

# 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

SUN HALA  
754 Ekela Avenue  
Honolulu, Hawaii

REGISTRATION NO. 879

### **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: March 28, 1977

Expires: April 28, 1978

#### SPECIAL ATTENTION

A comprehensive reading of the 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 FILED WITH THE REAL ESTATE COMMISSION ON SEPTEMBER 22, 1976, AND INFORMATION SUBSEQUENTLY FILED ON OCTOBER 25, 1976 AND ON MARCH 22, 1977. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Report of October 28, 1976, on SUN HALA, Registration No. 879, the Developer has submitted additional information and requested the issuance of a Final Public Report.

This Final Public Report is made a part of the registration on SUN HALA condominium project. The Developer is responsible for placing 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 Developer is responsible for securing from each purchaser and prospective purchaser a signed receipt, signifying that he has had an opportunity to read both reports.

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 Final Public Report.
3. The Developer advises that the Declaration of Horizontal Property Regime and attached By-Laws are recorded in the Bureau of Conveyances of the State of Hawaii in Liber 12,045, Page 501, and that the Condominium Map has been filed with the Assistant Registrar as Map No. 489.
4. No advertising or promotional matter has been submitted to the Commission pursuant to its rules and regulations.
5. The Commission has been advised that purchasers will receive a leasehold interest by way of an Apartment Sublease issued by the Developer. The prospective purchaser is advised to acquaint himself specifically with the provisions of the Sun Hala Sales Contract and the Sun Hala Escrow Agreement.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Act, Chapter 514, Hawaii Revised Statutes, and the Rules and Regulations promulgated pursuant thereto.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, March 28, 1977, 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 of October 28, 1976, has not been disturbed except as noted below. A heading entitled FINANCING has been added.

OWNERSHIP OF LAND AND ENCUMBRANCES AGAINST TITLE: A preliminary report issued on February 16, 1977, by Title Guaranty of Hawaii, Incorporated, certifies that title to the three parcels of land on which the condominium is situate is vested in YM&M Inc., a Hawaii Corporation by reason of a Deed dated September 10, 1975, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 10,927 at Page 441. Lease to this property is now held by THE ASSOCIATES OF SUN HALA, The Developer, by reason of Assignment of Lease recorded in said Bureau in Liber 11,832 at Page 504. In addition, the mortgage in favor of Honolulu Federal Savings and Loan Association dated June 28, 1973 has been released; however, the property is now subject to the following encumbrances:

1. A reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. The terms, agreements, reservations, covenants, conditions and provisions contained in a lease dated December 1, 1971, recorded at the Bureau of Conveyances in Liber 8,014 at Page 170, as amended.
3. Mortgage in favor of State Savings and Loan Association dated November 29, 1976, recorded at the Bureau of Conveyances in Liber 11,832 at Page 514.
4. By Assignment of Sales Agreements and Escrow Deposits dated November 29, 1976 and recorded in Liber 11,832 at Page 563, The Associates of Sun Hala, a registered Hawaii Limited Partnership, assigns to State Savings and Loan Association, a Utah Corporation, all right, title and interest in and to any and all deposit receipt and contract executed, relating to the sale or other disposition of condominium apartments on the premises.
5. Second mortgage in favor of Manoa Finance Company, Inc., dated November 29, 1976, recorded at the Bureau of Conveyances in Liber 11,822 at Page 1.
6. For any taxes which may be due and owing, reference is hereby made to the Office of the Tax Assessor of the First Division.

FINANCING: The Developer has received a commitment for permanent financing. The permanent financing will be available through State Savings and Loan Association, of Honolulu, Hawaii. The total amount of loans to be made available for permanent financing is set at one million five hundred thousand dollars (\$1,500,000.00). The commitment letter indicating the conditions for the making of the permanent loan has been forwarded to the Commission and may be reviewed.

STATUS OF THE PROJECT: The Developer reports that the project has been renovated and that the apartment units are now ready for immediate occupancy.

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A 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 September 22, 1976, and additional information filed as of March 22, 1977.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 879 filed with the Commission on September 22, 1976.

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*  
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AH KAU YOUNG, 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. 879

March 28, 1977