

# 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

SIX TWENTY SHERIDAN  
620 Sheridan Street  
Honolulu, Hawaii

REGISTRATION NO. 1036

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

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ 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: April 10, 1979  
Expires: November 25, 1979

#### SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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 TO SELL, SUBMITTED ON SEPTEMBER 18, 1978, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF APRIL 6, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Final Public Report of October 25, 1978, on SIX TWENTY SHERIDAN, Registration No. 1036, the Developer reports that changes have been made in the plan or set up as presented in the September 18, 1978 Notice of Intention to Sell.
2. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), becoming a part of the SIX TWENTY SHERIDAN Registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Final Public Report. The purchaser shall sign the required receipt signifying that he has had an opportunity to read both reports.
3. The Developers have filed all documents and materials deemed necessary by the Commission for the registration of this condominium project and issuance of this Supplementary Public Report.
4. The basic documents (Declaration of Horizontal Property Regime with By-Laws attached, and a copy of the approved Floor Plans) have been filed in the Office of the recording officer.

The Declaration of Horizontal Property Regime with attached By-Laws was filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 881661. Condominium Map No. 330 has been assigned to the project. Said Declaration was amended by document dated November 6, 1978 and filed as Document No. 931241.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Real Estate Commission's rules and regulations relating to horizontal property regimes.
6. This Supplementary Public Report expires on November 25, 1979 unless another Supplementary Public Report is issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.

SPECIAL NOTE: Purchaser's attention is directed to the fact that Developer has advised the Commission that an amendment to the Declaration of Horizontal Property Regime for the project has been filed. The amendment includes revisions to

the condominium map for the project (Condominium Map No. 330) reflecting a change in the floor plans of the apartments numbered 07 and 08 on each floor. Copies of the revised floor plans and the Amendment to the Declaration of Horizontal Property Regime are available for purchaser's inspection at the office of the Real Estate Commission.

Except for the information in the topical headings DESCRIPTION OF THE PROJECT, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASERS, and STATUS OF THE PROJECT, all other topical headings in the Final Public Report remain unchanged. Hereafter follow the revised portions of the Final Public Report.

DESCRIPTION OF PROJECT: Sections b(ii), (iii) and (iv) of the description of the apartments under this topical heading have been deleted in their entirety and the following have been substituted in the place thereof:

(ii) Apartments 202, 205, 302, 305, 402, 405, 502 and 505 contain a total area of approximately 601 square feet, including the lanai of approximately 87 square feet;

(iii) Apartments 203, 204, 303, 304, 403, 404, 503 and 504 contain a total area of approximately 656 square feet, including the lanai of approximately 175 square feet;

(iv) Apartments 207, 208, 307, 308, 407, 408, 507 and 508 contain a total area of approximately 534 square feet, including the lanai of approximately 64 square feet;

LIMITED COMMON ELEMENTS: The assignment of parking spaces has been revised and the new assignment is as shown on the Exhibit attached hereto.

INTEREST TO BE CONVEYED TO PURCHASER: Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project (herein called the "common interest"), and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting, as follows:

<u>Apartment Number</u>	<u>Undivided Percentage Interest</u>	<u>Number of Apartments</u>	<u>Total Undivided Percentage Interest</u>
201,301,401,501, 206,306,406,506	3.05778%	8	24.46224%
202,302,402,502, 205,305,405,505	3.16849%	8	25.34792%
203,303,403,503, 204,304,404,504	3.45846%	8	27.66768%
207,307,407,507, 208,308,408,508	2.81527%	8	22.52216%

TOTAL: 100%

STATUS OF PROJECT: The Developer advises that construction of the project is substantially complete.

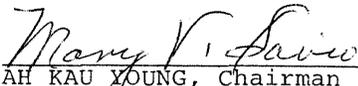
NOTE: The Developer has advised the Commission that the proposed amendment to the Declaration of Horizontal Property Regime contains revisions to the Bylaws intended to bring the Bylaws into compliance with the latest amendments to the Horizontal Property Act.

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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 September 18, 1978, and additional information subsequently filed as of April 6, 1979.

This is a SUPPLEMENTARY HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT which is made a part of Registration No. 1036 filed with the Commission on September 18, 1978.

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

 (for)  
AH KAU YOUNG, Chairman  
Real Estate Commission  
State of Hawaii

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

Registration No. 1036

April 10, 1979

EXHIBIT

<u>APARTMENT NUMBER</u>	<u>PARKING STALL NUMBER</u>
201	22
202	28
203	19
204	20
205	29
206	30
207	21
208	26
301	25
302	27
303	16
304	17
305	23
306	24
307	15
308	18
401	13
402	31
403	9
404	10
405	32
406	14
407	8
408	11

APARTMENT NUMBER

PARKING STALL NUMBER

501	1
502	12
503	3
504	4
505	6
506	7
507	2
508	5