

REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

**PRELIMINARY
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 but may only take reservations therefore after

- (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: August 30, 1968
Expires: September 30, 1969

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 MAY 30, 1968. 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 CANDLEWOOD is a proposed fee simple condominium project consisting of twenty-four (24) dwelling units arranged throughout a single six-story residential apartment building. Forty-nine (49) parking stalls are available.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been filed in the office of the recording officer.

4. No advertising or promotional matter has been submitted 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 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 Regime.
6. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, August 30, 1968, unless a Supplementary Public Report issues or the Commission, upon review of registration, issues an order extending the effective period of this report.

NAME OF PROJECT: THE CANDLEWOOD

LOCATION: The approximate 22,438 square feet, in fee simple, to be committed to the regime is situate in the ten hundred block of Ala Nanu Street between Likini Street and Ala Ilima Street at Moanalua, Honolulu, Island of Oahu, Hawaii.

TAX KEY: FIRST DIVISION 1-1-53-01 and 41

ZONING: Medium Density Apartment Type "C"
100% Density (enclosed area)

DEVELOPER: Pacific Condominium Corporation, Moanalua Shopping Center, Honolulu, Hawaii. Telephone 426-030. A Hawaii corporation registered with the Department of Regulatory Agencies, State of Hawaii on May 25, 1967. The officers are:

Earl John Hanson	President and Director	Quarters "P" Ford Island Pearl Harbor, Hawaii
Bruce L. Bitler	Vice President & Director	99-119 Holo Place Aiea, Honolulu, Hawaii
Jean F. Hanson	Secretary and Director	Quarters "P" Ford Island Pearl Harbor, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Sterry & Mah (Attention: Mr. Stanley S. Mah), Suite 400, Capital Investment Building, 650 Richards Street, Honolulu, Hawaii. Telephone 504-431.

DESCRIPTION: The specimen Enabling Declaration Establishing a Plan for Condominium Ownership reflects that the project is to consist of twenty-four (24) separately designated and legally described freehold estates, arranged throughout the six (6) top floors, consisting of the spaces or areas, being the area or space contained in the perimeter walls of each of the apartment units in this multifamily structure, said space defined and referred to in the Declaration as "apartment spaces."

All apartments are identical containing two bedrooms, two baths, a kitchen, dining living room, closets and a lanai. The enclosed apartment area is approximately 900 square feet and the lanai area is approximately 100 square feet. The apartments are numbered with the number of the floor followed by an "0" and final digit indicating the number of the apartments on each floor, as follows:

First Floor	Parking
Second Floor	201 through 204, both inclusive.
Third Floor	301 through 304, both inclusive.
Fourth Floor	401 through 404, both inclusive.
Fifth Floor	501 through 504, both inclusive.
Sixth Floor	601 through 604, both inclusive.
Seventh Floor	701 through 704, both inclusive.

The immediate common elements to which each apartment has access is the access lanai.

COMMON ELEMENTS: The specimen Declaration reflects that a freehold estate consisting of the remaining portion of the real property is described and referred to in the enabling document as the "common areas and facilities" which definition includes the

multifamily structure and the property upon which it is located, and specifically includes, but is not limited to (a) the foundations, main walls, roofs, halls, lobbies, stairways, lanais (subject to the exclusive users of individual apartment owners whose apartments abut upon such lanais) and entrances, exits or communication ways; (b) the basement, flat roofs, yards, grounds, swimming pool and parking areas, subject to the exclusive right of user of apartment space by each apartment owner and to such other exclusive users of parking spaces as Developer/Owner shall allot; (c) the compartments or installation of essential services such as power, light, gas, cold and hot water, refrigeration, reservoirs, water tanks and pumps, or the like; and (d) the elevator, garbage incinerator, and in general all 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 specimen Declaration states that a portion of the common areas and facilities is set aside and allocated for the restricted use of the respective "apartment spaces," and is as designated and as shown on the condominium map to be filed in the office of the recording officer, and said areas shall be known as "restricted common areas and facilities."

The restricted common areas and facilities allocated for the restricted uses of "family units" are as follows: Parking spaces as designated on said condominium map by number corresponding to the number of apartments to which they are pertinent shall be appurtenant to and for the exclusive use of such apartment.

Note: For the purpose of the Declaration the ownership of each "apartment space shall include the respective undivided interest in the common areas and facilities as specified under the topical heading Interest to be Conveyed Purchaser, immediately below, and each "apartment space" together with the undivided interest is defined and referred to in the specimen Enabling Declaration as a "family unit."

INTEREST TO BE CONVEYED PURCHASER: The undivided interest in the "common areas and facilities" established by the Declaration conveys with each respective apartment space an undivided 1/24th interest in the project. The above undivided interests established and to be conveyed with the respective "apartment spaces" as above, cannot be changed, and the Developer/Owner covenants and agrees that the undivided interests in the "common areas and facilities" and the fee titles to the respective "apartment spaces" conveyed, shall not be separated or separately conveyed, and each said undivided interest shall be deemed to be conveyed or encumbered with its respective "apartment space" even though the description in the instrument of conveyance or encumbrance may refer on to the fee title to the "apartment space."

