

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
HILO ROYAL APARTMENTS
Kukuau Street
Hilo, Hawaii

REGISTRATION NO. 358

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated _____ issued
by the Real Estate Commission on the above 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 Condo-
minium 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: April 24, 1971
Expires: May 24, 1972

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 ON NOVEMBER 23, 1970 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS LATE AS DECEMBER 23, 1970, AND THE INFORMATION CONCERNING PROPOSED CHANGE OF CONSTRUCTION MATERIALS SUBMITTED APRIL 21, 1971. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report dated December 30, 1970 on HILO ROYAL APARTMENTS, the Developer reports that changes have been made in the information which was presented in the Preliminary Public Report.

Such changes are determined to be material revisions of the information disclosed in the Preliminary Public Report.

This Supplementary Public Report is made a part of the registration on HILO ROYAL APARTMENTS condominium project, and the Developer is held responsible for placing a true copy of this Supplementary Public Report (pink paper stock) in the hands of all purchasers who had received the Preliminary Public Report. It is also the responsibility of the Developer to obtain the required receipt signifying that the purchaser has had an opportunity to read this Report.

2. Purchasers are advised to acquaint themselves with the provisions of Chapter 514, Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

Only certain information under the topical heading DESCRIPTION OF PROJECT has been altered and only to the extent indicated below. Otherwise, the information given in the Preliminary Public Report dated December 30, 1970 still applies.

NAME OF PROJECT: HILO ROYAL APARTMENTS

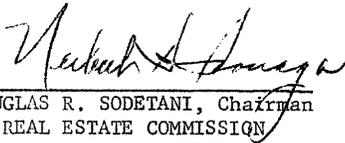
DESCRIPTION OF PROJECT: ...The apartment buildings will be constructed of re-inforced concrete footings and ground floor slab, wood beams, cinder block exterior and common walls with interior partition walls of wood stud with gypsum board sheathing, plywood floors on the second and third stories, gypsum board ceilings, wood stairs and entry corridor, and galvanized corrugated metal roof. Each apartment floor will be carpeted except kitchen and bath will be covered with vinyl asbestos tile.

All other information under the topical heading DESCRIPTION OF PROJECT remains the same.

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 November 23, 1970, and information subsequently filed as of April 21, 1971.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 358 filed with the Commission on November 23, 1970.

The report when reproduced shall be a true copy of the Commission's public report. The paper stock must be pink in color.


for DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 358
April 24, 1971