

Paradise Park

History of Paradise Park

Paradise Park is a 35-year old tourist attraction located on fifteen acres of conservation land in the back of Oahu's lush Manoa Valley, just five miles and fifteen minutes from Waikiki and downtown Honolulu.

Paradise Park opened to the public in 1968 with a permit from the Department of Land and Natural Resources (DLNR) to operate as a botanical/zoological garden for recreational purposes.

The park operated continually from 1977 to 1993. The park was closed in January of 1994 when the owners decided to seek a new theme concept that would revitalize the park.

Existing Conditions

Currently, there are four main structures on the property: an amphitheater that seats 300 visitors, a 20,000+ square foot four-story main building, the Discovery Center/Cultural Pavilion, and a caretaker's house.

The top floor of the main building has a fully equipped 8,000-9,000 square foot restaurant with an unrestricted liquor license. Currently in operation is the *Tree Top* Restaurant at Paradise Park.

The park has on-site parking for approximately 300 vehicles and a permit from DLNR allowing 24 large tour busses per day to enter the park. An extensive covered pathway protects visitors from rain showers that are so typical of Manoa Valley. The path leads people through the expanse of gardens, masses of lush tropical vegetation and tropical streams that make this site one of Oahu's most picturesque outdoor experiences.

Property Summary

Lot Size: Approx. 152 acres

Structure Info: 4 main structures, +covered pathways

Parking: Parking areas, *excluding* the main right-of-way, is estimated at 40,000 square feet; developed for use by visitors and buses.

Represented by:

K.K.M Realty Int'l Inc.

Kimberlay Malen

Principal Broker, Realtor, GRI, e-pro, TRC

770 Kapiolani Blvd. Suite 615

Honolulu, Hawaii 96813

Cellular: (808) 295-5360

Website: <http://www.kkmrealty.com>

email: kkm@kkmrealty.com

Skype ID: KKMREALTY

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Area Overview

Paradise Park is located in the inner reaches of Manoa Valley, at the end of Manoa Road and about three miles from the Moiliili district. It is within close driving distances of Waikiki, downtown Honolulu, major employment centers, shopping, primary markets and other amenities. Street patterns allow for convenient access.

Manoa is a very desirable and stable residential community containing all amenities, including commercial uses, churches, elementary, intermediate and high schools, parks, University of Hawaii's Manoa Campus, etc. Manoa Marketplace and Manoa's sparse commercial neighborhood contain a supermarket, drug store, restaurants and service businesses. Other uses of the valley include the Lyon Arboretum, the subject Paradise Park facility, plant nurseries and limited agricultural uses.

Oahu Population:

905,266

Time Zone:

Hawaii Standard Time (GMT - 10 hours), Hawaii does not observe Daylight Saving Time.

Average Temperature:

70° F to 75° F

All utilities from municipal sources are available to neighborhood properties, including water, power, sanitation sewers, telephone and TV Cable. Climate conditions are cool throughout the year, but the neighborhood is known for its exceptionally high rainfall. The mean temperature ranges from about 70-75 degrees Fahrenheit. The inner portion of Manoa Valley remains in a natural and verdant state. Private roadways of the Board of Water Supply lead to the watershed areas. Land ownership is held by the Roman Catholic Church in the State of Hawaii.

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EXHIBIT I: BUILDING IMPROVEMENTS

Existing improvement, include the main building, amphitheater, landscaped gardens, lagoons, footpaths, aviaries (cages currently not functional) and accessory structures briefly described in the following paragraphs.

Main Building: Constructed in 1967 under Permit No. 41914 and in 1991 underwent major renovation.

The main building is along the main access road of Manoa Road. Building access is by a network of covered bridges, walkways and stairways. Building design is unique, and resembles a central area with 4 corner extensions. Interior areas are finished as a restaurant, offices, food concession, restrooms, storage rooms, ticket office, lobbies, etc.

Total rentable area is approximately 26,308 square feet. Other public bridges and balconies contribute an additional 5,876 square feet. Rentable public areas are summarized in the table below.

Summary of Rentable/Public Areas

(Main Building)

Area	Square Footage
Exhibit A	3,677
Exhibit B	2,652
Orientation Room	1,764
Conservation Room	1,664
Lobby	800
Lobby Restrooms	240
Rainbow's End	528
Gift Shop Storage	599
Ticket Booth	250
Gift Shop	2,550
Restaurant	7,883
Restaurant Lobby	609
Mezzanine-Restaurant Level	609
Administration Offices	1,255
Accounting Offices/Print Shop/Lounge	1,157
Wedding Office - Ground Level	171
TOTAL	26,308 square feet

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Lighting: Ceiling-mounted fluorescent and incandescent fixtures, indirect lighting, spotlights, etc.

Air Conditioning: Window units in administrative offices. Main lobby level and Exhibits A and B services by central air conditioning system.

Escalator: Services from Exhibit B to Gift Shop Level.

Sprinkler System: Ceiling-mounted sprinkler stems in retail areas, lobby and kitchen.

Ramps/Access: 9-foot wide entry bridges, 7-foot wide ramps with rails encircling the aviary.

Kitchen: Stainless steel counters, sinks, all appliances (stoves, ovens, hoods, freezer, chill boxes), concrete floor, wood slats, dishwasher equipment, etc.

Kamehameha Amphitheater: contains an area of approximately 7,000 square feet, and is situated about 100 yards west of the main building. Built in 1967 under Permit No. 353331, the amphitheater was used for the trained bird and dancing water shows.

