

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

HASSINGER GARDENS
1138 Hassinger Street
Honolulu, Hawaii

REGISTRATION NO. 822

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: December 13, 1976
Expires: January 13, 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 11, 1975 AND ADDITIONAL INFORMATION SUBMITTED AS OF DECEMBER 6, 1976. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES, AS AMENDED.

1. "HASSINGER GARDENS" is a proposed fee simple condominium project with a total of thirty (30) two-bedroom, one bath units contained in an eight (8) story building. There will be a total of 30 parking stalls, twenty-five (25) for standard size cars and five (5) for compacts, and all will be under partial cover. Each apartment will be assigned a stall.
2. 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 Public Report.
3. 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 Bureau of Conveyances. The Declaration of Horizontal Property Regime, together with the By-Laws of the Association of Apartment Owners, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 11787 at Page 1. The Registrar of Conveyances has designated the map for the project as Condominium File Plan No. 480.
4. Advertising and promotional matters have been submitted to comply with the rules and regulations promulgated by the Commission.
5. 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.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, December 13, 1976 unless a Supplementary Public Report issues or the Commission upon review of registration issues an order extending the effective period of this report. The Developer is 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 true copy of the Preliminary Public Report (yellow paper stock). Securing a signed copy of the receipt for both reports is also the responsibility of the Developer.

This Final Report reflects changes under the topical headings DESCRIPTION, INTEREST TO BE CONVEYED PURCHASER, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT. The Developer reports that no other information in the Preliminary Report has changed.

DESCRIPTION: The Declaration of Horizontal Property Regime reflects that the project will have twenty-five (25) stalls for standard size cars and five (5) for compacts all under partial cover.

The kitchen of each apartment will include refrigerator, range-oven with ductless hood, disposal sink and optional dishwasher.

NOTE: The apartments will not include a trash compactor.

Except as noted above, the description of project and apartments as described in the Preliminary Public Report remains unchanged.

INTEREST TO BE CONVEYED PURCHASER: The Declaration states that the undivided interest in the common elements appertaining to each apartment are as follows:

<u>Apartment Numbers</u>	<u>Undivided Interest</u>
All Units	An undivided one-thirtieth (1/30th) fractional interest or 3.333+% each apartment

ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated October 29, 1976 identifies the following encumbrances on the land committed to the project:

1. For any taxes that are due and owing, reference is made to the Office of the Tax Assessor, First Division.

2. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Grant No. 3291.

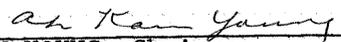
3. Real Property Mortgage and Financing Statement dated August 30, 1976, in favor of FIRST HAWAIIAN BANK, recorded in Liber 11670 at Page 1.

4. Financing Statement dated September 10, 1976, recorded in Liber 11669 at Page 594.

The purchaser or prospective purchaser should be cognizant of the fact that this Public Report represents information disclosed by the Developer in the required Notice of Intention submitted November 11, 1975, and additional information submitted as of December 6, 1976.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 822 filed with the Commission on November 11, 1975.

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



AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

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

REGISTRATION NO. 822
December 13, 1976