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

NUUANU BROOKSIDE
55 South Judd Street
Honolulu, Hawaii

Registration No. 1022

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: February 15, 1979
Expires: March 15, 1980

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 JULY 20, 1978 AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 7, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on "NUUANU BROOKSIDE", Registration No. 1022, dated August 29, 1978, the Developer has submitted additional information which is deemed material. This Final Public Report is made a part of the registration of the NUUANU BROOKSIDE 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) and for securing from each purchaser and prospective purchaser a signed receipt, signifying that the purchaser or prospective purchaser has had an opportunity to read both reports.

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. The Developer reports that the Declaration of Horizontal Property Regime and the Bylaws dated December 11, 1978 have been filed in the Bureau of Conveyances of the State of Hawaii in Liber 13397 at Page 357 and the Condominium Map has been filed as Condominium Map No. 589.

4. Advertising and promotional matter has been submitted to the Commission pursuant to its rules and regulations.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A 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, February 15, 1979, unless a Supplementary Public Report issues, or the Commission, upon review of this registration, issues an order extending the effective date of this report.

The information under the topical headings of the Preliminary Public Report issued August 29, 1978 has not changed except for that under the following headings:

LIMITED COMMON ELEMENTS: At least one (1) automobile parking space shall be appurtenant to and for the exclusive use of each studio and one-bedroom apartment, and at least two (2) automobile parking spaces shall be appurtenant to and for the exclusive use of each two-bedroom apartment as designated in the Exhibit attached hereto.

ENCUMBRANCES: A Preliminary Report prepared by Title Guaranty of Hawaii, Inc. dated February 1, 1979 indicates that title to the land is subject to the following:

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

2. All riparian and other rights in or to Nuuanu Stream and the waters thereof as contained in Land Patent Grant Number 7295.

3. An Easement for right-of-way 10 feet wide for pipe line, as shown in Land Patent Grant Number 7295; said easement having been granted to the City & County of Honolulu by instrument dated June 2, 1977 filed as Land Court Document No. 826427 and recorded in Liber 12329 at Page 44.

4. A grant in favor of the City & County of Honolulu dated March 21, 1964 to construct, reconstruct, install, maintain, operate, repair and remove an underground sewer pipe line or pipe lines through, under and across a portion of the subject parcel, recorded in Liber 4729, Page 378.

5. Easements, 12 feet wide, in favor of the City & County of Honolulu for greenbelt purposes, as shown on the map prepared by Wa Joong Lum, registered Land Surveyor, dated November 18, 1974, revised August 24, 1976.

6. Terms, conditions and covenants contained in that certain lease dated August 22, 1978 by and between Honolulu Myohoji, as Lessor, and Hale Olu Garden Associates, as Lessee, recorded in said Bureau of the State of Hawaii in Liber 13096, Page 596 on August 23, 1978.

7. That certain Mortgage dated August 23, 1978 made by Hale Olu Garden Associates in favor of Crocker National Bank recorded in said Bureau in Liber 13096, Page 662.

8. That certain Mortgage and Security Agreement dated August 23, 1978 made by Hale Olu Garden Associates in favor of Charles Pankow Associates, recorded in said Bureau in Liber 13096, Page 700.

9. Covenants, conditions, restrictions, easements, reservations and all other provisions set forth in Declaration of Horizontal Property Regime dated December 11, 1978 recorded in the Office of the Registrar of Conveyances in Liber 13397 at Page 357 and the Bylaws attached thereto. (Project covered by Condominium Map No. 589.)

NOTE: The Developer advised the Commission that at the time the first apartment lease is entered into and recorded between the fee owner and an apartment purchaser, every mortgage and other lien affecting both such apartment and any other apartment shall be paid and satisfied of record, or the apartment being conveyed shall be released therefrom by partial release duly recorded.

PROGRAM OF FINANCING: The developer has submitted the following copies of documents ascertaining that financing for the construction of the Project has been completed:

1. A first mortgage commitment letter from Crocker National Bank dated July 7, 1978, providing an interim loan.

2. Agreement for a second mortgage dated July 11, 1978, by and between Hale Olu Garden Associates, as Developer, and Charles Pankow Associates, as contractor.

MANAGEMENT AND OPERATION: The developer, on behalf of the Association of Apartment Owners of Nuuanu Brookside, has entered into a Property Management Agreement, dated July 13, 1978, as amended by Amendment dated August 31, 1978, with State Management, Inc.

STATUS OF PROJECT: The Developer attests that contractual completion date for the Project is December 1, 1979.

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 July 20, 1978, and additional information subsequently filed on February 7, 1979.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1022 filed with the Commission on July 20, 1978. 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 in color.

(for)
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
TITLE GUARANTY ESCROW SERVICES, INC.

