

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
ROYAL VISTA
1022 Prospect Street
Honolulu, Hawaii

REGISTRATION NO. 103

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.

October 31, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that certain 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:

1. Since the issuance of the Commission's Preliminary Public Report of December 1, 1965, the Developer has prepared and submitted additional information to that filed under the Notice of Intention received by the Commission on September 21, 1965. This Final Public Report is made a part of the registration and is the document the Developer must give to all purchasers or prospective purchasers of apartments.
2. The Developer, in his letter of October 24, 1966, has advised the Commission that the basic documents have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, dated October 12, 1966, was recorded on October 13, 1966 in the Bureau of Conveyances, State of Hawaii, in Liber 5459, at Page 1.

The By-Laws of the Association of Apartment Owners, dated October 12, 1966, was recorded on October 13, 1966 in said Bureau, in Liber 5459, at Page 25.

The floor plans of the apartment building of the Project have been filed in the Bureau of Conveyances and have been designated as Condominium Map No. 79.

3. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended), and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regime.
4. This Report reflects information disclosed in the required Notice of Intention submitted to the Commission on September 21, 1965. Addendum information received from the Developer as late as October 24, 1966.

DESCRIPTION: Material changes in the plan originally registered with the Commission are the basis of this modified description:

The building to be constructed on the land committed to the project will be a reinforced concrete structure which will contain approximately 137,494 square feet of gross building area and will consist of 14 levels as follows:

- (a) Machine room levels: containing a machine room and miscellaneous service areas.
- (b) Lobby and lower parking level: containing a lobby and seven parking stalls.
- (c) 1st parking level - 1st floor: containing a lobby and 42 parking stalls.
- (d) 2nd parking level - 2nd floor: containing a lobby and 41 parking stalls.
- (e) 3rd parking level - 3rd floor: containing a lobby, a trash room, and 40 parking stalls.
- (f) Nine apartment levels - 4th through 12th floors: containing the swimming pool and large recreational lanai on the 4th floor, a lobby and corridor on each floor, and a total of 60 apartments.

All apartments will be located as shown on Condominium Map No. 79 filed in the Bureau of Conveyances. Each of the 4th through 12th floors will be bisected by a corridor running diamond head (east) to ewa (west) to which every apartment on the floor will have immediate access. The apartment numbers will run diamond head to ewa, odd numbers along the mauka side and even numbers along the makai side of the corridor. The last two digits of each apartment number will indicate the location of the apartment on the floor, and the digit or digits which precede the last two digits will indicate the floor. For example, Apartment 401 will be at the mauka-diamond head corner of the 4th floor, and Apartment 1103 at the makai-ewa corner of the 11th floor.

Each of the sixty (60) apartments will be one of five types, A, B, C, D, or E, as follows:

<u>Mauka</u>	<u>Makai</u>
401 B	402 B
403 A	404 A
405 A	406 A
501 B	502 B
503 E	504 E
507 D	508 D
601 B	602 B
603 E	604 A
607 D	606 A
701 B	702 B
703 A	704 A
705 A	706 A
707 A	708 A
801 B	802 B
803 E	804 E
807 D	808 D
901 B	902 B
903 E	904 E
907 D	908 D
1001 B	1002 B
1003 A	1004 E
1005 A	1008 D
1007 A	
1101 B	1102 B
1103 E	1104 A
1107 D	1106 A
	1108 A
1201 B	1202 C
1203 A	1206 A
1205 A	1208 A
1207 A	

The following apartment numbers will be skipped: 505, 506, 605, 805, 806, 905, 906, 1006, 1105, and 1204. Apartments of the same type but on opposite sides of the corridor will be mirror images of each other in floor plan.

Each of the 24 Type "A" apartments will include two bedrooms, two bathrooms, a dressing room, lanai, living room, dining room, and kitchen; and will contain approximately 907 square feet of enclosed area and 165 square feet of lanai area, or 1,072 square feet of total apartment area.

Each of the 17 Type "B" apartments will include two bedrooms, two lanais, a living room, dining room, and kitchen; and will contain approximately 863.75 square feet of enclosed area and 315 square feet of lanai area, or 1,178.75 square feet of total apartment area.

The one Type "C" apartment will include three bedrooms, three bathrooms, two dressing rooms, three lanais, an entry room, living room, dining room,

kitchen, and study; and will contain approximately 1,447 square feet of enclosed area and 400 square feet of lanai area, or 1,927 square feet of total apartment area.

