

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

ROYAL QUEEN EMMA
222 Vineyard Street
Honolulu, Hawaii

Registration No. 1276

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 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: October 5, 1981
Expires: November 6, 1981

SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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 TO SELL SUBMITTED ON APRIL 3, 1980 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF SEPTEMBER 30, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of November 6, 1980, on ROYAL QUEEN EMMA, Registration No. 1276, the Developer reports that material changes have been made in the plan or set up of the project.
2. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), becoming a part of the ROYAL QUEEN EMMA registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary and Final Public Report and obtaining a signed receipt therefor.
3. No promotional or advertising materials have been submitted to the Commission yet.
4. The Developers have filed all documents and materials deemed necessary by the Commission for the issuance of this Supplementary Public Report.
5. The Amended Declaration was recorded in the Bureau of Conveyances of the State of Hawaii on September 28, 1981, at Liber 15843, page 377. The amendment to Condominium Map No. 747 was also filed on the same date.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Real Estate Commission's rules and regulations relating to horizontal property regimes.
7. This Supplementary Public Report expires on November 6, 1981 unless the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Final Public Report dated October 6, 1980 has not been changed except for the following:

DESCRIPTION OF PROJECT: The modifications to the Declaration are as follows, numbered according to the numbering as used in the Declaration.

1. Description of Building. This paragraph of the Declaration has been revised to reflect:

(a) The building and improvements to be constructed on the Property are shown on the plans, specifications and floor plans thereof prepared by Kimura, Ybl & Associates, AIA, as to the "PH" floor plan, Wesley Yoshikawa, AIA, as to Apartment 603;

and by James K. Tsugawa, AIA, and Associates, as to all other portions of the building and the project, which consolidated plans shall be recorded at the Bureau of Conveyances of the State of Hawaii as Condominium Map No. 747, as amended;

(b) The sixth floor (designated as floor "PH" on said Condominium Map) has a men's and women's room, one two-bedroom apartment and three commercial apartments and, each of said floors also has a corridor, electrical and trash chute room, stairwells, and elevators.

There has been added to said paragraph the following additional sub-paragraphs:

The building has no air conditioning. The roof of the building has 24 concrete pads, each suitable for installation of a condenser unit for a supplemental cooling unit. The building includes refrigerant piping to and from each condenser pad to each of the 24 apartments, together with control wiring in separate conduits between each condenser pad and each apartment. The condenser pads, the refrigerant piping, wiring and intake ducts are common elements.

An owner of an apartment may, at the owner's own cost and expense, install a supplemental cooling condenser unit on the condenser pad, a fan coil unit in the apartment, ducting and vents in the apartment, and the supplemental cooling controls in the apartment, in which event such owner must also, at the owner's own cost and expense, install all appurtenant equipment such as connecting hardware, neoprene insulation, and other items necessary to properly install and use the foregoing, all of the foregoing, hereinafter referred to as "Supplemental Cooling System". Upon installation of a Supplemental Cooling System by the owner of any apartment, such Supplemental Cooling System shall immediately become a fixture, become part of the building, and become a limited common element appurtenant to the apartment which said Supplemental Cooling System serves.

The owner of the apartment to which each Supplemental Cooling System is appurtenant shall bear complete responsibility for all costs and expenses of such Supplemental Cooling System, including, without limitation, insurance thereon, repair, maintenance, supplies, parts, servicing and replacement.

2. Description of Apartments. This paragraph has been revised in part and now reads in its entirety as follows:

The Project is hereby divided into the following separate freehold estates:

Twenty-four (24) freehold estates are hereby designated in the spaces within the perimeter walls, floors and ceilings of each of the twenty-four (24) condominium apartment units of the Project, which spaces, herein called the "Apartments", are designated on the aforesaid Condominium Map.

Each apartment is a mixed use, residential/commercial apartment, except for PH1, PH2 and PH3, each of which is solely a commercial apartment.

There are nine types of apartments: three-bedroom apartments of three design type (Design A, B or C), two-bedroom apartments of one design type, and Apartment 603, PH1, PH2, PH3 and PH4, each of which is of its own design type.

Each Apartment includes all built-in plumbing and fixtures within the boundaries of said Apartment.

