

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 ALOHA
1909 Ala Wai Boulevard
Honolulu, Hawaii

REGISTRATION NO. 855

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: August 5, 1976
Expires: September 5, 1977

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 APRIL 13, 1976 AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 30, 1976. THE DEVELOPERS, IN NOTIFYING THE COMMISSION OF THEIR INTENTION TO SELL AND SUBMITTING INFORMATION OF MATERIAL CHANGES IN THE PROJECT, ARE COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of May 14, 1976, the Developers report that changes have been made in the plan or setup as presented in the April 13, 1976 notice of intention to sell.

This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of ROYAL ALOHA registration. The Developers are responsible for placing a true copy of this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report (yellow paper stock). The buyer shall sign the required receipt signifying that he has had an opportunity to read both 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 By-Laws dated July 15, 1976 have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 773405.

The Land Court has assigned Condominium Map No. 284 to the project.

3. Advertising and promotional matter have 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 514, Hawaii Revised Statutes, as amended, and the rules and regulations promulgated thereunder which relate to the Horizontal Property Act.
5. This public report automatically expires thirteen months after the date of issuance, August 5, 1976, unless a Supplementary Public Report is published or 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 Preliminary Public Report of May 14, 1976 remains unchanged, except for the following:

ATTORNEY REPRESENTING DEVELOPERS: Okumura Takushi Funaki & Wee (Alfred M. K. Wong), Suite 500 Alexander Young Building, 1015 Bishop Street, Honolulu, Hawaii 96813, Telephone No. 536-1791.

DESCRIPTION: There has been no change in the description of the apartments except for Commercial Types J and K (identified as Nos. C-1 and C-2, respectively, in the Declaration and Condominium Map). Commercial Type J shall have an area of 2,800 square feet and Commercial Type K shall have an area of 4,610 square feet.

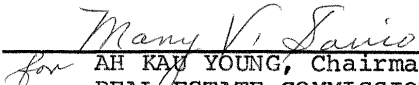
COMMON INTEREST TO BE CONVEYED TO BUYER: There has been no change in the common interest for the apartments except for Commercial Types J and K. Commercial Type J shall have an undivided 2.7194 percentage common interest and Commercial Type K shall have an undivided 4.7119 percentage common interest.

ENCUMBRANCES AGAINST TITLE: The Developers have submitted to the Commission an updated Preliminary Title Report by Title Guaranty of Hawaii, Incorporated dated June 25, 1976. Said Preliminary Title Report shows no encumbrances not mentioned previously in the Preliminary Public Report of May 14, 1976. The Developer reports to the Commission that the three mortgages listed as encumbrances will be removed prior to the issuance of the Condominium Conveyancing Instrument to the purchaser. The Developer also reports to the Commission that the real property taxes for the second half of the fiscal year 1975-1976 have been paid.

The purchaser or prospective purchaser shall be cognizant of the fact that this report represents information disclosed by the Developers in the required Notice of Intention submitted April 13, 1976 and additional information subsequently filed as of July 30, 1976.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 855 filed with the Commission April 13, 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 white.


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

Distribution:

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

Registration No. 855

August 5, 1976