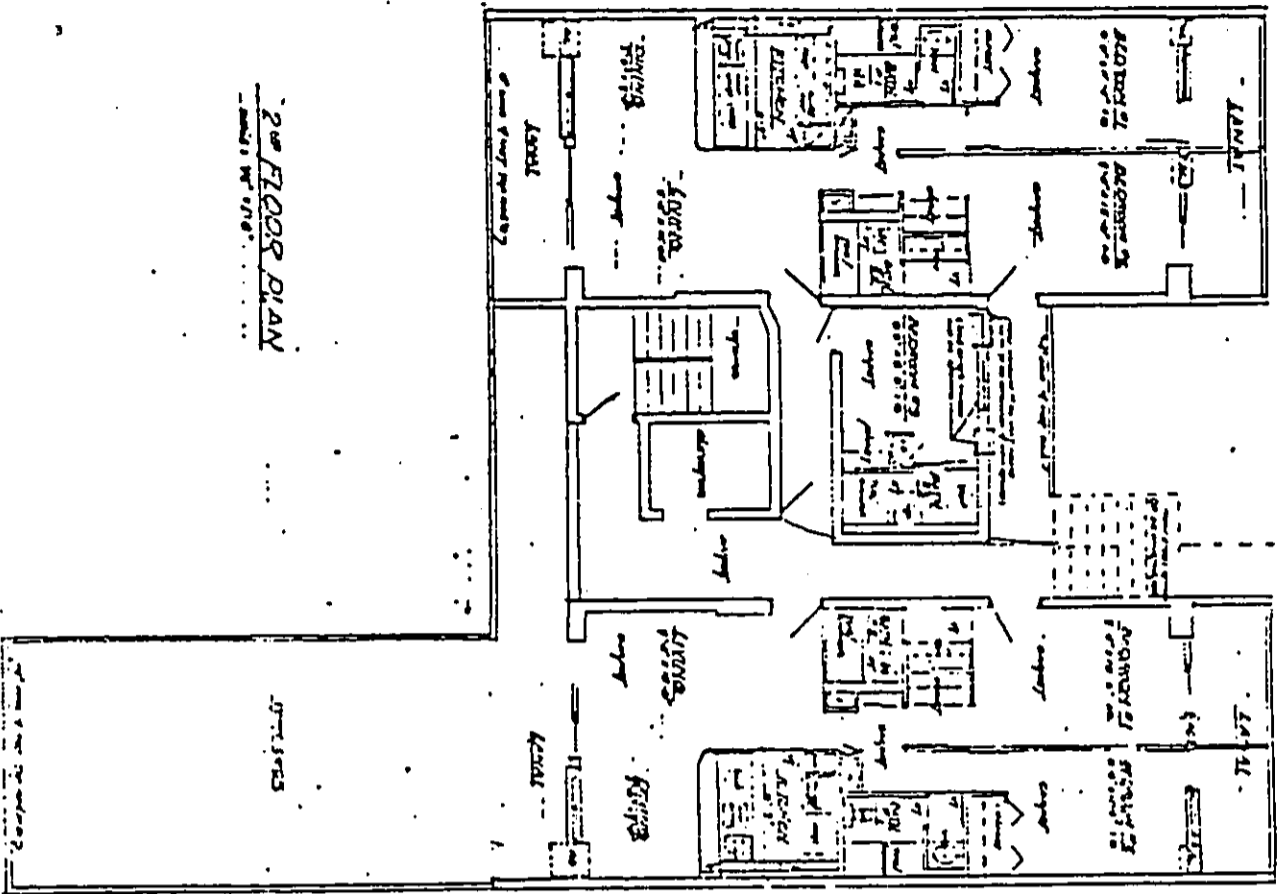
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