The proportionate shares of the separate owners of the respective "family units" in the profits and common expenses in the "common areas and facilities" as well as their proportionate representation for voting purposes in the Association of Apartment Owners is 1/24th undivided interest.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The specimen Declaration states that the "apartment spaces" shall be occupied and used by the respective owners only as a private dwelling for the owner, his family, tenants and social guests and for no other purposes.

OWNERSHIP TO TITLE: The Notice of Intention reflects that ownership to title is vested in International Development Company, a registered limited partnership consisting of Clarence Thing Chock Ching (husband of Dorothy Tom Ching); Thomas Awai, widower; and Fong Ting Mau (husband of Rose Yet Kui), General Partners. The title evidence report prepared May 24, 1968 by the Abstractor, Title Guaranty of Hawaii, a Hawaii corporation, verifies that the above-mentioned vestee has title.

ENCUMBRANCES AGAINST TITLE: The title search report identifies the following: LOT 2111, area 10,211 square feet, and LOT 2112, area 12,227 square feet as shown on Map 314, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1074. Being portions of the land described in Transfer Certificate of Title No. 106,254 issued to the title holders, General Partners of International Development Company. Lots 2111 and 2112 shall have access to Salt Lake Boulevard over and across Lots 2147 and 2148 as set forth in Land Court Order No. 24900, filed November 9, 1965.

Reservation unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, all artesian and other underground water and rights thereto appurtenant to said premises, as reserved in the Deed dated October 7, 1965, filed as Document No. 372554. Mortgage dated October 14, 1965 filed as Document No. 372555, made by Clarence Thing Chock Ching, et als, General Partners of International Development Company, a registered limited partnership, to The Mutual Benefit Life Insurance Company for the sum of \$2,500,000.00 on the lands under search, besides other lands. Consolidation Agreement dated October 14, 1965, filed as Document No. 372558, the above mortgage was consolidated together with other mortgages. Mortgage dated October 14, 1965, filed as Document No. 372559, made by Clarence Thing Chock Ching, et als, General Partners of International Development Company, a registered limited partnership, to Hawaiian Dredging & Construction Co., Ltd., now known as Dillingham Corporation, for the sum of \$11,000,000.00 on the land under search, besides other lands. Restrictive Covenants set forth in that certain instrument dated November 23, 1965, filed as Document No. 375914; as amended per Document No. 377276 dated December 14, 1965. Taxes: Real Property Taxes for Year 1968 are now a lien. Agreement of Sale dated April 26, 1968, filed as Land Court Document No. 443344, made by and between Clarence Thing Chock Ching (husband of Dorothy Tom Ching); Thomas Iwai, widower; and Fong Ting Mau (husband of Rose Yet Kui Mau), General Partners of International Development Company, as Sellers; and Pacific Condominium Corporation, a Hawaii corporation, as Purchaser; to sell Lot 2111 together with rights of way for the sum of \$45,949.50. Subject to the covenants and conditions contained in said Agreement of Sale. Agreement of Sale dated April 26, 1968, filed as Land Court Document No. 443345, made by and between said Clarence Ting Chock Ching, Thomas Iwai and Fong Ting Mau, General Partners of International Development Company, as Sellers; and Pacific Condominium Corporation, a Hawaii corporation, as Purchaser; to sell Lot 2112 together with rights of way for the sum of \$55,021.50. Subject to the covenants and conditions contained in said Agreement of Sale.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement identifies Hawaii National Bank, a National Banking Association, as the Escrow Agent. On examination the specimen Reservation of Apartment and executed Escrow Agreement are found to be in compliance with Chapter 170A, Revised Laws of Hawaii, and particularly Sec. 170A-33., and Sec. 170A-33.1 through 170A-33.5 as incorporated in the Horizontal Property Act through ACT 244 (L. 1967) effective June 6, 1967.

Among other provisions the reservation states that the Escrow Agent is authorized and directed to hold and disburse the money as follows: (1) in the event the Seller has not obtained a Final or Supplementary Report of the Real Estate Commission within one (1) year from the date of the issuance of this Preliminary Report permitting it to enter into Agreements of Sale, the payments shall be refunded to Purchaser without interest; (2) in the event there is a change in the condominium building plans subsequent to the execution of an Agreement of Sale, the payment shall be refunded to Purchaser without interest, unless Purchaser's written approval or acceptance of the specific change is obtained; (3) upon Purchaser exercising the right, given in the Reservation, the payment is to be credited to the down payment on the purchase price; and (4) upon Purchaser's failure to exercise this right within the time set forth in the notice, then the payment is to be disclosed to the Seller.

It is incumbent upon the purchaser and prospective purchasers that he reads with care the Reservation of Apartment and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the dwelling units and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

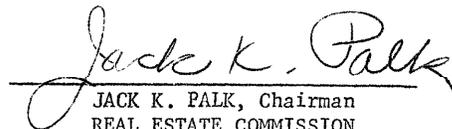
MANAGEMENT AND OPERATIONS: The By-Laws empower the Board of Directors with the authority to acquire and pay for the services of a person or firm to manage the Horizontal Property Regime. No property manager has been identified in the notice of intention to sell.

STATUS OF PROJECT: No building contract has been executed. The Developer advises that bid opening is established for September 20, 1968 and construction is tentatively planned to commence on or about October 20, 1968.

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.

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

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be yellow in color.


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

REB:km

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

August 30, 1968
Registration No. 206

