

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

THE CHANDELIER OFFICE CENTRE
WAILUKU, MAUI

REGISTRATION NO. 1466

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: April 15, 1982
EXPIRES: May 15, 1983

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 27, 1981, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF APRIL 12, 1982. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of Commission's Preliminary Public Report on THE CHANDELIER OFFICE CENTRE condominium, dated December 30, 1981, the Developer has submitted additional information deemed material to the Project.

2. The Developer has filed all documents and exhibits deemed necessary by the Commission for the registration of the Horizontal Property Regime and the issuance of a Final Public Report.
3. Promotional materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The Declaration of Horizontal Property Regime and By-Laws of Association of Unit Owners have been recorded in the Bureau of Conveyances of the State of Hawaii, at Liber 16219, Page 668. The floor plans and elevations (herein "Condominium Map") has been recorded at said Bureau of Conveyances and has been assigned Condominium Map No. 843.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, April 15, 1982, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Final Public Report is made a part of the registration of THE CHANDELIER OFFICE CENTRE Condominium project, Registration No. 1466. The Developer is responsible for placing the Final Public Report (white paper stock) along with a copy of The Preliminary Public Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of the Receipt for same.

THE INFORMATION IN THE TOPICAL HEADINGS OF THE PRELIMINARY PUBLIC REPORT OF DECEMBER 30, 1981, WITH THE EXCEPTION OF OWNERSHIP OF LAND and ENCUMBRANCES AGAINST TITLE, HAS NOT BEEN DISTURBED. A NEW TOPICAL HEADING FINANCING OF PROPERTY HAS BEEN ADDED.

OWNERSHIP OF LAND: The Developer has filed with the Commission a Preliminary Title Report issued by Founders Title and Escrow Of Hawaii, dated March 10, 1982, which reveals that the ownership of fee simple title is vested in the Developer, Canawaii Development Corporation.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report of March 10, 1982 reveals that the fee simple title is subject to the following encumbrances:

1. Real Property taxes due and payable, reference is made to Tax Assessor, County of Maui.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. A grant of sewer easement in favor of the City of Maui dated November 25, 1958, recorded in the Bureau of Conveyances, State of Hawaii, in Book 3773, Page 469.
4. Easement "G" for protective landscaping and drainage purposes as shown on File Plan No. 1525.
5. Reservation of all water and water rights within or appurtenant to said premises in favor of Wailuku Sugar Company, as reserved in Deed dated July 21, 1976, recorded in the Bureau of Conveyances, State of Hawaii, in Book 11563, Page 120.
6. Restrictive Covenants as contained in that certain Declaration dated June 27, 1977, recorded in the Bureau of Conveyances, State of Hawaii, in Book 12292, Page 200.

Said Declaration was amended by instrument dated August 1, 1977, recorded in Book 12361, Page 537.

7. A Grant of Easement over Easement G, for landscape and drainage purposes, in favor of Wailuku Industrial Park Owners Association, a Hawaii non-profit corporation, as granted by instrument dated June 28, 1978, recorded in the Bureau of Conveyances, State of Hawaii, in Book 13497, Page 66.

Joinder by Laulima, Incorporated, recorded concurrently in Book 13497, Page 68.

8. Mortgage

Dated:	August 18, 1981
Recorded:	August 25, 1981
Book 1573, Page 250	
Amount:	\$156,000.00
Mortgagor:	Canawaii Development Corp., a Hawaii corporation
Mortgagee:	City Bank, a Hawaii corporation

9. Additional Charge Mortgage

Dated: March 12, 1982
Recorded: March 17, 1982
Book 16219, Page 665
Amount: \$1,069,000.00
Mortgagor: Canawaii Development Corp.,
a Hawaii corporation.
Mortgagee: City Bank, a Hawaii
corporation.

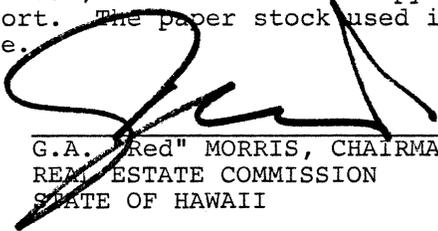
10. Condominium Map No. 843, recorded in the Bureau of Conveyances, State of Hawaii.
11. Covenants, conditions, restrictions, reservations, agreements, obligations, provisions, easements and By-Laws set forth in the Declaration of Horizontal Property Regime dated February 4, 1982, recorded March 17, 1982, in the Bureau of Conveyances, State of Hawaii, in Book 16219, Page 668.
12. A Financing Statement made by and between Canawaii Development Corp., Debtor(s), and City Bank, Secured Party, covering Debtor's equipment, inventory, instruments, chattel papers, therein described, recorded in Book 16219, Page 724, in the Bureau of Conveyances, State of Hawaii.

FINANCING OF PROPERTY: An interim loan for the project has been arranged with City Bank for the construction of the project.

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 on November 27, 1981, and additional information submitted as of April 12, 1982.

THIS FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1466, filed with the Commission on November 27, 1981.

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.


G.A. "Red" MORRIS, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION, COUNTY OF MAUI
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No.1466

Dated: April 15, 1982