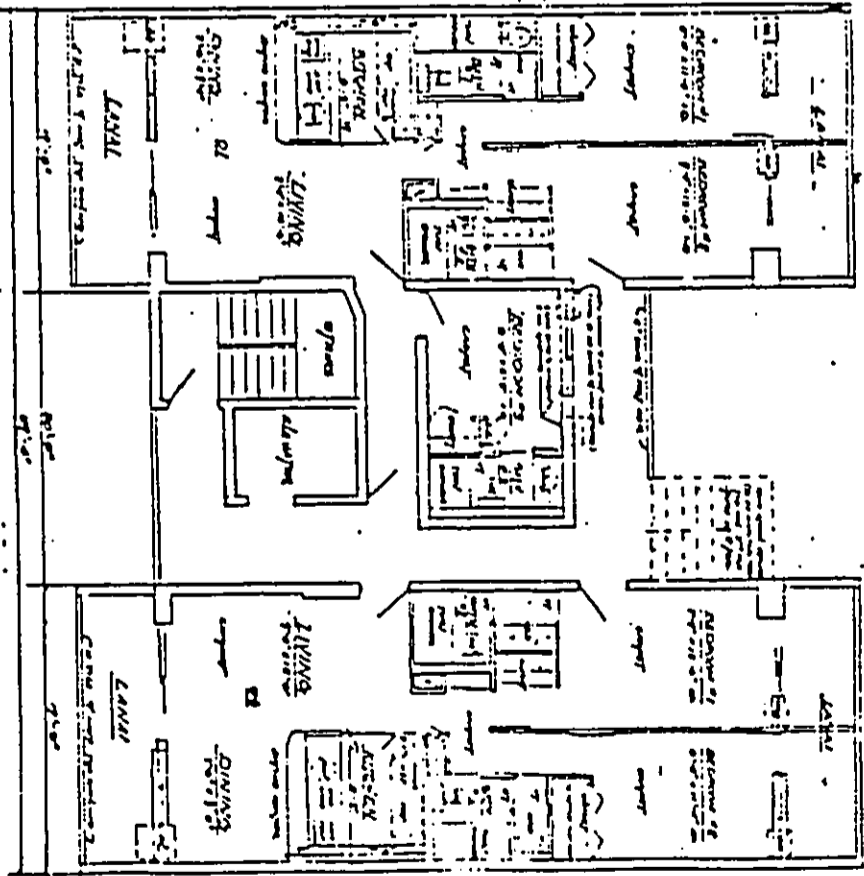
**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**BIG SURF APARTMENTS**  
430 ALL AROUND DRIVE  
PACIFIC BEACH, CALIF. 92161  
DESIGNED BY JERRY JONES PLUS