The amphitheater has a semi-circle footprint and is improved with a stage, concrete bleachers for visitors, restrooms (not currently functional), roost areas, dressing rooms and an outside snack bar. Interior areas have open beam ceilings and a concrete seating arrangement. A low CRM wall borders the stage area, and wall murals provide a backdrop for the stage.

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Structural details of the building are summarized below:

<u>Foundation:</u>	Concrete spread footing at load bearing locations within bleacher and along perimeter of building.
<u>Floor Structure:</u>	Concrete slab.
<u>Exterior Walls:</u>	Concrete block, plaster finish.
<u>Roof:</u>	Wood beam construction, composition shingle roofing.
<u>Ceilings:</u>	Exposed beam, sheathing and skylights.
<u>Flooring:</u>	Exposed concrete.
<u>Doors:</u>	Flush, mahogany hollow and solid core doors, aluminum roll-up slat door.
<u>Restrooms:</u>	Men's and women's restrooms along west exterior. Equipped with urinals, water closets, lavatories, metal toilet partitions and standard restroom fixtures.
<u>Lighting:</u>	Spotlights in stage area. Ceiling-mounted fixtures in restrooms, dressing rooms and snack bar.
<u>Air Conditioning:</u>	None.
<u>Ramps/Access:</u>	Concrete ramps leading to stage and on both sides of bleachers. Concrete walkways surrounding building and along top row of bleachers.
<u>Snack Bar:</u>	Located at north end of building. CMU walls, concrete flooring, stainless steel counters and sinks, cooking facilities.

At this time, some regular filming of the ABC television show *Lost* takes place here, and 'sets' are situated on the property. Efforts have been made to obtain licensing to keep the props from the sets (two are on the grounds) on-site for promotional use; purchaser would have the option to pursue similar arrangements.

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Other Accessory Structures: include the *Hula House*, greenhouses, Buildings in the cultural pavilions, retail booths, bird cages, aviaries, rain shelters, 1 caretaker's house, bridges, covered walkways and other accessory improvements. A summary of existing accessory buildings from the City's Real Property Assessment Division is presented in the following table:

Summary of Accessory Structures

Building	Year	Floor Area	Construction Data
Caretaker's House	1966	900	CMU, Concrete Floor, C, I Roof
Garage	1966	648	CMU, Concrete Floor, C, I Roof
Monkey Cage (not currently functional)	1967	707	Steel Frame, Wire Mesh, Metal Roofing NB: NO MONKEYS
Nursery	1967	2,301	Wood Frame, Lath, Rock Base
Viewing Pavilion	1967	960	Concrete Floor, C, I Roof
Posing Pavilion	1967	168	Concrete Floor, C, I Roof
Info Booth	1967	180	Concrete Floor, C, I Roof
Park Restrooms (not currently functional)	1990	300	Wood Frame, Concrete Floor, Asphalt Composition Shingle Roof
Discovery Pavilion	1967	1,627	Wood Frame, Concrete Floor, Asphalt Composition Shingle Roof
Cultural Pavilion	1967	2,648	Wood Frame, Concrete Floor, Asphalt Composition Shingle Roof
Rain Shelters	1968	800	Wood Frame, C, I Roof
TOTAL		12,535	

Lobby Level decks, Second Floor	
Decks/Balconies	1,850 Sq. Ft.
Second Floor Decks/Balconies	3,518 Sq. Ft.
Lower Level Decks/Bridge	<u>508 Sq. Ft.</u>
	5,876 Sq. Ft.

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The large open aviary on the Ewa side of the building was enclosed for the Dinamation and volcano exhibits. The bottom floor contains two exhibit areas designated as Exhibit A, Exhibit B; Wedding Office; and storage area adjacent to the Wedding area. Concrete ramps circling the enclosed aviary provide access from the lobby level to the Park grounds.

Treetops Restaurant occupies the entire top level (2nd floor) of the building. Lobby (1st floor) has large orientation rooms, ticket offices, food concession, etc., and storage areas are found on the lower two levels of the building.

Structural details of the main building are summarized below:

<u>Foundation:</u>	Reinforced concrete footings, steel and concrete columns, continuous reinforced poured concrete foundation walls.
<u>Floor Structure:</u>	Reinforced concrete in main floor levels, wood beam construction with wood sub-flooring in mezzanine levels.
<u>Exterior Walls:</u>	Cement plaster, exterior finished system and exposed concrete.
<u>Roof:</u>	Hip design, wood roof structure, composition shingle roofing.
<u>Ceilings:</u>	Acoustic tile in offices, kitchen, lobby, retail shops, restrooms; open beam with wood sheathing in dining area. Exposed concrete in storage, etc.
<u>Partitions:</u>	Gypsum board construction, plaster finish, wood veneer, tapestry, etc.
<u>Flooring:</u>	Carpet in retail shops, entry decks, mezzanine office, etc., vinyl tile in dining area, ceramic tile in restrooms, exposed concrete, wood veneer, etc.
<u>Doors:</u>	Glass entry doors in aluminum frame, wood solid and hollow core flush entry doors, etc.
<u>Windows:</u>	Fixed plate glass, jalousie glass, sliding glass, aluminum casings.
<u>Restrooms:</u>	Ceramic tile flooring and wainscot, urinals, lavatories, water closets, metal toilet partitions, mirrors, standard fixtures and accessories. Most non-functional at this time.

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Site Improvements include asphalt-paved walkways, metal frame canopies with vinyl covering, parking areas and an extensive inventory of plants and landscape.

It is estimated that the Park Grounds has approximately 48,000 square feet of asphalt-paved walkways.

Parking areas on the property, *excluding* the main right-of-way, is estimated at 40,000 square feet.

Three parking areas have been developed for use by visitors and buses.

Topo Map, Placeholder

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