

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**FINAL**  
**HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)**  
**PUBLIC REPORT**  
on

THE CAMBRIDGE  
922 McCully Street  
Honolulu, Hawaii

REGISTRATION NO. 1501

**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: May 17, 1983  
Expired: June 17, 1984

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 MAY 10, 1982, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF MAY 10, 1983. 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, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on THE CAMBRIDGE, Registration No. 1501, dated June 22, 1982, the Developer has prepared, assembled, and forwarded additional information to that reported in the Preliminary Public Report.
2. The Developer of the Project has submitted to the Commission for examination all documents and materials deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, Bylaws of the Association of Apartment Owners, and a copy of the Condominium Map) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime dated April 12, 1983, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 16975, page 109. The By-Laws of the Association of Apartment Owners of The Cambridge dated April 12, 1983, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 16975, page 129. Condominium Map No. 870 has been assigned to the Project.

4. No preliminary advertising and promotional materials have been submitted to the Commission pursuant to rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser 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.
6. This Final Public Report is made a part of the registration of THE CAMBRIDGE condominium project. The Developer is responsible for placing this Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock), and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy of the receipt(s) therefor.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, May 17, 1983, unless a Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The Developer has informed the Commission that there are no changes in the information set forth in the Commission's Preliminary Public Report issued on June 22, 1982, except as hereinbelow set forth:

LOCATION: This item is corrected to reflect that the land submitted to the Horizontal Property Regime is approximately 7,114.0 square feet.

DEVELOPER: This item is corrected to reflect the new address of the Developer as 126 Queen Street, Suite 307, Honolulu, Hawaii 96813, phone 524-7700.

ATTORNEY REPRESENTING DEVELOPER: This item is corrected to reflect the new address and telephone number of the attorney representing the developer as 126 Queen Street, Suite 305, Honolulu, Hawaii 96813 (524-3922).

DESCRIPTION OF THE PROJECT: Paragraph 2, "Apartments"; subparagraph a, "Type A Apartments", is corrected to reflect that the net living area of Type A apartments is approximately 1,084 square feet.

Paragraph 2, "Apartments"; subparagraph b, "Type B Apartments", is corrected to reflect that the net living area of Type B apartments is approximately 966 square feet.

Paragraph 2, "Apartments"; subparagraph c, "Type C Apartments", is corrected to reflect that the net living area of Type C apartments is approximately 912 square feet.

The last paragraph within paragraph 2, "Apartments", is deleted in its entirety and the following shall be substituted therefor:

The apartment numbers, the type of apartment, number of bedrooms, parking space(s) made appurtenant to the apartment, approximate total net living area, and the common interest appurtenant to each apartment are also set forth hereinbelow:

<u>Apt. #</u>	<u>Type</u>	<u>Parking* Space #</u>	<u>Approx. Net Living Area</u>	<u>Appurtenant Common Interest</u>
201	A	1P	1,084	12.199%
202	B	4P	966	10.871%
203	C	7P	912	10.263%
301	A	2P 13P, Comp.	1,084	12.199%
302	B	5P	966	10.871%
303	C	8P	912	10.263%
401	A	3P 10C	1,084	12.200%
402	B	6P 11P, Comp.	966	10.871%
403	C	9P 12P, Comp.	<u>912</u>	<u>10.263%</u>
			<u>8,886</u>	<u>100.000%</u>

\*C = covered stall  
P = partially covered stall  
Comp. = compact stall

INTEREST TO BE CONVEYED PURCHASERS: The undivided percentage interest in the common elements and easements attributable to each apartment unit has been changed. Said new allocations are enumerated under the subcolumn Appurtenant Common Interest under the hereinabove paragraph, Description of the Project.

OWNERSHIP OF TITLE: This paragraph shall be deleted in its entirety and the following substituted therefor:

The Preliminary Title Report issued by FOUNDERS TITLE & ESCROW OF HAWAII, dated April 14, 1983, states that the title to the land committed to the regime is vested in PRIME PROPERTIES, INC., a Hawaii corporation (herein "fee owner"). Developer is the holder of a ground lease covering the land, dated March 8, 1982, recorded in said Bureau in Liber 16288, page 511, as amended by instrument dated November 26, 1982, recorded in said Bureau in Liber 16803, page 652.

ENCUMBRANCES AGAINST TITLE: Said updated title report issued by Founders Title & Escrow of Hawaii lists the following encumbrances against title:

1. Real property taxes due and payable, reference is made to Finance Director, City and County of Honolulu.
2. Title to all minerals and metallic mines reserved to the State of Hawaii.
3. Term, provisions and conditions of that certain Lease and Amendment of Lease herein referred to, and the effect of any failure to comply with such terms, provisions and conditions.
4. Mortgage

Dated: June 23, 1982  
Recorded: June 25, 1982  
Book 16428, Page 192  
Amount: \$1,300,000.00  
Mortgagor: Alexander-Wilder Corp., a Hawaii corporation.  
Mortgagee: American Savings and Loan Association, a Utah corporation.

Said Mortgage was amended by instrument dated December 14, 1982, recorded in Book 16803, Page 658.

5. A Financing Statement made by and between Alexander-Wilder Corp., Debtor(s), and American Savings and Loan Association, Secured Party, covering certain personal property therein described, recorded June 25 1982, in Book 16428, Page 216, in the Bureau of Conveyances, State of Hawaii.
6. Terms and provisions of that certain Fee Simple Subordination Agreement executed by and between Prime Properties, Inc., a Hawaii corporation, "Lessor", and Alexander-Wilder Corp., a Hawaii corporation, "Lessee", and American Savings and Loan Association, a Utah corporation, "Mortgagee", dated June 23,

1982, recorded in the Bureau of Conveyances, State of Hawaii, in Book 16428, Page 219.

Said Fee Simple Subordination Agreement was amended by instrument dated December 14, 1982, recorded in Book 16803, Page 664.

7. Security Agreement and Financing Statement

Dated: June 23, 1982  
Recorded: June 25, 1982  
Book 16428, Page 227  
Assignor: Alexander-Wilder Corp., a Hawaii corporation.  
Assignee: American Savings and Loan Association, a Utah corporation.

Said Security Agreement and Financing Statement was amended by instrument dated December 14, 1982, recorded in Book 16803, Page 670.

8. Covenants, conditions, restrictions, reservations, agreements, obligations, provisions and easements as set forth in the Declaration of Horizontal Property Regime dated April 12, 1983, recorded in the Bureau of Conveyances, State of Hawaii, in Book 16975, Page 109.

By-Laws of the Association of Apartment Owner of The Cambridge, dated April 12, 1983, recorded in the Bureau of Conveyances, State of Hawaii, in Book 16975, Page 129.

Condominium Map No. 870, filed in the Bureau of Conveyances of the State of Hawaii.

STATUS OF PROJECT: The Developer reports that the construction of the building has been completed, and a copy of the Owner's Notice of Completion, dated December 3 and 10, 1982, has been filed with the Commission.

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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 May 10, 1982, and additional information subsequently filed as of May 10, 1983.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1501, filed with the Commission on May 10, 1982.

This report, when reproduced, shall be a true copy of the Commission's Public Report. In making facsimiles, the paper stock shall be white in color.



G. A. "Red" Morris, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

DISTRIBUTION:

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

REGISTRATION NO. 1501

DATED: May 17, 1983