Registration No. 1022

Dated: February 15, 1979

EXHIBIT

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
301	116C, 243C	C	1	678	109	787	.48249
302	115C	B	1	628	109	737	.45184
303	114C	B	1	628	109	737	.45184
304	113C	B	1	628	109	737	.45184
305	112C	B	1	628	109	737	.45184
306	137	C	1	678	109	787	.48249
401	196	C	1	678	109	787	.48249
402	181C	B	1	628	109	737	.45184
403	180C	B	1	628	109	737	.45184
404	179C	B	1	628	109	737	.45184
405	178C, 204C	B	1	628	109	737	.45184
406	194	C	1	678	109	787	.48249
501	253	C	1	678	109	787	.48249
502	252C	B	1	628	109	737	.45184
503	234C	B	1	628	109	737	.45184
504	233C	B	1	628	109	737	.45184
505	232C	B	1	628	109	737	.45184
506	251	C	1	678	109	787	.48249
601	250	C	1	678	109	787	.48249
602	249	B	1	628	109	737	.45184
603	248	B	1	628	109	737	.45184
604	247	B	1	628	109	737	.45184
605	246	B	1	628	109	737	.45184
606	229	C	1	678	109	787	.48249
607	224, 245	D	2	1,021	271	1,292	.79210
608	183C	A	Studio	462	140	602	.36907
609	182C, 132C	AR	Studio	460	140	600	.36784
610	230,231	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
701	228	C	1	678	109	787	.48249
702	227	B	1	628	109	737	.45184
703	226	B	1	628	109	737	.45184
704	225	B	1	628	109	737	.45184
705	224	B	1	628	109	737	.45184
706	223	C	1	678	109	787	.48249
707	221, 222	D	2	1,021	271	1,292	.79210
708	238C	A	Studio	462	140	602	.36907
709	237C	AR	Studio	460	140	600	.36784
710	219, 220	D	2	1,021	271	1,292	.79210
801	218	C	1	678	109	787	.48249
802	217	B	1	628	109	737	.45184
803	216	B	1	628	109	737	.45184
804	215	B	1	628	109	737	.45184
805	214	B	1	628	109	737	.45184
806	211	C	1	678	109	787	.48249
807	212, 213	D	2	1,021	271	1,292	.79210
808	236C	A	Studio	462	140	602	.36907
809	235C	AR	Studio	460	140	600	.36784
810	209, 210	D	2	1,021	271	1,292	.79210
901	208	C	1	678	109	787	.48249
902	206	B	1	628	109	737	.45184
903	205	B	1	628	109	737	.45184
904	203, 72C	B	1	628	109	737	.45184
905	200	B	1	628	109	737	.45184
906	199	C	1	678	109	787	.48249
907	201, 202	D	2	1,021	271	1,292	.79210
908	177C	A	Studio	462	140	602	.36907
909	176C	AR	Studio	460	140	600	.36784
910	197, 198	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
1001	256	C	1	678	109	787	.48249
1002	254	B	1	628	109	737	.45184
1003	193	B	1	628	109	737	.45184
1004	191	B	1	628	109	737	.45184
1005	190	B	1	628	109	737	.45184
1006	189	C	1	678	109	787	.48249
1007	186, 187	D	2	1,021	271	1,292	.79210
1008	175C	A	Studio	462	140	602	.36907
1009	174C	AR	Studio	460	140	600	.36784
1010	184, 185	D	2	1,021	271	1,292	.79210
1101	188, 192C	C	1	678	109	787	.48249
1102	171	B	1	628	109	737	.45184
1103	170	B	1	628	109	737	.45184
1104	169	B	1	628	109	737	.45184
1105	168	B	1	628	109	737	.45184
1106	167	C	1	678	109	787	.48249
1107	165, 166	D	2	1,021	271	1,292	.79210
1108	173C	A	Studio	462	140	602	.36907
1109	172C	AR	Studio	460	140	600	.36784
1110	163, 164	D	2	1,021	271	1,292	.79210
1201	162	C	1	678	109	787	.48249
1202	161	B	1	628	109	737	.45184
1203	160	B	1	628	109	737	.45184
1204	159	B	1	628	109	737	.45184
1205	158, 207C	B	1	628	109	737	.45184
1206	157	C	1	678	109	787	.48249
1207	155, 156	D	2	1,021	271	1,292	.79210
1208	123C	A	Studio	462	140	602	.36907
1209	122C	AR	Studio	460	140	600	.36784
1210	153, 154	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
1301	152	C	1	678	109	787	.48249
1302	151	B	1	628	109	737	.45184
1303	150	B	1	628	109	737	.45184
1304	149	B	1	628	109	737	.45184
1305	148	B	1	628	109	737	.45184
1306	143	C	1	678	109	787	.48249
1307	145, 146	D	2	1,021	271	1,292	.79210
1308	121C	A	Studio	462	140	602	.36907
1309	120C	AR	Studio	460	140	600	.36784
1310	141, 142	D	2	1,021	271	1,292	.79210
1401	140	C	1	678	109	787	.48249