Three-bedroom apartments of Design Plan A are approximately 1,268 square feet and consist of three bedrooms, two baths, living-dining room, kitchen, entry foyer, three closets, and space for washer-dryer.

Three bedroom apartments of Design Plan B are approximately 1,170 square feet and consist of three bedrooms, two baths, a living-dining room, kitchen, three closets, and space for washer-dryer.

Three bedroom apartments of Design Plan C are approximately 1,279 square feet and consist of three bedrooms, two baths, living-dining room, kitchen, entry foyer, three closets, and space for washer-dryer.

Two bedroom apartments are approximately 918 square feet and consist of two bedrooms, two baths, living-dining room, kitchen, two closets, and space for washer-dryer.

Apartment 603 is approximately 1,170 square feet, and consists of three bedrooms, two baths, five closets, kitchen, living room, space for washer/dryer, and entry foyer.

The PH1 apartment is approximately 1,269 square feet and consists of three offices, one bath, four closets, a wet bar, two secretarial areas, and a reception area.

The PH2 apartment is approximately 928 square feet and consists of one office-conference room, two offices, a secretarial alcove, a secretarial-reception area, two storage rooms, a service area, and a women's restroom (opening to the hallway).

The PH3 apartment is approximately 1,104 square feet and consists of three offices, one conference room, a secretarial-reception area, hallway, service room with sink and space for a refrigerator, equipment and copier, a storage closet, and a men's restroom (opening to the hallway).

The PH4 apartment is approximately 1,334 square feet and consists of a foyer, entry hallway, powder room, space for dry bar, living room, two bedrooms, two bathrooms, dining room, kitchen, and three closets.

The apartment design plans are shown on said Condominium Map. Three bedroom Design Plan A apartments

are numbered with the last digit "1", Design Plan "B" with the last digit "3" (except that Apartment 603 is of its own design plan), and Design Plan C with last digit "4". Two-bedroom apartments are numbered with the last digit "2". The PH units are numbered "PH" and are of their own design plans as hereinbefore noted. The apartments in the building are located as shown on said Condominium Map, are numbered as follows, and are of the type and on the floor designated:

<u>Number</u>	<u>Floor</u>	<u>Type</u>
301	3	3-Bedroom, Design Plan A
302	3	2-Bedroom
303	3	3-Bedroom, Design Plan B
304	3	3-Bedroom, Design Plan C
401	4	3-Bedroom, Design Plan A
402	4	2-Bedroom
403	4	3-Bedroom, Design Plan B
404	4	3-Bedroom, Design Plan C
501	5	3-Bedroom, Design Plan A
502	5	2-Bedroom
503	5	3-Bedroom, Design Plan B
504	5	3-Bedroom, Design Plan C
601	6	3-Bedroom, Design Plan A
602	6	2-Bedroom
603	6	3-Bedroom, Design Plan 603
604	6	3-Bedroom, Design Plan C
701	7	3-Bedroom, Design Plan A
702	7	2-Bedroom
703	7	3-Bedroom, Design Plan B
704	7	3-Bedroom, Design Plan C
PH1	PH	Design Plan PH1
PH2	PH	Design Plan PH2
PH3	PH	Design Plan PH3
PH4	PH	Design Plan PH4

Each of the apartments has access to a corridor, which is part of the common elements, leading to the two stairways and elevators, also part of the common elements and serving all of the apartments.

4. Boundaries. Sub-Paragraph A of this paragraph has been revised to note that the boundary of PH2 includes non-enclosed space, and reads in its entirety as follows:

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or the interior loadbearing walls, the floors and ceilings surrounding each apartment, or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Subject to the foregoing, each apartment shall be deemed to include all of the walls and partitions which are not loadbearing within its perimeter or party walls, any doors, gates,

glass windows or panels within or on its perimeter, the inner decorated or finished surfaces of all walls, floors and ceilings and any fixtures and appliances originally installed therein. However, with respect to Apartment PH2, the apartment shall be deemed to include that space designated on the Condominium Map where the door of said apartment is to be located, such that the apartment shall be deemed to include the portion of the perimeter wall where the door to the corridor is to be located, including any paint or finishing on the wall on the side of the corridor, to the height and width indicated on said Condominium Map.

