

**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**

SPRECKELS ST. WEST  
1520 Spreckels Street  
Honolulu, Hawaii

REGISTRATION NO. 1253

**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 partner or other prospective distributee,
- (2) The partner or other prospective distributee has been given an opportunity to read the same, and
- (3) His receipt taken therefor.

Issued: June 30, 1981  
Expires: July 30, 1982

SPECIAL ATTENTION

A comprehensive reading of this report by partners and other prospective distributees is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the partners or other prospective distributees is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON FEBRUARY 22, 1980, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JUNE 9, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO DISTRIBUTE APARTMENTS TO PARTNERS OR OTHER DISTRIBUTEES, 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 Preliminary Public Report of March 28, 1980 on SPRECKELS ST. WEST, Registration No. 1253, the Developer has forwarded additional information reflecting the fact that material changes have been made in the documents and plans for the project.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of this condominium project and the issuance of this Final Public Report.
3. The Developer advises that it still intends to distribute apartment units to the various partners in proportion to their respective interests in the partnership and in liquidation of the partnership and that no sales will be made by the partnership to any purchaser.
4. The Declaration of Horizontal Property Regime, together with the By-laws of the Association of Apartment Owners attached thereto, was recorded at the Bureau of Conveyances of the State of Hawaii in Liber 15495 at Page 1. Approved floor plans and elevations have been filed in said Bureau of Conveyances as Condominium Map No. 802.
5. Advertising or promotional materials have not been submitted to the Commission pursuant to the rules and regulations promulgated by the Commission.
6. A partner or prospective distributee is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Rules and Regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, June 30, 1981, unless a Supplementary Public Report is issued, or the Commission, upon review of the registration, issues an order extending the effective period of this report.
8. This Final Public Report is part of the registration of SPRECKELS ST. WEST (Condominium Project). The Developer has the responsibility of placing a true copy of the Final Public Report (white paper stock) together with the Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all partners and prospective distributees and securing a signed receipt therefor.

Except for the information under the topical headings which follow, the information in the Preliminary Public Report dated March 28, 1980 has not been changed.

ATTORNEY REPRESENTING DEVELOPER: The address and phone number of the attorney has been changed to Suite 1800, 900 Fort Street, Honolulu, Hawaii; phone 524-8000.

DESCRIPTION OF PROJECT:

A. Description of Building. The Developer advises that the roof of the building does not contain a laundry room as previously reported, but that a laundry area is available on the parking level of the building.

B. Description of Apartments.

(4) Other Data Identifying and Defining the Apartments. The Developer advises that the respective apartment units shall not be deemed to include the exterior surfaces of all perimeter walls, as opposed to all party walls.

LIMITED COMMON ELEMENTS: The Developer advises that paragraph (4) has been deleted in its entirety.

COMMON INTEREST: The common interests appurtenant to the respective apartments have been revised in their entirety as follows:

<u>Apartment Number</u>	<u>Common Interest</u>
201, 209, 301, 309, 401, 409	3.9
203, 207, 303, 307, 403, 407	3.7
202, 302, 402, 410	3.6
210, 310	3.5
204, 208, 304, 308, 404, 408	3.0
205, 206, 305, 306, 405, 406	2.5

PURPOSES OF AND RESTRICTIONS ON USE OF BUILDINGS AND INDIVIDUAL APARTMENTS: The Developer advises that the House Rules have been revised to reflect that no livestock, poultry, rabbits, dogs or other animals whatsoever shall be allowed or kept in any part of the premises except that cats and fish in reasonable number may be kept by the owners and occupants of residential apartments and must be registered immediately with the Managing Agent.

ENCUMBRANCES AGAINST TITLE: A Preliminary Title Report issued by Title Guaranty of Hawaii, Incorporated, dated April 23, 1981, states that title to the land is subject to the following additional encumbrance:

The restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions, reservations, easements and other provisions set forth in Declaration of Horizontal Property Regime dated April 1, 1981, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15495 at Page 1, and the By-laws attached thereto, as the same are or may hereafter be amended in accordance with law, said Declaration or said By-laws.

APARTMENT LEASE: The specimen apartment lease originally submitted with the notice of intention has been finalized for the Final Public Report and the terms of the lease have been revised extensively.

NOTE: A partner or other prospective distributee should take particular note of the provisions of the apartment lease which state that the property is being leased by the Lessor in its

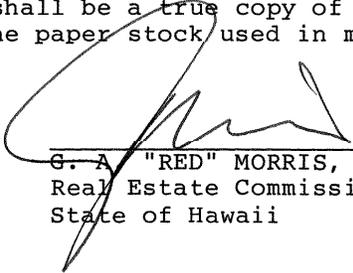
present condition, "as is", and that Lessor makes no warranties express or implied, with respect to the apartment, the property, the project, or consumer products installed or contained in any of them, including but not limited to warranties of merchantability, habitability, workmanlike construction or fitness for a particular use; and the apartment lease further provides that lessee waives, releases and holds Lessor harmless from all obligations to repair and from all claims, expenses, attorney's fees, damages and/or liability that may arise from any defective or alleged defective condition.

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The partner or other prospective distributee should be cognizant of the fact that this published report represents information disclosed by the Developer in the Notice of Intention submitted on February 22, 1980 and information subsequently submitted as of June 9, 1981.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1253 filed with the Commission on February 22, 1980.

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



G. A. "RED" MORRIS, 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. 1253

June 30, 1981