



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
313 SO. BERETANIA ST.
P. O. BOX 3469
Honolulu I, Hawaii

**PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
ROYAL VISTA
1022 Prospect Street
Honolulu, Hawaii

REGISTRATION NO. 108

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 but may only take reservations therefor after

- (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.

December 1, 1965

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that the 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. ROYAL VISTA is a proposed lease condominium project consisting of seventy-one (71) dwelling units.
2. The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Joint Venture Agreement; Master Lease; Assignment of Lease; Declaration of Horizontal Property Regime; By-Laws of Association of Apartment Owners; Reservation Agreement; Sale Agreement; Apartment Lease; Escrow Agreement (Executed); Statement of Costs Involved in Completing Project; and Specifications, Preliminary Drawings and Typical Floor Plans.

Advertising and Promotional Matter, required to be filed with the Commission in compliance with Condominium Rules and Regulations, has not been submitted as part of this registration.

3. The Developer, having been advised of the Commission's Supplementary Filing Requirements of July 23, 1965 has submitted a statement showing all costs involved in completing the project.

4. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, which relates to Horizontal Property Regimes.

NAME OF PROJECT: ROYAL VISTA

LOCATION: 1022 Prospect Street site is on the Punchbowl (west) side of the street, along that part of the street between Magazine Street and Robert Louis Stevenson Intermediate School, at Kewalo, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-2-5:4

ZONING: Hotel-Apartment

DEVELOPER: ALII-KTL, a joint venture, Suite 503, 33 South King Street, Honolulu, Hawaii. Telephone 566-911.

The name of the members of the joint venture are:

Alii Investment Co., Inc., Suite 1220, 1441 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 996-444.

KTL, Limited, Suite 503, 33 South King Street, Honolulu, Hawaii. Telephone 566-911

The managing agents for the joint venture are:

Bruce C. Stark (representing Alii Investment Co., Inc.)
Suite 1220, 1441 Kapiolani Boulevard, Honolulu, Hawaii.
Telephone 996-444.

Kam Tai Lee (representing KTL, Limited), Suite 503, 33 South King Street, Honolulu, Hawaii. Telephone 566-911.

DESCRIPTION: The building to be constructed on said land will be a reinforced concrete structure consisting of a lobby-parking level, two parking levels (1st and 2nd floors), and nine levels of apartments (3rd through 11th floors). There will be a lobby and 11 parking stalls, including three parking stalls for guests, on the lobby-parking level; 42 parking stalls on the 1st floor; 42 parking stalls and a swimming pool on the 2nd floor; 64 apartments on the 3rd through 10th floors, eight apartments per floor; and seven apartments on the 11th floor.

Each of the 3rd through 11th floors will be bisected by a corridor running diamond head to ewa to which every apartment on the floor will have immediate access. The apartments on each floor will be numbered 01 through 08, except that the apartments on the 11th floor will be numbered 01 through 07, preceded by the number of the floor. The numbers will run diamond head to ewa, odd numbers along the mauka side and even numbers along the makai side of the corridor.

On each of the 3rd through 10th floors, the plans of which are identical, there will be four apartments along each side of the corridor. Apartments 01 and 02 will be Type C apartments; Apartments 03, 04, 05, 06, and 07 will be Type B apartments; and Apartment 08 will be a Type A apartment.

On the 11th floor, there will be four apartments along the mauka side and three apartments along the makai side of the corridor. Apartment 01 will be a Type E apartment; Apartment 02 will be a Type D apartment; Apartments 03, 04, 05, and 07 will be Type B apartments; and Apartment 06 will be a Type A apartment.

Each Type A apartment will include a lanai, living-dining room, kitchen, two bedrooms, and two bathrooms. Each Type B apartment will include a lanai, living-dining room, kitchen, dressing room, two bedrooms, and two bathrooms. Each Type C apartment will include two lanais, a living-dining room, kitchen, two bedrooms, and two bathrooms. The Type D apartment will include three lanais, a foyer, living room, dining room, kitchen, den, three bedrooms, and three bathrooms. The Type E apartment will include a lanai, living-dining room, kitchen, two bedrooms, and two bathrooms.

