

# 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  
JASON APARTMENTS  
Corner of Punahou and Clark Street  
Honolulu, Hawaii

REGISTRATION NO. 450

### **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 9, 1973  
Expires: August 9, 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, APRIL 26, 1972, AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 6, 1973. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report, dated July 21, 1972, the Developer has prepared, assembled and forwarded additional information to the Commission. This Final Public Report is made a part of the registration of JASON APARTMENTS condominium project. 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 Regime 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 necessary for the registration of a condominium project and 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 Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report. The Developer 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) were filed in the office of recording officer on April 26, 1972.

The Declaration of Horizontal Property Regime, with By-Laws attached, was filed in the Bureau of Conveyances, State of Hawaii on April 26, 1972 in Liber 8268 at page 25 along with condominium map #225 which was attached thereto and incorporated therein by reference.

Said Declaration was amended by instrument dated July 6, 1972 and recorded in the Bureau of Conveyances, State of Hawaii in Liber 8418 at page 237, and the By-Laws were amended by instrument dated July 6, 1972 recorded in the Bureau of Conveyances, State of Hawaii in Liber 8418 at page 241.

The primary lease between the fee owners and the Developer filed on April 5, 1972, in the Bureau of Conveyances, State of Hawaii in Liber 8228 at page 272 was further amended by those instruments dated January 18, 1973 and recorded in the Bureau of Conveyances, State of Hawaii in Liber 8879 at page 330, and February 23, 1973 and recorded in the Bureau of Conveyances, State of Hawaii in Liber 8957 at page 397.

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

6. This Final Public Report automatically expires thirteen (13) months after date of issuance, July 9, 1973, unless a Supplementary Public Report issues, or the Commission, upon review of registration, issues an order extending the effective period of this report.

The information under the topical headings, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE, FINANCING OF PROJECT and STATUS OF PROJECT have been changed as hereafter noted. All other headings

as recited in Preliminary Public Report of July 21, 1972 remain undisturbed.

NAME OF PROJECT:

JASON APARTMENTS

OWNERSHIP OF TITLE: The Developer advises the Commission that change have been made only as to Lot 24, in that that Agreement of Sale reported in Preliminary Public Report has been completed in favor of Jason W. and Alice P. Mederios, as tenants by the entirety in that instrument titled Warranty Deed dated October 10, 1972, recorded in Liber 8653 at Page 238.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report prepared by Long & Melone, Ltd., dated June 19, 1973 reflect that the following encumbrances exist:

As to Parcel 22 Only: (1) Right in favor of Parcel 23 to free and perpetual privilege of connecting with the water and sewer mains located on Parcel 22; (2) Limitation of abutters right of vehicle access of ingress and egress into and from Mauka Arterial.

As to Parcel 23 Only: Pending assessment on Assessment Lot No. 43 of University Apartment Area.

As to Parcel 24 Only: (1) Limitations of abutters rights of vehicle access of ingress and egress into and from Mauka Arterial; (2) Pending assessments on Assessment Lot No. 44 of University Apartment Area.

As to All Parcels: (1) Reservation in favor of the State of Hawaii of all mineral and metallic mines; (2) Restrictive covenants relative to the use of said land as contained in Deed dated January 26, 1921 recorded in Book 582, Page 378, to-wit: "That no malt, vinous, spirituous or intoxicating liquors of any kind shall ever be sold or exposed for sale or manufactured on said premises or any part thereof;" (3) Lease dated March 11, 1972, in favor of the Developer, recorded in Book 8228, Page 272, Lease was amended by instrument dated December 12, 1972 recorded in Book 8879, Page 330; (4) Declaration of Horizontal Property Regime dated April 26, 1972, recorded in Liber 8268, Page 25, amended by instrument dated July 6, 1972, recorded in Book 8418, Page 237; (5) Mortgage and Financing Statement dated December 20, 1972, in favor of Hawaii-Western Mortgage Corporation, recorded in Book 8879, Page 381; (6) Financing Statement with Hawaii-Western Mortgage Corporation as Secured Party, recorded in Book 8879, Page 417; and (7) Taxes that may be due and owing, reference is hereby made to the office of the Tax Assessor of the First Taxation Division.

FINANCING OF PROJECT: The Developer has a firm permanent loan commitment for 80% and 90% loans on the individual condominium units, totaling One Million Seven Hundred Thousand Dollars (\$1,700,000.00) from Hawaii-Western Mortgage Corporation.

STATUS OF PROJECT: The Developer advises the Commission that the actual construction of the building has commenced and is approximately 25% completed to date, June 22, 1973.

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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 April 26, 1972, and additional information subsequently filed as of July 6, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 450 filed with the Commission on April 26, 1972.

The report, when reproduced, shall be a true copy of the Commission's Public Report. In making facsimiles, the paper stock shall be white in color.

  
(For) DOUGLAS R. SODEVANI, 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. 450  
July 9, 1973