

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDUS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
THE CANDLEWOOD
1052 Ala Nanu Street
Honolulu, Hawaii

REGISTRATION NO. 206

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 27, 1969
Expires: February 27, 1970

SPECIAL ATTENTION

A comprehensive reading of the 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 MAY 30, 1968 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS JANUARY 22, 1969. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. The Developer has complied with Section 170A-13.6, R.L.H., and has fulfilled the requirements for the issuance of a Final Public Report prior to construction.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 206 dated August 30, 1968, the Developer has prepared, assembled and forwarded additional information to that filed in the May 30, 1968 submittal. This Final Public Report is made a part of the registration on the CANDLEWOOD condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock).

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed April 15, 1968, with By-Laws of Association of Apartment Owners attached, was filed in the Office of the Assistant Registrar of the Land Court as Document No. 464311. Land Court Condominium Map No. 67, showing lay-out, location, apartment numbers, etc., set forth by Land Court Order No. 29466, filed January 16, 1969.

5. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly ACT 244, L. 1967, effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, January 27, 1969, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: THE CANDLEWOOD

OWNERSHIP TO TITLE: The evidence of title prepared by the abstractor, Title Guaranty of Hawaii, a Hawaii corporation, on January 22, 1969, shows that title is vested in the Developer, Pacific Condominium Corporation, under Transfer Certificate of Title No. 125,004.

ENCUMBRANCES AGAINST TITLE: The January 22, 1969 continuation of lien letter reflects that the Declaration of Horizontal Property Regime, dated April 15, 1968, has been filed as Document No. 464311 with the Assistant Registrar of the Land Court. Said Registrar has designated Land Court Condominium Map No. 67 to the project. Taxes - Real Property Taxes for Fiscal Year - July 1, 1968 through June 30, 1969. Tax Key 1-1-58-01 covers Lot 2111: 1st installment - \$363.11 - paid; 2nd installment - \$363.11 - due June 10, 1969. Tax Key 1-1-58-41 covers Lot 2112: 1st installment - \$434.80 - paid; 2nd installment - \$434.79 - due June 10, 1969.

STATUS OF PROJECT: A construction contract was executed between the Developer, Pacific Condominium Corporation, and Michael Scarfone, General Contractor, on October 16, 1968. The building is to be completed for occupancy in two hundred (200) calendar days from commencement of construction.

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 30, 1968 and information subsequently filed as late as January 22, 1969.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 206 accepted by the Commission on May 30, 1968.

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.


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

REB:km

Distribution:

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ESCROW AGENT

January 27, 1969
Registration No. 206

