

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

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

on

VICTORIA TOWERS

Victoria and Lunalilo Streets
Honolulu, Hawaii

REGISTRATION NO. 593

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

It was prepared as a supplement to an earlier Report dated September 26, 1973 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: December 18, 1973
Expires: October 26, 1974

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 JULY 19, 1973, AND INFORMATION SUBSEQUENTLY FILED AS OF December 17, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report dated September 26, 1973, the Developer reports that changes have been made in the information which was presented in the Preliminary Public Report.

This Supplementary Public Report is made a part of the registration on Victoria Towers 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 have received the Preliminary Public Report and all purchasers subsequent to the date of issuance of said 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. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been recorded.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. This Supplementary Public Report automatically expires October 26, 1974, unless another Supplementary Public Report issues or the Commission upon review of the registration issues an order extending the effective period of this report.
5. 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 headings DESCRIPTION and INTEREST TO BE CONVEYED TO PURCHASER has been altered and only to the extent indicated below.

NAME OF PROJECT: VICTORIA TOWERS

DESCRIPTION: The changes in the Declaration now reflect that an additional floor has been added to the existing church administration building. The building will be three (3) stories containing a gross area of 10,356 square feet, the third floor containing a gross area of 4,034 square feet, more or less. The first floor will contain only ten (10) parking stalls instead of twenty-two (22).

The existing church now reflects the corrected floor area of 4,907 square feet, more or less.

The corrected parking will be for one hundred thirty-four (134) parking stalls (ninety-two (92) covered, twenty (20) semi-covered and twenty-two (22) open).

In addition, it should be noted that dishwashers shall not be included among the appliances supplied with each apartment.


INTEREST TO BE CONVEYED TO PURCHASER: The Developer advises that the percentage of undivided interest in the common elements are as follows:

	<u>Percentage Interest</u>
All 52, two-bedroom apartments	1.3820 each unit
Apartment 1701 (three-bedroom apartment)	2.0429
Apartment 1702 (three-bedroom apartment)	1.8317
Apartment 1703 (three-bedroom apartment)	1.5686
Church Building	7.2956
Church Administration Building	15.3972

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 July 19, 1973, and information subsequently filed as of December 17, 1973.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 593 filed with the Commission on July 19, 1973.

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. SODEHANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 593

December 18, 1973