



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
312 SO. BERETANIA ST.  
P. O. BOX 3469  
Honolulu 1, Hawaii

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

on  
SHIZANDE BUILDING  
1136 Union Street  
Honolulu, Hawaii

REGISTRATION NO. 48

**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.

December 3, 1964

SPECIAL ATTENTION

Particular attention of the purchaser or prospective purchaser is directed to the following:

- (1) SHIZANDE BUILDING is a proposed fee simple office building condominium project consisting of forty eight (48) office spaces.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice Of Intention; Declaration of Horizontal Regime; Declaration Of Covenants, Conditions And Restrictions and By-Laws Of Association Of Office Owners; Articles Of Association and Affidavit Of Officers and By-Laws Of Corporation; Agreement Of Sale; Sales Contract; Escrow Agreement; Office Deed; Certificate Of Title; The Standard Form Of Agreement Between Owner And Contractor; Standard Form Of Performance Bond; Building Plans, Drawings and Specifications.
- (3) The Purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) passed by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962 and again in 1963 and 1964.

NAME OF PROJECT: SHIZANDE BUILDING

DEVELOPER: SHIZANDE, INC., 1136 Union Street, Honolulu, Hawaii, a Hawaii corporation, registered with the Director of Regulatory Agencies, State of Hawaii, July 17, 1964.

The officers are as follows:

Doris N. Anderson	President, Treasurer and Director	131 Kuulei Rd., Honolulu
Robert W. Anderson	Vice President and Director	131 Kuulei Rd., Honolulu
Shizuo Najita	Secretary and Director	491-A Luakini St., Honolulu

ATTORNEY REPRESENTING DEVELOPER: Smith, Wild, Beebe and Cades (Attn: Mr. Douglas E. Prior), First National Bank Building, P. O. Box 939, Honolulu, Hawaii 96808. Telephone 569-311.

LOCATION: The proposed building will be located on the Northwesterly side of Union Street, between Hotel and Bishop Streets, at Honolulu, City and County of Honolulu, State of Hawaii. The property committed to the project is comprised of 7,642 square feet; identified as LOT SEVEN-A (7-A) and LOT SEVEN (7). The zoning use is commercial.

TAX KEY: FIRST DIVISION 37-2-1-10

DESCRIPTION: The office building to be constructed upon the land is a nine (9) story, Type I steel structure, without basement, the perimeter and interior walls being constructed generally of plastered masonry and the floors being constructed of concrete, with carpet and vinyl tile floor coverings in the offices.

The building, the Developer declares, has tentatively been divided into forty-eight (48) offices, although he reserves the right to vary the number of offices to suit the requirements of the office purchasers.

The minimum size of an office shall be approximately one hundred eighty (180) square feet and the maximum size of an office shall be approximately six thousand ten (6,010) square feet, this being the square foot area of an entire floor of the building, exclusive of the common elements thereon. The plans for partitioning each floor are such that an office purchaser may purchase any size office he desires, limited only by the minimum and maximum size mentioned above, and by the available unsold office space.

The Developer advises that due to the flexibility in the number of offices, the exact number of each office cannot be fixed until it has been purchased. However, the office numbers on each floor will begin with the number corresponding to the number of the floor on which the office is located, so that the offices on the first floor will be numbered 101, 102, etc., on the second floor, 201, 202 and so forth.

The offices on the first floor will have access to a hallway which will constitute a limited common element to be used by the office owners on that floor. This hallway will lead to the lobby of the building, which is a general common element. If the entire floor is purchased as one office, the hallway will be eliminated and the office will have access to the lobby, or other exit from the building, and if the entire floor is divided into two offices, each office will have access to the lobby.

Similarly, on each of the other floors, each office will have access to a hallway which will lead to a lobby which is a limited common element. If the entire floor is sold as one office, the office will have access to the elevator and if the entire floor is divided into two offices, each floor will have access to a lobby immediately in front of the elevator.

Each office purchaser may have his office partitioned into as many rooms as he desires.

The exact location, size and number of each office will be shown on the Condominium Map filed with the Bureau of Conveyances at Honolulu.

The Developer states that no parking stalls are available within the project.

COMMON ELEMENTS: The Declaration notes that the general common elements will include: (a) the above described land and any improvements thereon other than the office building; (b) the foundation, footings, columns, beams, girders, floor slabs and other structural members of the building; (c) the perimeter walls including all paint, plaster and decorative application to the exterior of such walls and also including all doors, windows and screen block; (d) all components of all alarm and safety systems, including but not limited to, fire alarm, burglar alarm, and certain fire-rated protection, including plastered ceilings, fire doors, protection over light fixtures and other ceiling openings, fusible links and dampers, fire extinguishers, fire hose cabinets, wet and dry standpipes, fire pump and exit and emergency lighting; (e) all utility and service systems from the terminal point of public utility or public agency ownership to the point of entry into an office, these systems to include, but not limited to drain, sewer, water, vent, soil, waste, electrical power, telephone, air-conditioning, roof drains and down spouts; (f) all of the following enclosures, including the equipment therein, and the whole of the walls, ceiling and floor surrounding this equipment: stair towers, stairways, stair wells, trash chute and trash room, including the doors therein, pipe chases and building wells, elevators, elevator tower and all elevator controls and signals, air-conditioning equipment rooms, electrical closets and service room, elevator equipment room, janitor's closets, air shafts and mail chute; (g) the roof and all floor slabs exclusive of all floor coverings within an office, and the entire plenum space between floors, that is the space between the dropped ceiling and the upper concrete of the floor or roof above, and everything included within this space, the ground floor lobby, the walls surrounding this lobby and everything contained therein, including but not limited to the building directory, the lighting and power outlets, light fixtures, plumbing lines, plumbing fixtures, drinking fountain, mail collection boxes and ash tray; (h) in general, all such other devices or installations existing for common use and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building.