2<sup>nd</sup> FLOOR PLAN

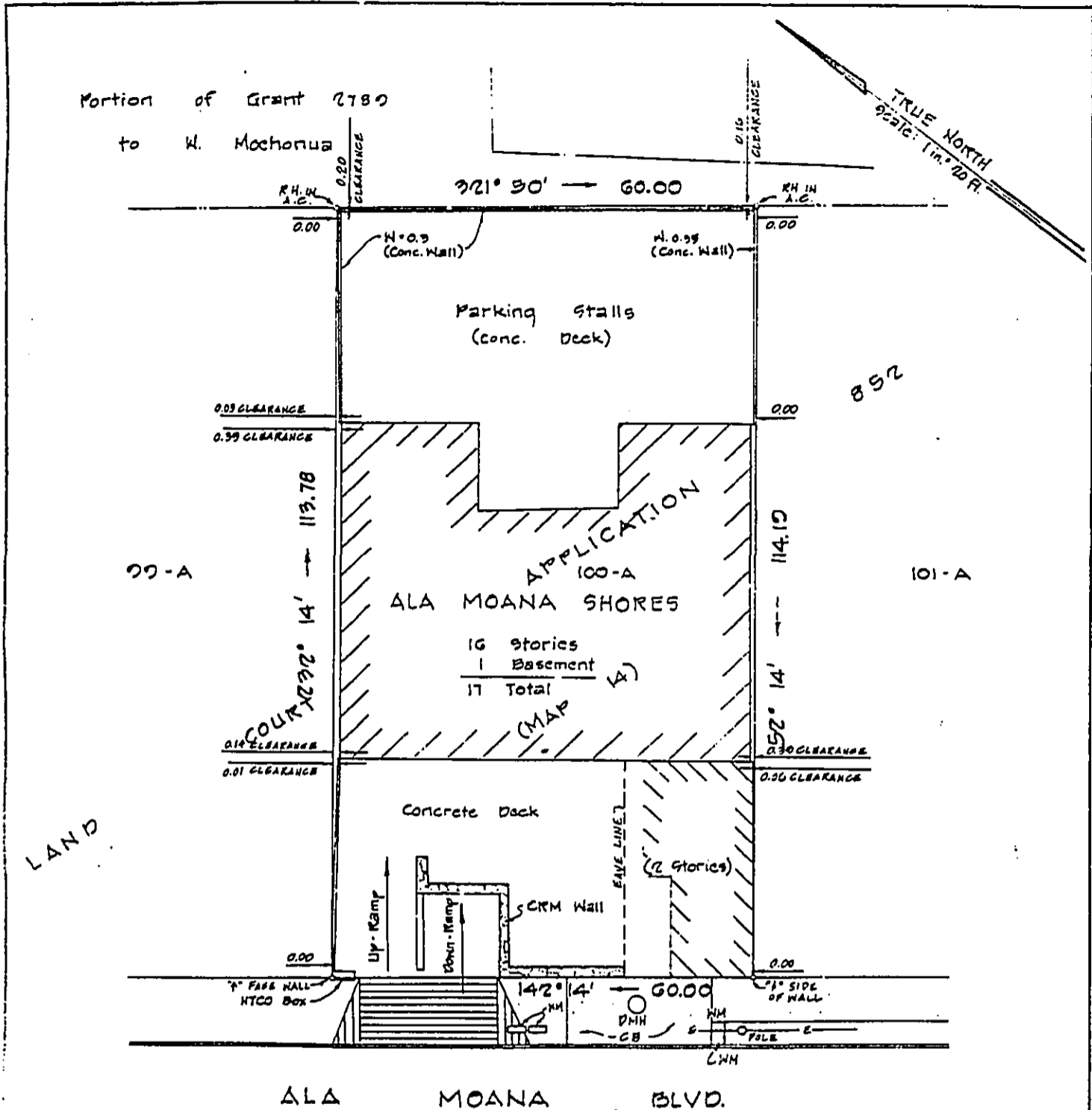


3<sup>rd</sup> FLOOR PLAN

NOTE: All measurements are in feet and inches.

214 S. GUY APT. BLDG.  
 1100 S. GUY ST.  
 ST. LOUIS, MO.  
 63102





LOT 100-A  
 OF LAND COURT APPLICATION 852  
 (MAP 14)  
 AT KALIA, WAIKIKI, HONOLULU, OAHU, HAWAII

TO ALL PARTIES INTERESTED IN TITLE PREMISES SURVEYED: This survey was actually made on the ground as per record description and is correct. There are no encroachments either way across property lines.



**Exhibit "I"**

KEY: NOV. 5, 1979  
 DATE: AUG. 4, 1971  
 TAX MAP KEY: 3-6-11:31

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION  
*Robert S. Torjoe*  
 Registered Professional Surveyor  
 Certificate Number 1361-5

