

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
THE ROYAL IOLANI
581 and 583 Kamoku Street
Honolulu, Hawaii 96826

REGISTRATION NO. 851

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

It was prepared as a supplement to an earlier Report dated April 13, 1976 & May 6, 1977 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 : August 10, 1978
Expires: December 6, 1978

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 23, 1976 AND INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 8, 1978. THE COMMISSION HAS RECEIVED ADDITIONAL INFORMATION WITH RESPECT TO THE PROJECT WHICH CONSTITUTES MATERIAL CHANGES IN PORTIONS OF THE INFORMATION CONTAINED IN THE PRELIMINARY PUBLIC REPORT ISSUED APRIL 13, 1976 AND THE FINAL PUBLIC REPORT ISSUED MAY 6, 1977. THE SUBMISSION OF SUCH INFORMATION IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of May 6, 1977, extended to December 6, 1978, the Developer reports that changes have occurred in the information contained in the Preliminary Public Report issued April 13, 1976 and the Final Public Report issued May 6, 1977.

This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock) and the Preliminary Public Report (yellow paper stock), becoming a part of THE ROYAL IOLANI registration. 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 and Preliminary Public Report. It is also the responsibility of Developer to secure a signed copy of the receipt for all such reports from each purchaser or prospective purchaser, signifying that he has had an opportunity to read all such reports.

2. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, with By-laws of Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration and Bylaws dated March 22, 1977 have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 812473.

The Land Court has assigned Condominium Map No. 304 to the project.

3. Advertising and promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the rules and regulations promulgated thereunder which relate to the Horizontal Property Act.
5. This public report expires December 6, 1978 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 which superseded the Preliminary Public Report in its entirety, has not been disturbed with the exception of DEVELOPER, DESCRIPTION, LIMITED COMMON ELEMENTS, ENCUMBRANCES AGAINST TITLE, PURCHASE MONEY HANDLING and STATUS OF PROJECT.

DEVELOPER: The developer remains The Kamoku Development, a Hawaii joint venture, whose business and post office address is 1910 Ala Moana, Suite 41A, Honolulu, Hawaii 96815 (Phone: 946-1144). The joint venturers remain the same, except that Kaiolu, Inc. was merged into Miles Crossing, Ltd., a Hawaii corporation, the principal place of business and post office

address of which is 1000 Bishop Street, Honolulu, Hawaii 96813. The other joint venturers are Sheridan Ing-Iolani Corporation, Suite 1908, 130 Merchant Street, Honolulu, Hawaii 96813, and Stark Development-Iolani, Ltd., 1910 Ala Moana, Suite 41A, Honolulu, Hawaii 96815.

DESCRIPTION:

1. The description of a residential apartment in the project has been clarified to exclude the air-handling unit serving the apartment up to but not including the air conditioning grill, which is deemed to be a part of the apartment.

2. The Declaration has been amended to allow the Board of Directors reasonable access to the residential apartments for the purpose of such pest control program as the Board of Directors shall from time to time adopt.

3. The Declaration has also been amended to allow apartment owners, with the approval of the Board, to combine two or more adjacent apartments.

LIMITED COMMON ELEMENTS:

The Condominium Map has been amended to show, among other matters, the addition of a third floor ramp from the parking levels above the School Apartment to the Diamond Head Tower. This ramp shall be for the use of residential apartment owners.

The assignment of parking stalls to apartments of the project has been made by the inclusion of an Exhibit "C" to the Declaration, a copy of which is attached to this report, and the inclusion of a parking plan in the Condominium Map.

PURCHASE MONEY HANDLING: Developer, as the Seller under each individual Sales Contract, hereby waives its rights to cancel said Sales Contracts under any provisions contained in Paragraph 13 of any such Sales Contract.