COMMON ELEMENTS: This paragraph has been revised by renumbering the prior subparagraph L. to be subparagraph M. and adding a new subparagraph L. as follows:

L. Wiring, refrigerant piping, conduits and roof pads suitable for installation of a Supplemental Cooling System for each apartment;

LIMITED COMMON ELEMENTS: This paragraph has been revised in part and now reads in its entirety as follows:

Certain parts of the common elements, herein called the "limited common elements", are hereby designated, reserved, and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

A. The Supplemental Cooling Units serving each apartment shall be a limited common element appurtenant to the apartment which it serves, including roof-mounted condensor unit, motors and starters, fan coil units, thermostat, air distribution devices, and controls within the apartment.

B. Each apartment shall have appurtenant thereto one or more parking stalls as shown on the said Condominium Map. There are no "guest parking" stalls or areas. The parking stalls which are limited common elements and the respective apartments to which they are appurtenant are as follows:

<u>Parking Stall Number</u>	<u>Apartment</u>
101	501
102	503
103	504
104	601
105	603
106	604
107	701
108	703
109	704
110	PH1

<u>Parking Stall Number</u>	<u>Apartment</u>
111	PH3
112	PH4
113C	PH2
114C	702
115C	602
116C	502
117C	402
118C	302
119	401
120	403
121	404
122	304
123	504
201	401
202	601
203	501
204	603
205	604
206	701
207	702
208	703
209	704
210	PH1
211	PH1
212	PH2
213	PH3
214	PH4
215	PH4
216C	403
217C	301
218C	404
219	301
220	303
221	304

INTEREST TO BE CONVEYED TO PURCHASERS: This paragraph has been revised in part, specifically the undivided interest in common elements as to PH1, PH2, PH3 and PH4 being revised by re-allocation as among said units only as follows, all other apartments' allocations of percentage undivided interest in common elements being unaffected:

<u>APARTMENT NUMBER</u>	<u>APPROXIMATE AREA</u>	<u>UNDIVIDED INTEREST IN COMMON ELEMENTS</u>
PH1	1,269 square feet	4.5652
PH2	928 square feet	3.3390
PH3	1,104 square feet	3.9719
PH4	1,334 square feet	4.7968

ENCUMBRANCES AGAINST TITLE; A committment letter for title insurance dated September 2, 1981, issued by First American Title Company of Hawaii, Inc., lists the following encumbrances against title:

1. For real property taxes due and payable, reference is made to Finance Director, City and County of Honolulu.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. Condominium Map No. 747, filed in the Bureau of Conveyances of the State of Hawaii.
4. The restrictions, covenants, agreements, obligations, conditions, easements and other provisions set forth in Declaration of Horizontal Property Regime dated August 25, 1980, recorded on August 29, 1980, in said Bureau of Conveyances in Liber 14954 Page 445, and the By-Laws attached thereto. Confirmation thereto recorded in Liber 14980 Page 689.
5. All exclusive and nonexclusive easements mentioned in said Declaration, and/or as delineated on Condominium Map No. 747.

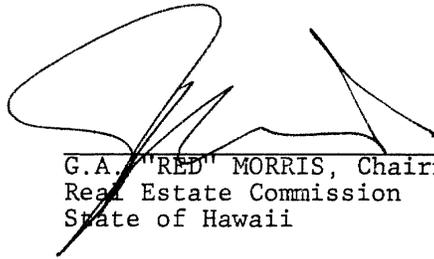
6. MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT

Mortgagor: Royal Queen Emma Partners, a registered
Hawaii limited partnership
Mortgagee: Washington Mortgage Co., Inc., a
Washington corporation
Dated: August 21, 1980
Recorded: August 29, 1980
Liber: 14954
Page: 511
To Secure: \$3,450,000.00
Confirmation thereto recorded in Liber 14980 Page 689

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 April 3, 1980, and additional information subsequently filed as of September 30, 1981.

This is a SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT which is made a part of Registration No. 1276 filed with the Commission of April 3, 1980.

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



G.A. "RED" MORRIS, Chairman
Real Estate Commission
State of Hawaii

DISTRIBUTION:

Department of Finance
Bureau of Conveyances
Planning Department, City
and County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1276

DATED: October 5, 1981