PD-1300/64

PARK ENGINEERING, INC.  
 PACIFIC TRADE CENTER SUITE 2009  
 1200 K. KING ST. HONOLULU, HAWAII



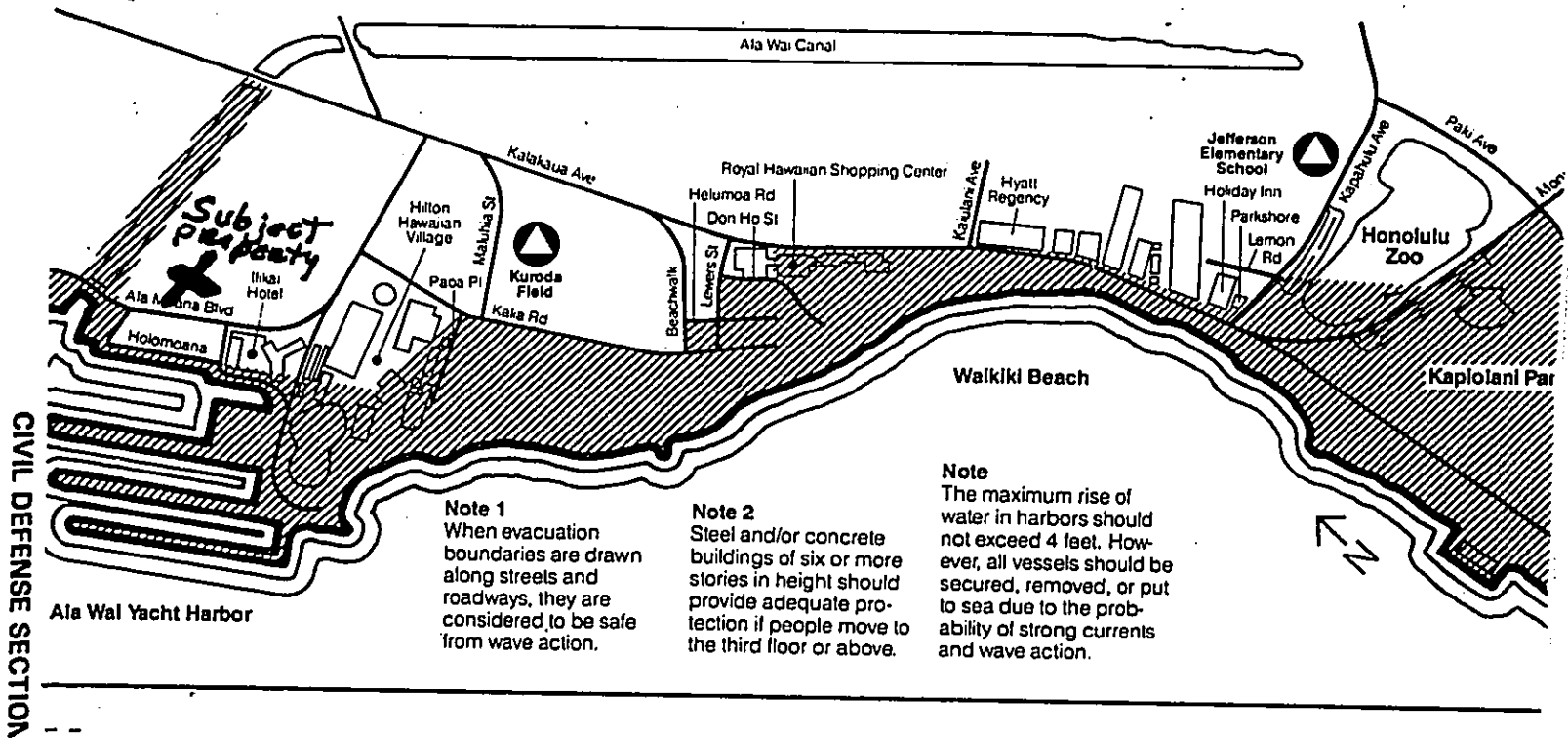
# Civil Defense Tsunami Evacuation Maps

Produced by the Joint Institute for Marine and Atmospheric Research,  
University of Hawaii, in cooperation with the State of Hawaii Civil Defense System.