1402	139	B	1	628	109	737	.45184
1403	138	B	1	628	109	737	.45184
1404	257	B	1	628	109	737	.45184
1405	136	B	1	628	109	737	.45184
1406	131	C	1	678	109	787	.48249
1407	133, 134	D	2	1,021	271	1,292	.79210
1408	119C	A	Studio	462	140	602	.36907
1409	118C	AR	Studio	460	140	600	.36784
1410	129, 130	D	2	1,021	271	1,292	.79210
1501	128	C	1	678	109	787	.48249
1502	127	B	1	628	109	737	.45184
1503	126	B	1	628	109	737	.45184
1504	125	B	1	628	109	737	.45184
1505	124	B	1	628	109	737	.45184
1506	109	C	1	678	109	787	.48249
1507	110, 111	D	2	1,021	271	1,292	.79210
1508	117C	A	Studio	462	140	602	.36907
1509	255C	AR	Studio	460	140	600	.36784
1510	108, 109	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
1601	106	C	1	678	109	787	.48249
1602	105	B	1	628	109	737	.45184
1603	104	B	1	628	109	737	.45184
1604	103	B	1	628	109	737	.45184
1605	102	B	1	628	109	737	.45184
1606	101	C	1	678	109	787	.48249
1607	99, 100	D	2	1,021	271	1,292	.79210
1608	242C	A	Studio	462	140	602	.36907
1609	241C	AR	Studio	460	140	600	.36784
1610	97, 98, 135C	D	2	1,021	271	1,292	.79210
1701	96	C	1	678	109	787	.48249
1702	95	B	1	628	109	737	.45184
1703	94	B	1	628	109	737	.45184
1704	93	B	1	628	109	737	.45184
1705	92	B	1	628	109	737	.45184
1706	91	C	1	678	109	787	.48249
1707	89, 90, 195C	D	2	1,021	271	1,292	.79210
1708	240C	A	Studio	462	140	602	.36907
1709	239C,75C	AR	Studio	460	140	600	.36784
1710	87, 88	D	2	1,021	271	1,292	.79210
1801	86	C	1	678	109	787	.48249
1802	85	B	1	628	109	737	.45184
1803	84	B	1	628	109	737	.45184
1804	83	B	1	628	109	737	.45184
1805	82	B	1	628	109	737	.45184
1806	79	C	1	678	109	787	.48249
1807	80, 81	D	2	1,021	271	1,292	.79210
1808	63C	A	Studio	462	140	602	.36907
1809	62C	AR	Studio	460	140	600	.36784
1810	77, 78	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
1901	76	C	1	678	109	787	.48249
1902	259	B	1	628	109	737	.45184
1903	258	B	1	628	109	737	.45184
1904	71	B	1	628	109	737	.45184
1905	70	B	1	628	109	737	.45184
1906	67	C	1	678	109	787	.48249
1907	73, 74	D	2	1,021	271	1,292	.79210
1908	61C	A	Studio	462	140	602	.36907
1909	60C	AR	Studio	460	140	600	.36784
1910	68, 69	D	2	1,021	271	1,292	.79210
2001	66	C	1	678	109	787	.48249
2002	65	B	1	628	109	737	.45184
2003	64	B	1	628	109	737	.45184
2004	51	B	1	628	109	737	.45184
2005	50	B	1	628	109	737	.45184
2006	49	C	1	678	109	787	.48249
2007	47, 48	D	2	1,021	271	1,292	.79210
2008	59C	A	Studio	462	140	602	.36907
2009	58C	AR	Studio	460	140	600	.36784
2010	45, 46	D	2	1,021	271	1,292	.79210
2101	44	C	1	678	109	787	.48249
2102	43	B	1	628	109	737	.45184
2103	42	B	1	628	109	737	.45184
2104	41	B	1	628	109	737	.45184
2105	40	B	1	628	109	737	.45184
2106	39	C	1	678	109	787	.48249
2107	37, 38	D	2	1,021	271	1,292	.79210
2108	57C	A	Studio	462	140	602	.36907
2109	56C	AR	Studio	460	140	600	.36784
2110	35, 36	D	2	1,021	271	1,292	.79210

Apt. No.	Parking Stall	Type	Number of Bedrooms	Interior Livable Area (sq. ft.)	Lanai (sq. ft.)	Total Area (sq. ft.)	Percentage Interest in Common Elements
2201	34	C	1	678	109	787	.48249
2202	33	B	1	628	109	737	.45184
2203	32	B	1	628	109	737	.45184
2204	31	B	1	628	109	737	.45184
2205	30	B	1	628	109	737	.45184
2206	29	C	1	678	109	787	.48249
2207	27, 28	D	2	1,021	271	1,292	.79210
2208	55C	A	Studio	462	140	602	.36907
2209	54C	AR	Studio	460	140	600	.36784
2210	25, 26	D	2	1,021	271	1,292	.79210
2301	24	C	1	678	109	787	.48249
2302	23	B	1	628	109	737	.45184
2303	22	B	1	628	109	737	.45184
2304	21	B	1	628	109	737	.45184
2305	20	B	1	628	109	737	.45184
2306	17	C	1	678	109	787	.48249
2307	18, 19	D	2	1,021	271	1,292	.79254
2308	53C	A	Studio	462	140	602	.36907
2309	52C	AR	Studio	460	140	600	.36784
2310	3, 4	D	2	1,021	271	1,292	.79254