LIMITED COMMON ELEMENTS: The Declaration states that there shall be limited common elements located on each floor and to be used in common by all the Owners of offices on that floor, they consist of (a) all hallways; (b) all restrooms; (c) the lobbies on each floor except the ground floor, provided that if the entire floor constitutes one office, the lobby area will be included as part of the office; (d) the waste, vent, soil and water lines connecting each restroom or drinking fountain with the general trunk lines; (e) the partitions between offices, to be used by the Owners of the offices separated by such partition; (f) the partition separating offices from other limited common elements, to be used by the Owners of all of the offices on the floor, and (g) all other devices or installations exclusively for the use of the offices on a particular floor.

OWNERSHIP TO TITLE: The Developer advises that the land committed to the project is owned in fee by Clarence E. Fronk, of Honolulu, State of Hawaii, Alice Wynn, unmarried, William B. Wynn, Miles Pratt Wynn and Jane Thibodeau. The owners have agreed to sell the land to the Developer, under an Agreement of Sale dated September 15, 1964 (Recorded in the Bureau of Conveyances, Liber 4839, Page 183, September 15, 1964). The Agreement of Sale calls for the development corporation to complete the purchase of the land prior to May 15, 1965, at which time it will receive a deed and be prepared to convey office deeds to office purchasers.

ENCUMBRANCES AGAINST TITLE: The Certificate of Title prepared by Security Title Corporation and submitted to the Commission for examination certifies that there are no liens or encumbrances of record against the title, except the following:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Grant No. 3115.

2. The restrictive covenants as contained in that certain Deed dated September 22, 1938, and recorded in the Bureau of Conveyances of the State of Hawaii in Book 1461, Page 250 and also in that certain Deed dated November 22, 1938 and recorded in Book 1470, Page 369, respectively.
3. The Life Estate of Alice Wynn, unmarried, as created in those certain Deeds dated June 29, 1943 and recorded in said Bureau of Conveyances in Book 1763, Page 428, and August 14, 1952, recorded in Book 2613, Page 382, respectively.
4. Agreement of Sale dated September 15, 1964, and recorded on September 15, 1964 in said Bureau of Conveyances in Book 4839, Page 183, made by and between Clarence E. Fronk, Alice Wynn, unmarried, William B. Wynn, Miles Pratt Wynn and Jane Thibodeau, as Sellers, and Shizande, Inc., a Hawaii corporation, as Purchaser.
5. Assessment Lot No. 296, Improvement District No. 80 - Central Business Area

Balance		\$ 1,150.16
Total due	August 7, 1964	216.06

The Certificate of Title, executed September 15, 1964 notes the status of real property taxes. The Developer advises that all delinquent taxes will be paid prior to the completion of construction of the building.

INTEREST TO BE CONVEYED TO PURCHASER: Each office Owner's undivided interest in the Common Elements shall be a fraction, numerator of which is equal to the floor area of the office purchased, plus one-half the floor area of the party walls surrounding this office, and the denominator of which is equal to the floor area of all the offices in the building, plus the floor area of all the party walls in the building. The Developer states that for purpose of the Declaration the term "party wall" shall mean any wall separating two offices.

PURCHASE MONEY HANDLING: An Escrow Agreement is to be executed between the Developer, as "Seller", and the Bank of Hawaii, as "Escrow".

Note: It is incumbent upon the purchaser or prospective purchaser that he reads this Escrow Agreement which establishes how the proceeds from the sale of offices are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATIONS: The proposed By-Laws Of Association Of Office Owners submitted to the Commission for examination gives the Board of Directors the authority to employ the services of a person or firm to manage the project. As at the date of the report, no "Manager" has been identified.

STATUS OF PROJECT: Developer represents that he has received a tentative commitment from a recognized local lending institution contingent upon securing a sufficient number of pre-sales.

In the Notice of Intention the Developer identifies Castle Construction Corporation as the contractor. As at the date of this report no construction has commenced at the site.

  
 JACK K. PALK, Chairman  
 REAL ESTATE COMMISSION  
 STATE OF HAWAII

cc: DEPARTMENT OF TAXATION  
 DEPARTMENT OF REGULATORY AGENCIES  
 (Business Registration Division)  
 BUREAU OF CONVEYANCES  
 PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU  
 FEDERAL HOUSING ADMINISTRATION