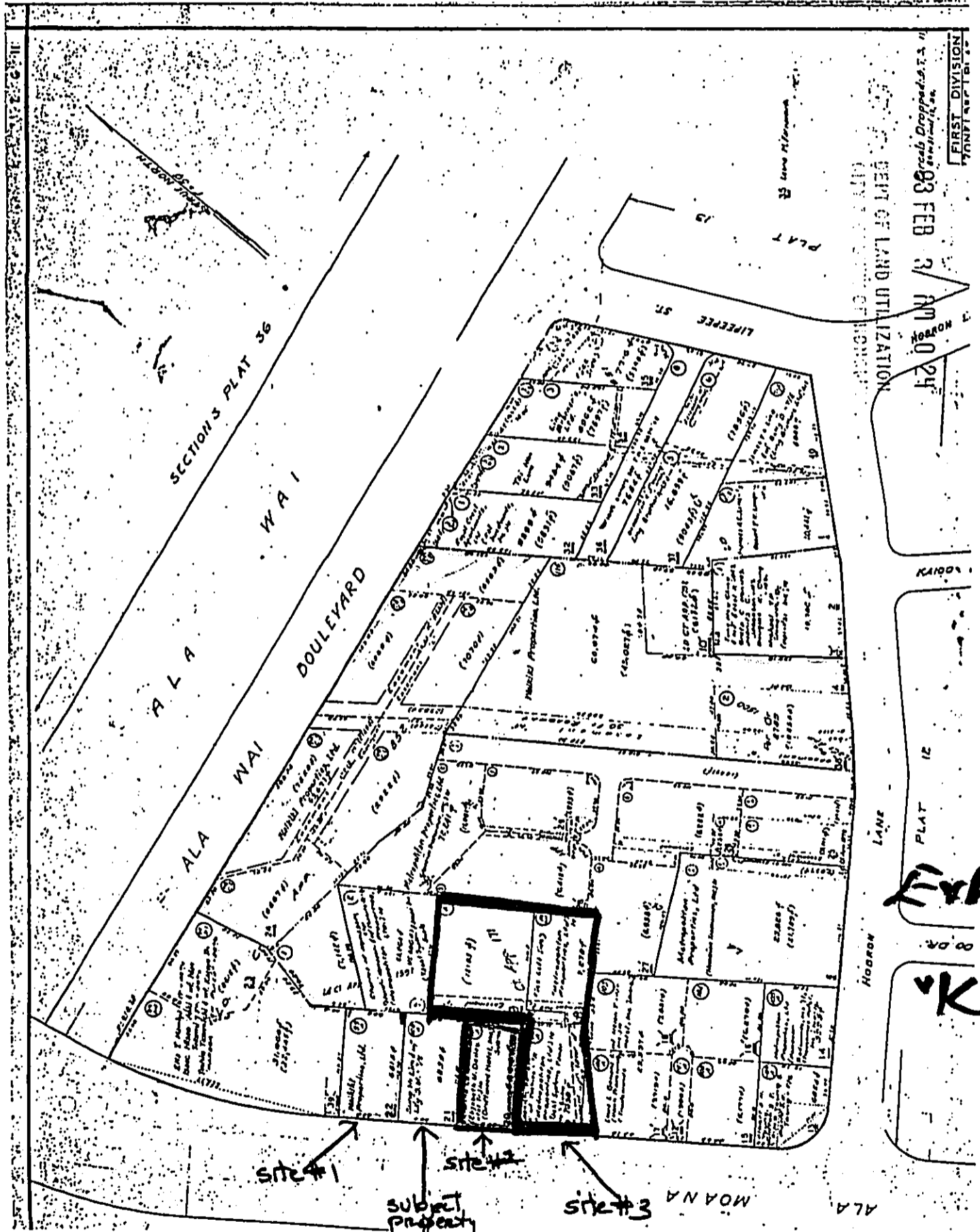
Evacuate all shaded areas.  
See tsunami instructions on page 41A.



## Map 1: Waikiki



*Exhibit "J"*



DEPT OF LAND UTILIZATION  
 93 FEB 3 AM 10 24  
 HONOR PLAT 12

*Exhibit*

"K"

FIRST DIVISION  
 HONOLULU, T.H.

