

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

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

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT on ROYAL KUHIO

2240 Kuhio Avenue, Waikiki, Oahu, Hawaii

REGISTRATION NO. 731

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.

Issued: May 27, 1975
Expires: June 27, 1976

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that the 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 OCTOBER 16, 1974, AND INFORMATION SUBSEQUENTLY FILED AS OF MAY 2, 1975. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of October 21, 1974, on ROYAL KUHIO, Registration No. 731, the Developer reports that certain changes have been made in the project. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of ROYAL KUHIO registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers and prospective purchasers, along with a

copy of the Preliminary Public Report. The Developer is responsible for securing from each purchaser or prospective purchaser a signed receipt signifying that he has had an opportunity to read both Reports.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
3. The Developer advises that the Declaration of Horizontal Property Regime and attached Bylaws are filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 718979. The Condominium Map has been filed with the Assistant Registrar as Map No. 248.
4. No advertising and promotional materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, as amended, and the condominium rules and regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, May 27, 1975, unless a Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the Preliminary Public Report of October 21, 1974, under the topical headings DESCRIPTION, COMMON ELEMENTS, LIMITED COMMON ELEMENTS and ENCUMBRANCES has been changed; the Developer reports that no other information in the Preliminary Public Report has changed.

DESCRIPTION: The Declaration of Horizontal Property Regime filed with the Assistant Registrar of the Land Court and submitted to the Commission shows that the description of the project set forth in the Commission's Preliminary Public Report under the above caption is unchanged except:

1. The first floor shall not contain a moss garden or an enclosed display area.
2. The seventh floor shall not contain a small stage area; it will have 14 dryers, instead of the 7 noted in the Preliminary Public Report; and the exercise room has been designated as an exercise area because it is partially unenclosed.
3. The bathroom and kitchen of all apartments shall have sheet vinyl covering, rather than the vinyl tile covering noted in the Preliminary Public Report.

4. Each of the two-bedroom apartments will have a range with two ovens; and the hall-foyer area will have a wood parquet floor instead of the vinyl tile covering noted in the Preliminary Public Report.
5. Each of the three-bedroom apartments will have a hall-foyer area with a cultured marble floor.

COMMON ELEMENTS: The Declaration shows that the Common Elements of the project are identical to those described under this heading in the Preliminary Public Report except that:

1. The first floor will not contain a moss garden and enclosed display area.
2. The seventh floor will not contain a small stage area; and the exercise room described in the Preliminary Public Report has been designated an exercise area because it is partially unenclosed.

LIMITED COMMON ELEMENTS: The Declaration shows that the Limited Common Elements of the project are identical to those described under this heading in the Preliminary Public Report except that:

1. Each apartment on floors 32 through 37 shall have the right to use two floor to ceiling storage lockers, instead of each apartment on floors 31 through 37 as noted in the Preliminary Public Report.
2. The area marked "Room 107, Elevator and Mail Lobby" on the Condominium Map and the adjacent three elevators shall be Limited Common Elements appurtenant to all of the apartments on floors 8 through 31, inclusive, instead of the apartments on floors 8 through 32, inclusive, as noted in the Preliminary Public Report.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report of May 1, 1975, by Title Guaranty of Hawaii, Incorporated, reflects that the seven parcels noted in the Commission's Preliminary Public Report have been consolidated and that all encumbrances listed in the Commission's Public Report have been cancelled and that the land submitted to the project is subject only to the following:

1. Real Property Taxes, assessed but not yet payable.
2. A. A grant in favor of the City and County of Honolulu, dated October 7, 1966, filed as Land Court Document No. 403564; granting an easement for sewer purposes.

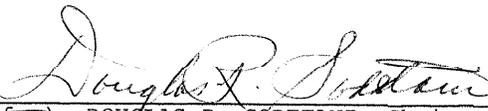
- B. A grant in favor of the City and County of Honolulu, dated September 1, 1966, filed as Document No. 406472; granting an easement for sewer purposes.
- C. A grant in favor of the City and County of Honolulu, dated May 15, 1967, filed as Document No. 422537; granting an easement for sewer purposes.
- 3. Mortgage in favor of First Hawaiian Bank, filed as Land Court Document No. 710173.
- 4. Additional Charge Mortgage in favor of First Hawaiian Bank, filed as Document No. 710174.
- 5. Declaration of Horizontal Property Regime, dated April 30, 1975, filed as Document No. 718979 and the By-Laws attached thereto and Condominium Map No. 248.

The Developer has advised the Commission that the lien of the Mortgages and the Financing Statement identified in items 3 and 4 upon an apartment above will be released prior to the conveyance of such apartment.

 A purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted October 16, 1974, and information subsequently filed as of May 2, 1975.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 731 filed with the Commission on October 16, 1974.

This report when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white.


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

Distribution:
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 AND COUNTY OF HONOLULU
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May 27, 1975
 REGISTRATION NO. 731