

# 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

THE CHANDELIER  
Ala Ilima Street  
Honolulu, Hawaii

REGISTRATION NO. 1162

### **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: December 11, 1979

Expires: January 11, 1981

#### SPECIAL ATTENTION

A comprehensive reading of this report is urged so that the personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED AUGUST 14, 1979 AND ADDITIONAL INFORMATION FILED ON DECEMBER 6, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of September 28, 1979 on THE CHANDELIER, Registration No. 1162, the Developer reports the execution of a construction contract and commitment of an interim loan to finance the project. The information contained in this Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock) and becomes a part of THE CHANDELIER registration. The Developer is responsible for placing a true copy of this Final Public Report, the Preliminary Public Report and the Disclosure Abstract in the hands of all purchasers and prospective purchasers. Securing a signed receipt therefor from each such person shall also be the responsibility of the Developer.

2. THE CHANDELIER is a fee simple condominium project consisting of forty-eight (48) apartments in a nine (9) story building, containing eight (8) apartment floors with six (6) apartments on each floor and a basement. The basement and part of the first level will contain a total of seventy-three (73) parking stalls of which sixty-nine (69) (56 standard and 13 compact) will be allocated to specific apartments and four (4) (compact) for guest parking. Amenities of the project include a swimming pool, recreation area and a putting green.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of this 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 Assistant Registrar of the Land Court, State of Hawaii, as Document No. 973384, and a copy of the approved floor plan has been filed as Condominium Map No. 395.

5. Advertising or promotional matter has been submitted to the Commission pursuant to the rules and regulations promulgated by the Commission.

6. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

7. This Final Report automatically expires thirteen (13) months after the date of issuance, December 11, 1979, unless a Supplementary Public

Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

8. This Final Report is made a part of the registration on THE CHANDELIER condominium project.

The information under the following topical headings in the Preliminary Public Report has been changed: LIMITED COMMON ELEMENTS, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT. A heading entitled PROGRAM OF FINANCING has been added. The information under the remaining topical headings of the Preliminary Public Report remains unchanged.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein designated as "limited common elements", are set aside and reserved for the exclusive use of certain apartments as follows:

Each apartment shall have appurtenant to it one or more parking spaces as designated on the condominium map and as indicated below (asterisk denotes a compact parking space):

<u>APARTMENT NO.</u>	<u>PARKING STALL #</u>	<u>APARTMENT NO.</u>	<u>PARKING STALL #</u>
101	59	501	2
102	60	502	3
103	12,46	503	4
104	61	504	5
105	62	505	6
106	63	506	7
201	44	601	8
202	45	602	9
203	47	603	10
204	48	604	13
205	49	605	14
206	50	606	15,70*, 71*,72*, 73*

301	38	701	21
302	39	702	22,64,65*, 66*,67*, 68*,69*
303	40	703	35
304	41	704	36
305	42	705	37
306	43	706	11
401	1	801	23,24
402	16	802	25,26
403	17	803	27,28,51*, 52*,53*, 54*
404	18	804	29,30
405	19	805	31,32
406	20	806	33,34

GUEST PARKING--55\*, 56\*, 57\*, 58\*

Owners of the apartments shall have the right to change the designation of the parking spaces which are appurtenant to their respective apartments by an amendment to their respective deeds and to the proposed declaration, such amendments to be executed by the respective owners of such apartments with the consent of the mortgagee, if any; provided that such amendments shall be effective only upon the filing of the same in the Office of the Assistant Registrar of the Land Court of the State of Hawaii and/or the Bureau of Conveyances of the State of Hawaii, and provided further that at all times at least one parking space shall be appurtenant to each apartment in the project.

ENCUMBRANCES AGAINST TITLE: A copy of the Preliminary Report dated October 25, 1979, issued by Long & Melone, Ltd., provides that the following are encumbrances against title to the property:

1. For any taxes that may be due and owing and a lien on the land, reference is hereby made to the Office

of the Tax Assessor of the First Division, County of Honolulu, Hawaii.

2. Reservation of all artesian and other underground water and rights thereto, unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased; as reserved in Deed dated October 7, 1965, filed as Land Court Document No. 372554. Said Trustees release all right to enter upon surface lands to exercise said exception and reservation, including any rights of ingress and egress upon said land, by Release dated October 12, 1965, filed as Land Court Document No. 372562.
3. Easement 661 (10 feet wide) for drainage purposes along portion of the southwesterly boundary of said Lot 3315, as shown on Map 371 filed with Land Court Application No. 1074.
4. Grant of easement, dated March 8, 1968, in favor of the City and County of Honolulu for drainage purposes, over and across easement 661, filed as Land Court Document No. 471825.
5. Easement 832 (10 feet wide) for drainage purposes, along portion of the northwesterly boundary of said Lot 3315, as shown on Map 444 filed with Land Court Application No. 1074.
6. Grant of easement, dated December 7, 1970, in favor of the City and County of Honolulu for drainage purposes, over and across said easement 832, filed as Land Court Document No. 542645.
7. Covenants in Declaration, dated November 24, 1970, filed as Land Court Document No. 520605.
8. That certain mortgage, dated July 23, 1979, in favor of City Bank, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 954813.
9. The covenants, conditions, restrictions, reservations, easements, liens for assessments, options, limitations on title and all other provisions contained in or incorporated by reference in the Declaration of Horizontal Property Regime and By-Laws attached thereto, filed as Land Court Document No. 973384, Condominium Map No. 395.
10. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.

11. Rights or claims of parties in possession and easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matters not of public record.

As indicated herein, City Bank has made a written commitment to provide the construction loan for the project. It is anticipated that said loan will be secured by mortgage and security agreement in favor of City Bank and will be filed in the Office of the Assistant Registrar of the Land Court, State of Hawaii.

STATUS OF PROJECT: A copy of the building contract with TOWER CONSTRUCTION INC., executed on August 28, 1979, is on file with the Commission. Construction has commenced and the estimated completion date for the project is December 1, 1980.

PROGRAM OF FINANCING: The statement of financing submitted by the Developer reflects that City Bank has made a written commitment to provide the construction loan and International Savings and Loan Association, Limited, the permanent take-out loan for the project.

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The purchaser or prospective purchaser should recognize that this published report represents information disclosed by the Developer in the required Notice of Intention submitted on August 14, 1979, and additional information filed September 12, 1979 and December 6, 1979.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1162 filed with the Commission on August 14, 1979.

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. 1162

December 11, 1979