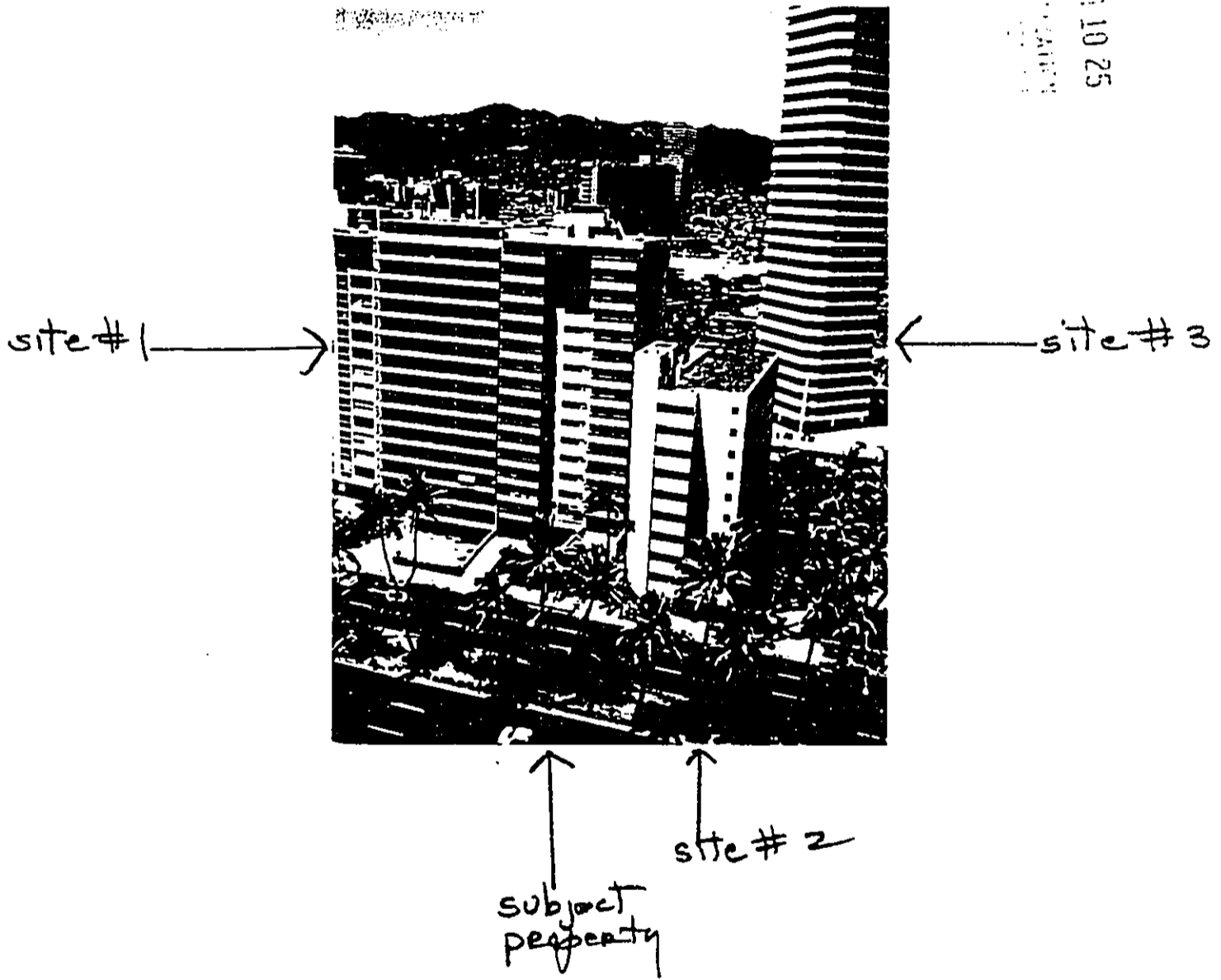
site #1  
 site #2  
 SUBJECT PROPERTY

MOANA LANE

ALA WAI

DOCUMENT CAPTURED AS RECEIVED

