

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**

THREE REGENTS
Corner of Likini & Ala Lilikoi Sts.
Honolulu, Hawaii

REGISTRATION NO. 601

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

It was prepared as a supplement to an earlier Report dated November 6, 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: April 29, 1974
Expires: December 6, 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 TO SELL SUBMITTED AUGUST 6, 1973 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 29, 1974. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF THEIR INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report of November 6, 1973 on THREE REGENTS, Registration No. 601, the Developer reports that changes have been made in the plan or setup as presented in the August 6, 1973 notice of intention to sell.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), becoming a part of the THREE REGENTS 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 Final Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination a Second Amendment to the Declaration of Horizontal Property Regime deemed necessary for the registration of the project and the updating of information disclosed therein.

3. No promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

4. The Developer of the project reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

The Declaration of Horizontal Property Regime, dated May 29, 1973, with the By-Laws attached, was filed in the Office of the Assistant Registrar as Land Court Document No. 631632, and amended by instrument dated July 25, 1973, filed as aforesaid as Document No. 640766, and further amended by instrument dated February 22, 1974, filed as aforesaid as Document No. 670486.

The approved Floor Plans showing the layout, location, etc. have been designated Condominium Map No. 167 by the Assistant Registrar.

5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

6. This Supplementary Public Report automatically expires on December 6, 1974, unless another Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

The information in the topical heading, DESCRIPTION has been altered as follows. All other topical headings have not been disturbed.

DESCRIPTION: The Second Amendment to the Declaration of Horizontal Property Regime of THREE REGENTS, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 670,486, indicates that the original Declaration incorrectly stated the respective areas of certain apartments of the project and that Exhibit "B" attached to the Second Amendment supersedes Exhibit "B" attached to the original Declaration in its entirety, so that a description of each of the apartments of the project designating the layout, number of rooms and approximate areas thereof is as follows:

1. BUILDINGS A, B AND D:

(a) Apartment 101 contains three bedrooms, two bathrooms, a kitchen, a living room-dining area, dressing room, laundry-utility area, lanai, privacy area, outdoor kitchen facility and patio, and contains a total area of approximately 2,355 square feet, including the lanai, outdoor kitchen facility, privacy area and patio.

(b) Apartment 105 contains three bedrooms, two bathrooms, a kitchen, a living room-dining area, laundry-utility area, lanai, privacy area, patio and office, and contains a total area of 1,799 square feet including the lanai, privacy area, patio and office.

(c) Apartments 102, 103, 104, 106, 107, 108, 109, 110, 123, 124, 125 and 126 each contains three bedrooms, two bathrooms, a kitchen, living room-dining area, laundry-utility area, lanai, privacy area and patio, and each contains a total area, including the lanai, privacy area, and patio, as follows: 102- 1,559 square feet; 103- 1,511 square feet; 104- 1,439 square feet; 106- 1,535 square feet; 107- 1,487 square feet; 108 and 109- 1,439 square feet; 110- 1,499 square feet; 123, 124 and 125- 1,415 square feet; and 126- 1,735 square feet.

(d) Apartments 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 223, 224, 225, 226, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 323, 324, 325 and 326 each contains three bedrooms, two bathrooms, a kitchen, living room-dining area, laundry-utility area and a lanai. Apartments 201, 202, 203, 204, 223, 224, 225, 226, 301, 302, 303, 304, 323, 324, 325 and 326 each contains a total area of approximately 1,055 square feet including the lanai, and Apartments 205, 206, 207, 208, 209, 210, 305, 306, 307, 308, 309 and 310 each contains a total area of approximately 1,055 square feet, including the lanai.

2. BUILDING C:

(a) Apartments 111, 112, 113, 114, 115, 116, 117 and 118 each contains three bedrooms, two bathrooms, an entry-hallway, a kitchen, a living room-dining area, laundry-utility area, lanai, patio and privacy area, and each contains a total area including the lanai, patio and privacy area, as follows: Apartments 114, 115 and 118 approximately 1,630 square feet; 111 approximately 2,000 square feet; and 112, 113, 116 and 117 approximately 1,683 square feet.

(b) Each of the Apartments 119, 120, 121 and 122 contains three bedrooms, two bathrooms, an entry-hallway, a kitchen, living room-dining area, lanai, patio and privacy area. Including their respective lanais, patios and privacy areas, Apartments 119, 120, 121 and 122 contain approximate total areas as follows: Apartment 119- 1,664 square feet; Apartment 120- 1,722 square feet; Apartment 121- 1,718 square feet; and Apartment 122- 1,946 square feet.

(c) Apartments 212, 213, 214, 215, 216, 217, 219, 220, 221, 312, 313, 314, 315, 317, 319, 320 and 321 each contains three bedrooms, two bathrooms, a kitchen, living room-dining area, laundry-utility area and lanai. Apartments 212, 213, 214, 215, 216, 217, 312, 313, 314, 315, 316 and 317 each contains a total area of approximately 1,077 square feet, including the lanai; Apartments 219, 220, 221, 319, 320 and 321 each contains a total area of approximately 1,072 square feet including the lanai.

(d) Apartments 211 and 311 each contains three bedrooms, two bathrooms, a kitchen, living room-dining area, laundry-utility area and two lanais, and each contains a total area of approximately 1,251 square feet including the lanai.

(e) Apartments 218 and 318 each contains three bedrooms, two bathrooms, a kitchen, living room-dining area, laundry-utility area and lanai, and each contains a total area of approximately 1,128 square feet, including the lanai.

Apartments 222 and 322 each contains three bedrooms, two bathrooms, a kitchen, living room-dining area, laundry-utility area and lanai, and each contains a total area of approximately 1,328 square feet, including the lanai.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted August 6, 1973 and information subsequently filed as of April 29, 1974.

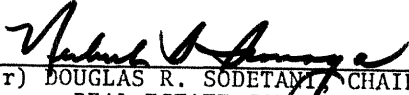
This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 601 filed with the Commission August 6, 1973.

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 in color.

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BUREAU OF CONVEYANCES
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FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 601
April 29, 1974


(for) DOUGLAS R. SODEYAMA, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII