

# 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  
NUUANU TOWERS  
2055 Nuuanu Avenue  
Honolulu, Hawaii

REGISTRATION NO. 776

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

It was prepared as a supplement to an earlier Report dated June 12, 1975, 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: September 18, 1975  
Expires: July 12, 1976

#### 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 MAY 23, 1975, AND ADDITIONAL INFORMATION SUBSEQUENTLY SUBMITTED AS OF SEPTEMBER 4, 1975. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report on Registration No. 776 dated June 12, 1975, the Developer has amended the Declaration of Horizontal Property Regime to correct errors in the computation of the floor areas of the apartments.

Since the amendment reflects only the computation of the floor area of apartments, no amended floor plans have been filed with the Commission or recorded in the Bureau of Conveyances.

2. The Developer has also disclosed that the Commission's Final Public Report dated June 12, 1975, on this Registration No. 776 contains an error relative to the additional parking spaces of the project in that Parking Space No. 41 was not included among the additional parking spaces which were made subject to the exception and reservation in favor of the owner of the land and the Developer of easements for parking purposes and the right to convey the same. The amendment to said Final Public Report in respect of the foregoing is set forth hereinbelow.
3. The Developer is responsible for placing this Supplementary Public Report (pink paper stock) along with the Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for both Horizontal Property Regimes Public Reports from each purchaser and prospective purchaser is also the responsibility of the Developer.
4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Supplementary Public Report. The basic documents (Declaration of Horizontal Property Regime and Bylaws of the Association of Apartment Owners and a copy of the approved floor plans) have been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 10625, Page 7, and as Condominium Map No. 408, respectively. An Amendment of the Declaration has been recorded in the Bureau of Conveyances in Liber 10863, Page 166.
5. No advertising and promotional matter has been submitted pursuant to the rules and regulations of the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.
7. This Supplementary Public Report automatically expires on July 12, 1976, unless a further Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Final Public Report of June 12, 1975, in the topical headings hereinafter

set forth have been amended. Information disclosed in the remaining topical headings have not been disturbed. The amendments to the information disclosed and their topical headings are as follows:

DESCRIPTION: The information disclosed in paragraphs (a), (b) and (d) under this topical heading in the Final Public Report of June 12, 1975, has not been amended. The information disclosed in paragraph (c) of this topical heading has been amended to read as follows:

"(c) Those apartments bearing apartment numbers 02 and 03 as the last digit thereof and located on the mauka side of the building will contain an area of approximately 740 square feet, together with a lanai containing approximately 22 square feet; and each of the apartments bearing apartment numbers with the last two digits of 01 and 04 and located on the makai side of the building will contain an area of approximately 752 square feet, together with a lanai containing approximately 20 square feet."

LIMITED COMMON ELEMENTS: The information disclosed in paragraphs (a) and (b) under this topical heading in the Final Public Report of June 12, 1975, has not been amended. The information disclosed in paragraph (c) of this topical heading has been amended to read as follows:

"(c) Additional Parking Spaces. Ten (10) parking spaces designated as Parking Space Nos. 1, 15, 16, 19, 20, 37, 38, 41, 42 and 50, inclusive (all compact car spaces), which are limited common elements are declared to be subject to the exception and reservation in favor of the owner of the land and the developer of easements for the exclusive use of the same for parking purposes, together with the right, power, and authority to lease, assign, or otherwise transfer easements for exclusive use of such parking spaces; provided, however, that the landowner and the developer, their respective successors and assigns, and any apartment owner holding a lease to any of said parking spaces shall not assign, sublet or otherwise transfer any easement rights in and to any of said parking spaces, except to an owner of an apartment in Nuuanu Towers."

-----  
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 May 23, 1975, and information subsequently filed as of September 4, 1975.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made part of REGISTRATION NO. 776 filed with the Commission on May 23, 1975.

This report when reproduced, should be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink.

  
\_\_\_\_\_  
(for) DOUGLAS R. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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

September 18, 1975  
Registration No. 776