03 FEB 8 AM 10 25  
FBI - PHOENIX





DOCUMENT CAPTURED AS RECEIVED

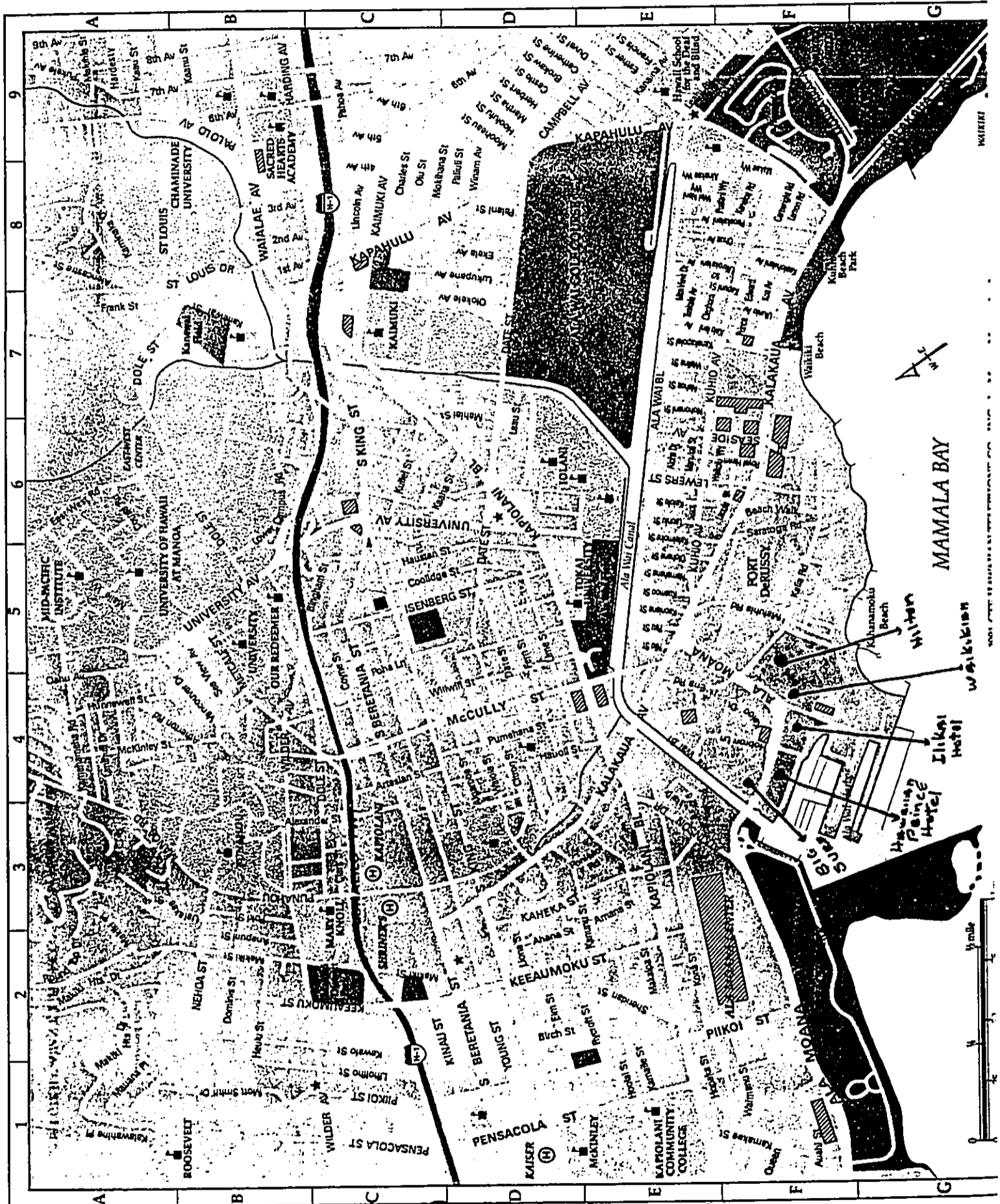


Exhibit "L"