ENCUMBRANCES AGAINST TITLE: A preliminary title report dated June 22, 1978 issued by Title Guaranty of Hawaii Incorporated reflects that the land is subject to the following encumbrances:

1. Terms, agreements, reservations, covenants, conditions and provisions contained in Master Lease from Iolani School, as Lessor, to The Kamoku Development, as Lessee, dated March 2, 1976, effective as of January 1, 1975, filed as Land Court Document No. 756565.

2. Mortgage and Security Agreement dated March 24, 1977 by and between Crocker National Bank, as Mortgagee, and The Kamoku Development, as Mortgagor, filed as Document No. 810144.

3. Second Mortgage and Security Agreement dated March 24, 1977 by and between The Kamoku Development, as Mortgagor, and Swinerton & Walberg Co., as Mortgagee, filed as Land Court Document No. 810145. Consent given by Crocker National Bank and filed as Land Court Document No. 810146 and by Iolani School, filed as Document No. 810147.

4. Declaration of Horizontal Property Regime, dated March 22, 1977, together with Bylaws attached thereto, filed as Land Court Document No. 812473 (project covered by Condominium Map No. 304), as amended by First Amendment to Declaration dated July 27, 1978, filed as Land Court Document No. 890966.

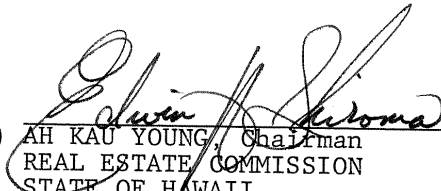
5. For real property taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division.

STATUS OF THE PROJECT: The estimated completion date of the project is September 15, 1978.

The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted March 23, 1976 and additional information subsequently filed as of August 4, 1978.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 851 filed with the Commission March 23, 1976.

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.


(for) AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Department of Taxation
Bureau of Conveyances
Planning Commission, City & County of Honolulu
Department of Housing and Urban Development
Escrow Agent

REGISTRATION NO. 851

August 10, 1978

EXHIBIT "C"

THE ROYAL IOLANI PARKING STALL ASSIGNMENTS

A. Parking Stalls located on the First Floor:

<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>	<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>	<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>
1C	3202	47	3602	93	1702
2	2506	48	3206	94	1808
3	3306	49C	3101	95C	1804
4	3302	50C	1907	96C	1704
5	3704	51	2602	97	1708
6	3402	52	2706	98	1608
7	PH6	53	2802	99	1508
8	3502	54	2806	100	1506
9	3506	55C	2102	101	1502
10	3508	56C	908	102	1606
11	3408	57C	906	103	1602
12	3208	58	3008	104	1402
13C	3104	59	2902	105	3305
14C	3304	60C	902	106	2405
15	3808	61C	1006	107	1406
16	3806	62C	1008	108	1202
17	3908	63	3005	109	1206
18C	3804	64	2508	110	1408
19	3102	65	2408	111C	1604
20	2702	66	2308	112C	1104
21	3906	67C	2004	113	3905
22C	3504	68C	1904	114	3905
23C	PH2	69	1908	115	1102
24	PH2	70	2008	116C	1003
25C	2604	71	2108	117	1003
26C	2504	72	2208	118	3404
27	3606	73C	808	119C	1504
28	3706	74C	806	120C	1204
29C	3204	75C	1208	121	3004
30C	2804	76C	802	122	3201
31	3702	77	2606	123	3101
32C	2404	78	2502	124C	PH7
33C	2206	79	3902	125C	1404
34	3108	80	2402	126	3601
35	3006	81	2302	127	2701
36	3608	82	2306	128C	2605
37	3708	83C	2104	129C	804
38C	2202	84C	3904	130	2201
39C	3907	85	1806	131	3801
40	2708	86	1802	132	3301
41	2808	87	308	133C	1004
42	2908	88	1902	134C	304
43	2906	89	2006	135	3805
44C	1002	90	2002	136	3901
45C	1108	91	2106	137	3901
46C	1106	92	1706	138	2707