Measured from the unfinished interior surfaces of their perimeter walls, the apartments will consist of the following approximate areas:

	Type	Enclosed Area (Sq.Ft.)	Lanai Area (Sq.Ft.)	Total Area (Sq.Ft.)
<u>3rd through 10th floors</u>				
Apartments 01 and 02	C	892	330	1,222
Apartments 03, 04, 05, 06, and 07	B	890	165	1,055
Apartment 08	A	884	165	1,049
<u>11th floor</u>				
Apartment 01	E	814	330	1,144
Apartment 02	D	1,611	495	2,106
Apartment 03, 04, 05, and 07	B	890	165	1,055
Apartment 06	A	884	165	1,049

Each apartment shall have the exclusive use of a designated parking stall. Each apartment will be furnished with the following electric appliances: kitchen range and oven, refrigerator, food waste disposer, dishwasher, water heater, washer, and dryer. Each apartment will be served by central water, telephone outlet, electric, and television antenna systems.

COMMON ELEMENTS: The common elements shall include:

- (a) Leasehold of said land.
- (b) All foundations, columns, girders, beams, supports, main walls, roofs, corridors, lobbies, stairs, stairways, entrances, and exits of said building.
- (c) All driveways, yards, gardens, and recreational facilities, including the swimming pool.
- (d) All parking areas, service rooms, equipment rooms, and storage areas.
- (e) All central and appurtenant installations for common services, including power, light, water, telephone, television antenna, and trash disposal.
- (f) The two elevators and all tanks, pumps, motors, fans, compressors, ducts, and, in general, all apparatus and installations existing for common use.
- (g) All other parts of the Project necessary or convenient to its existence, maintenance, and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The Developer advises that the only limited common elements will be the parking stalls, except for the three parking stalls for guests. Each apartment shall have an exclusive easement to use one parking stall, and Apartment 1102 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 of the 20 remaining parking stalls, being designated on the plans with the letters A through T.

INTEREST TO BE CONVEYED PURCHASER: Each apartment shall have appurtenant thereto an undivided fractional interest in the common elements for all purposes, including voting, as follows:

<u>3rd through 10th floors</u>	
Apartments 01 and 02	.0156
Apartments 03, 04, 05, 06, and 07	.0134
Apartment 08	.0133

11th floor

Apartment 01	.0144
Apartment 02	.0267
Apartments 03, 04, 05, and 07	.0134
Apartment 06	.0133

USE: **The Declaration** represents that the apartments shall be occupied and used only as private residences and only by the respective owners and tenants thereof and families, servants and guests of such owners or tenants, and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which purposes are defined, respectively as (a) rental for any period less than 30 days, or (b) rental under which the occupants of the apartment are provided such customary hotel services as room service for food and beverage, maid service, laundry and linen, or bellboy service. Except for rentals for transient or hotel purposes, the apartment owners shall have the absolute right to lease their apartments subject to the limitations, restrictions, covenants and conditions contained in the Declaration or in the By-Laws of the Association of Apartment Owners or in any Apartment Lease.

OWNERSHIP TO TITLE: The Developer advises in the Notice of Intention that the fee is vested in YAU HOON LEONG, husband of Bow Chan Leong, Honolulu, City and County of Honolulu, Hawaii.

ENCUMBRANCES AGAINST TITLE: The Notice of Intention represents that there are none.

PURCHASE MONEY HANDLING: An executed Escrow Agreement dated November 8, 1965, between the Developer and SECURITY TITLE CORPORATION, as escrow agent, has been filed.

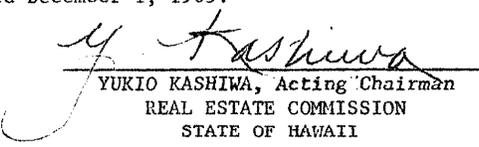
Note: It is incumbent upon the prospective purchaser before executing the Reservation Agreement and the Sale Agreement to read and understand the Escrow Agreement in order to determine the arrangement under which the proceeds from the sale of a dwelling unit are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATIONS: The By-Laws of the Association of Apartment Owners vests the Board of Directors with the powers and duties of administration of the regime. The Board will be responsible for the management and operation of the project, it may appoint personnel to handle these functions. COOKE TRUST COMPANY, LIMITED, has been identified as the Manager in the Notice of Intention.

STATUS OF PROJECT: The Developer states that no building contract has been executed as of the date of the Preliminary Report. The Master Lease and the Declaration require that a 100% performance bond be executed. There has been no construction started at the site. It is anticipated that upon commencement of construction, a completion time of twelve (12) months will see the project finished.

This Preliminary Public Report will be upgraded to a Final Public Report when additional requirements of the Commission have been complied with.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 108 dated December 1, 1965.


YUKIO KASHIWA, Acting Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION