

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

THE SOVEREIGN
Alexander and Beretania
Honolulu, Hawaii

Registration No. 1024

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: January 30, 1979
Expires: March 1, 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 and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 21, 1978 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF JANUARY 23, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of October 4, 1978, Registration No. 1024, the Developer has prepared and forwarded additional information to the Commission.
2. The Developer has submitted to the Commission for examination all documents necessary for the issuance of this Final Public Report.
3. No advertising or promotional matter has been submitted pursuant to Chapter 514A of the Hawaii Revised Statutes and the rules and regulations promulgated by the Commission.
4. The Developer advises that the Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, dated July 18, 1978, has been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13360, Page 371. The Condominium Map has been filed in said Bureau as Condominium Map No. 584.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, the Horizontal Property Act and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report is made a part of the registration of "THE SOVEREIGN" condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) and the Preliminary Public Report (yellow paper stock) in the hands of all purchasers, and for securing a receipt for such Reports.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, January 30, 1979, 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.

The information disclosed under the topical headings of OWNERSHIP OF TITLE, ENCUMBRANCES ON THE TITLE and STATUS OF PROJECT has been amended since issuance of the Preliminary Public Report. Information disclosed in the remaining topical headings has not been disturbed.

OWNERSHIP OF TITLE: A Preliminary Title Report issued by Title Guaranty of Hawaii, Inc. on December 18, 1978 states that title to the land committed to this Project is vested in:

1. First Parcel (TMK: 2-8-11-16) ALice Liu Lum.
2. Second Parcel (TMK: 2-8-11-17) Alice Liu Lum, 1/2 interest and Edna A. Liu, 1/2 interest.
3. Third Parcel (TMK: 2-8-11-18) Hawaii Congress of Parents, Teachers and Students.
4. Fourth Parcel (TMK: 2-8-11-25) Marshall Frank Goldman.

ENCUMBRANCES ON THE TITLES: Said Preliminary Title Report dated December 18, 1978 states that the following listed encumbrances on said parcels were in effect on that date:

As to All Parcels:

1. Real property taxes as may be due and owing. Check with the Tax Assessor, First Division.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. That certain Development Lease dated December 1, 1978, recorded in Liber 13320 at Page 747, entered into by and between Hawaii Congress of Parents, Teachers and Students, Marshall F. Goldman, Alice L. Lum and Edna A. Liu, as Lessors, and Sovereign Development Company, a registered joint venture of California-Hawaii Development, Inc. and Develco Corporation, as joint venturers, as Lessee, for a term of 2 years commencing on December 6, 1978. Said Lease is subject to the following:

(1) Mortgage and Security Agreement

Mortgagor: Sovereign Development Company
Mortgagee: Amfac Financial Corp.
Dated : December 1, 1978
Recorded : Liber 13320 Page 767
Amount : \$5,470,940.00

(2) By Additional Security Mortgage dated December 1, 1978, recorded in Liber 13320 at Page 781, Alice Liu Lum, Edna A. Liu, Marshall F. Goldman, and Hawaii Congress of Parents, Teachers and Students assigned to Amfac Financial Corp., all right, title and interest as owners and lessors in and to the premises as additional security to said Mortgage and Security Agreement.

(3) By Assignment of Leases, Sales Agreements and Escrow Deposits dated as of December 1, 1978, recorded in Liber 13321 at Page 8, Sovereign Development Company assigned to Amfac Financial Corp., all right, title and interest in and to any leases, sales agreements and escrow deposits, whether now or hereafter executed, covering all or a portion of the premises as additional security to said above Mortgage and Security Agreement.

4. Mortgage, Security Agreement and Financing
Statement

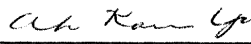
Mortgagor: Marshall Frank Goldman
Mortgagee: Amfac Financial Corp.
Dated : November 30, 1978
Recorded : Liber 13321 Page 35
Amount : \$67,000.00 on Parcel Fourth only.

STATUS OF PROJECT: Construction of the project was begun by Harvis Construction, Inc. on January 8, 1979 and, in accordance with the construction contract, will be completed on or about February 11, 1980.

The 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 July 21, 1978 and information subsequently filed as of January 23, 1979.

THIS FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1024 filed with the Commission on July 21, 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 white.



AH KAU YOUNG, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
Department of Taxation
Bureau of Conveyances
Planning Department, County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1024

Date: January 30, 1979