Each of the nine Type "D" apartments will include three bedrooms, two and one-half bathrooms, a dressing room, lanai, living room, dining room, and kitchen; and will contain approximately 1,340 square feet of enclosed area and 165 square feet of lanai area, or 1,505 square feet of total apartment area.

Each of the nine Type "E" apartments will include three bedrooms, two bathrooms, two dressing rooms, two lanais, a living room, dining room, and kitchen; and will contain approximately 1,301 square feet of enclosed area and 330 square feet of lanai area, or 1,711 square feet of total apartment area.

Each apartment will be furnished with the following electric appliances: kitchen range and oven, refrigerator, food waste disposer, dishwasher, water heater, and washer-dryer. Each apartment will be served by central water, telephone outlet, electric, and television antenna system.

LIMITED COMMON ELEMENTS: The only limited common elements will be the parking stalls. Each apartment shall have an exclusive easement to use one parking stall, and Apartment 1202 shall have an exclusive easement to use two parking stalls, such stalls being designated on the plans with the number of such apartment. An apartment may have by special contract an additional exclusive easement to use one or more of the remaining 77 parking stalls, such stalls being designated on the plans with the numbers 1 through 77. Parking stalls not so contracted for and not covered by any apartment lease shall be a general common element.

INTEREST TO BE CONVEYED PURCHASER: Each apartment, according to its type, shall have appurtenant thereto an undivided percentage interest called the common interest in the common elements for all purposes, including voting, as follows:

<u>Type of Apartment</u>	<u>Percentage Common Interest</u>
A	1.517
B	1.595
C	2.139
D	1.832
E	1.982

PURCHASE MONEY HANDLING: The Developer advises that the executed Escrow Agreement dated March 28, 1966 rescinds and supersedes the earlier Escrow Agreement of November 3, 1965 and referred to in the Commission's Preliminary Public Report.

An executed copy of the Escrow Agreement dated March 28, 1966 identifying Security Title Corporation, a Hawaii corporation, as "Escrow Agent" has been filed with the Commission. Upon examination, the executed Escrow Agreement is found to be in consonance with the Commission's Declaratory Ruling No. 1, dated December 14, 1965. The conditions referring to the issuance of a Final Public Report have been complied with.

Note: It is incumbent upon the purchaser that he reads this executed Escrow Agreement which establishes how the proceeds from the sale of apartments are placed in trust, as well as the retention and disbursement of the trust funds.

OWNERSHIP TO TITLE: A Certificate of Title prepared October 17, 1966, by Security Title Corporation, a Hawaii corporation, reflects that on March 11, 1966 the fee owner, Yau Hoon Leong, husband of Bow Chan Leong, as "Lessor", entered into a lease for a term of sixty-seven (67) years and three (3) months commencing January 1, 1966, with Kam Tai Lee, husband of Helen C. Lee, as "Lessee". Said Lease recorded on March 29, 1966, in the Bureau of Conveyances, State of Hawaii, in Book 5291, Page 42.

The Certificate of Title further reflects that title to the Lease is now held by ALII-KTL, a Hawaii joint venture whose members are Alii Investment Co., Inc., and KTL, Limited, both Hawaii corporations, under the Assignment of Lease made March 23, 1966 between Kam Tai Lee, husband of Helen C. Lee, as "Assignor" and ALII-KTL, a Hawaii joint venture, as "Assignee". Said Assignment of Lease recorded March 29, 1966, in Book 5291, Page 61, at the aforementioned Bureau.

The title evidence document states that the Taxes for the Year 1966 are a lien; payable as follows: 1st Installment \$564.24 Paid; 2nd Installment \$564.24 Open (Delinquent after November 10, 1966).

STATUS OF PROJECT: The Standard Form of Agreement between Owner and Contractor (A.I.A.) was executed September 16, 1966 by Haas and Haynie Corporation and the Developer. A copy of the construction contract has been submitted to the Commission as part of the registration. A copy of the Performance and Payment Bond executed September 23, 1966 is also on file with the Commission. The Developer expects to commence construction on or before February 1, 1967 with completion expected to take fifteen (15) months.

The purchaser should be cognizant of the fact that this Report reflects information disclosed by the Developer in the required Notice of Intention submitted September 21, 1965. The Developer has made substantial changes in the project and revisionary material has been filed with the Commission as late as October 28, 1966.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 103 filed with the Commission September 21, 1965.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

REB:km

Distribution:

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