

# 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  
1525 PENSACOLA  
1525 Pensacola Street  
Honolulu, Hawaii

REGISTRATION NO. 1065

### 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 25, 1979  
Expires: June 25, 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED DECEMBER 5, 1978, AND INFORMATION SUBSEQUENTLY FILED AS OF MAY 10, 1979. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION OF MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Preliminary Report on 1525 PENSACOLA, Registration No. 1065, dated January 11, 1979, the Developer has submitted additional information and requested a Final Public Report.
2. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of 1525 PENSACOLA registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers and prospective

purchasers, along with a copy of the Preliminary Public Report. The purchaser shall sign the required receipt signifying that he has had an opportunity to read both reports.

3. The Commission had determined that the basic documents (Declaration of Horizontal Property Regime with Bylaws of Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration and Bylaws dated May 2, 1979, have been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13667 at Page 602.

The Bureau of Conveyances has assigned Condominium Map No. 610 to the project.

4. No advertising and promotional matter has been filed pursuant to the 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 promulgated thereunder which relate to the Horizontal Property Regimes Act.
6. This public report automatically expires thirteen months after the issuance, May 25, 1979, unless a supplementary report is published or the Commission, upon review of the registration issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report of January 11, 1979, with the exception of LIMITED COMMON ELEMENTS, OWNERSHIP OF TITLE and ENCUMBRANCES AGAINST TITLE, has not been disturbed.

LIMITED COMMON ELEMENTS: The Exhibit referred to under this topical heading in the Preliminary Public Report has been amended as shown in the Exhibit attached hereto. The Parking stall for Apartment 200 has been changed to Parking Stall No. 9 and the parking stall for Apartment 202 has been changed to Parking Stall No. 7.

OWNERSHIP OF TITLE: A Preliminary Report dated May 7, 1979, issued by Hawaii Escrow & Title, Inc. reports that title to the land committed to the regime is now vested in 1525 Partners, the developer.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report dated May 7, 1979, states that the land is encumbered by the following:

1. For any taxes that may be due and owing and a lien on the land, reference is made to the Office of the Tax Assessor of the First Division, Island of Oahu, Hawaii.
2. Title to all minerals and metallic mines reserved to the State of Hawaii.
3. A Mortgage to secure an indebtedness of the amount stated herein and any other amounts payable under the terms thereof,  
Dated : February 6, 1979. Amount: \$472,500.00.  
Mortgagor: 1525 Partners, a Hawaii general partnership.  
Mortgagee: State Savings and Loan Association, a Utah corporation.

Recorded : February 7, 1979, in Liber 13471, Page 702, in the Bureau of Conveyances.


4. Condominium Map No. 610 recorded in said Bureau of Conveyances on May 7, 1979.
5. The covenants, agreements, obligations and other provisions as contained in that certain Declaration of Horizontal Property Regime of 1525 PENSACOLA dated May 2, 1979, recorded in Liber 13667 at Page 602, and the Bylaws attached thereto, to which reference is hereby made.

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The purchaser or prospective purchaser shall be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted December 5, 1978, and information subsequently filed as of May 10, 1979.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1065 filed with the Commission on December 5, 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.

  
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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  
ESCROW AGENT

REGISTRATION NO. 1065

May 25, 1979

EXHIBIT

<u>APARTMENT NO.</u>	<u>PARKING STALL NO.</u>
101	10
102	11
103	12
104	14
200	9 *
201	8
202	7 *
203	1A and 1B
204	13
300	6
301	5
302	4
303	3
304	2A and 2B

\* Changes in the assignment of parking stalls to apartments since the issuance of the Preliminary Report: Stall for Apartment 200 from No. 7 to No. 9, Stall for Apartment 202 from No. 9 to No. 7.