

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
THE PLEASANTON
1710 Punahou Street
Honolulu, Hawaii

REGISTRATION NO. 350

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: July 12, 1971
Expires: August 12, 1972

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 SEPTEMBER 30, 1970, AND INFORMATION SUBSEQUENTLY FILED AS LATE AS JULY 7, 1971. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on THE PLEASANTON, Registration No. 350, dated October 20, 1970, the Developer has prepared and forwarded additional information to that filed in the September 30, 1970 submittal. This Final Public Report is made a part of the registration and the Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock).

Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been recorded in the office of the recording officer.

The Declaration of Horizontal Property Regime, together with the By-Laws of Association of Apartment Owners attached thereto, was recorded in the Office of the Assistant Registrar, Land Court, State of Hawaii, as Doc. No. 537861 and Condominium Map No. 113 has been designated to the project by said Office.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, July 12, 1971, unless a Supplementary Public Report issues 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 with the exception of LOCATION, INTEREST TO BE CONVEYED TO PURCHASER, ENCUMBRANCES AGAINST TITLE, and MANAGEMENT OF PROJECT has not been disturbed, and the addition of PROGRAM OF FINANCING.

NAME OF PROJECT: THE PLEASANTON

LOCATION: The Developer has advised the Commission that Exhibit A of the Declaration, (square footage has been amended to reflect the condemnation by the City and County of Honolulu of 2,000 sq. ft. of the premises for the purpose of widening Punahou Street).

INTEREST TO BE CONVEYED TO PURCHASER: The Declaration has been amended to indicate that the Common Interest attendant to each Apartment Type has been amended to read as follows:

<u>Apartment Type</u>	<u>Common Interest</u>
Type "A" Apartments	2.100%
Type "B" Apartments	2.100%
Type "C" Apartments	1.856%
Type "D" Apartments	1.536%
Type "E" Apartments	2.2036%
Type "F" Apartments	1.856%
Type "G" Apartments	1.536%
Type "H" Apartments	4.7927%
Type "I" Apartments	4.5249%

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission an updated title search dated June 4, 1971 showing the recordation of the Declaration of the Pleasanton dated March 23, 1971, filed as Document No. 537861.

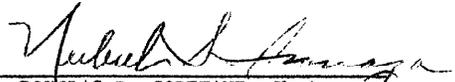
MANAGEMENT OF THE PROJECT: The Developer has advised the Commission that the initial Managing Agent for the Project is First Management and Sales, Inc.

PROGRAM OF FINANCING: The statement of the Program of Financing submitted by the Developer reflects that the total estimated cost is \$1,753,421.00 and that the Developer intends to pay such cost from funds available through a construction loan commitment from Amfac Financial Corp. for \$1,450,000.00, and Developer's own funds. Certain cost items have been deferred, to be paid out of purchaser's funds.

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 September 30, 1970, and information subsequently filed as late as July 7, 1971. The information disclosed in the Commission's Preliminary Public Report of October 20, 1970, should be carefully reviewed by purchasers and prospective purchasers.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 350 filed with the Commission September 30, 1970.

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 DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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ESCROW AGENT

July 12, 1971
Registration No. 350