<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>	<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>	<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>
139	3001	190	506	241	1805
140	3001	191	508	242	3303
141	3701	192C	504	243	3403
142	3703	193C	404	244	2407
143C	704	194	708	245	2207
144	1007	195	608	246	2107
145C	3002	196	606	247	2007
146	3308	197	3807	248	2704
147CT	3308	198	602	249	1807
148	2204	199	706	250	3503
149CT	2204	200	2901	251	3603
150	PH4	201	2205	252	1607
151	3802	202	3405	253	2705
152	3406	203	PH5	254	2005
153T	3406	204	402	255CT	2005
154	1906	205	406	256	1105
155T	1906	206	408	257CT	1105
156	2406	207	302	258	1205
157T	2406	208	2601	259CT	1205
158	904	209	2501	260	3101
159T	904	210	2607	261	2801
160	2608	211C	3101	262	2801
161T	2608	212	3106	263	2605
162	PH8	213	2401	264T	2605
163	PH8	214	1601	265	2503
164C	604	215	3205	266T	2503
165	3205	216	1703	267	901
166	1905	217	3107	268T	901
167	2301	218	3207	269	2507
168	2905	219	3307	270T	2507
169	2101	220	3407	271	2805
170	2101	221	2603	272T	2805
171	3803	222T	2603	273	3707
172	PH1	223	803	274T	3707
173	PH1	224T	803	275	607
174	3501	225	3507	276T	607
175	3401	226	3607	277C	3705
176C	702	227	3101	278CT	3705
177	1707	228	3604	279	3505
178	507	229	2304	280T	1007
179	3105	230	1405	281T	2705
180	1901	231	1705	282C	3101
181	1801	232	1605	283	3101
182	2305	233	306	284	3101
183	2105	234	2505	285C	3101
184	2001	235	PH3	286	3101
185	3101	236	3003	287	3101
186	502	237	3903	288	2904
187	3605	238	3007		
188	2307	239	2907		
189	1701	240	2807		

B. Parking Stalls located on Fourth Floor of Music and Administration Building:

<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>	<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>
401	3101	449	501
402	2703	450	601
403	2003	451	605
404	1603	452	2806
405	1503	453	805
406	1501	454	801
407	1903	455C	3101
408	1903		
409	1901		
410	2403		
411	3801		
412	3101		
413T	3101		
414	3101		
415T	3101		
416CT	3203		
417	3103		
418	2203		
419	2303		
420	2903		
421	1103		
422	2803		
423	3601		
424	1505		
425	3501		
426C	3101		
427C	703		
428C	603		
429C	3108		
430	905		
431	701		
432	1001		
433	1506		
434	1101		
435	3401		
436	1803		
437	3201		
438	1403		
439	1203		
440	3101		
441	2901		
442	3906		
443	1401		
444	1501		
445	1201		
446	2103		
447	705		
448	505		

C. Parking Stalls located on Fifth Floor Music and Administration Building

<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>	<u>PARKING STALL NO.</u>	<u>APART- MENT NO.</u>
501C	3101	546C	3101
502	1507	547C	3101
503	1407	548C	3101
504	1207	549C	3101
505	1107	550C	1005
506	3101	551C	407
507	907	552C	307
508	3101	553	3101
509	707	554	3101
510	3101	555	3101
511	3008	556	Guest
512	3101	557	3101
513	401		
514	405		
515	305		
516	903		
517	3708		
518	3608		
519	3706		
520	807		
521	807		
522	3101		
523	3101		
524	3101		
525C	301		
526C	503		
527C	403		
528C	303		
529	Guest		
530	Guest		
531	Guest		
532	Guest		
533	Guest		
534	3806		
535	3101		
536C	3101		
537C	3101		
538C	3101		
539C	3101		
540C	3101		
541	3101		
542	3101		
543C	3101		
544C	3101		
545C	3101		

- D. As used above, the letter "C" after a parking stall number indicates a compact parking stall, the letter "T" indicates a tandem parking stall and the letters "CT" indicate a compact tandem parking stall.