REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

THE CAMBRIDGE
922 McCully Street
Honolulu, Hawaii

REGISTRATION NO. 1501

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: June 22, 1982
Expired: July 22, 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 MAY 10, 1982, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JUNE 17, 1982. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. "THE CAMBRIDGE" is a proposed leasehold condominium project consisting of one (1) building with one (1) floor of parking and three (3) floors of apartments. The Project will contain nine (9) condominium apartments and thirteen (13) parking spaces as shown on the Condominium Map. Ten (10) will be standard parking spaces and three (3) will be compact parking spaces.

2. The Developer of the Project has submitted to the Commission for examination all documents and materials deemed necessary for the registration of a condominium project and issuance of a Preliminary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, Bylaws of the Association of Apartment Owners, and a copy of the Condominium Map) have not been recorded in the Bureau of Conveyances of the State of Hawaii.

4. No preliminary advertising and promotional materials have been submitted to the Commission 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 514A, Hawaii Revised Statutes, as amended, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.

6. This Preliminary Public Report is made a part of the registration of THE CAMBRIDGE condominium project. The Developer is responsible for placing this Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and for securing a signed copy of the receipt(s) therefor.

7. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, June 22, 1982, unless a Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: THE CAMBRIDGE

LOCATION: The land submitted to the Horizontal Property Regime is approximately 7,200.0 square feet and is situated at 922 McCully Street, Honolulu, Hawaii.

TAX MAP KEY: First Division: 2-3-29:43

ZONING: A-4 Apartment District

DEVELOPER: ALEXANDER-WILDER CORP., a Hawaii corporation, whose principal place of business and post office address is 1314 South King Street, Suite 1451, Honolulu, Hawaii 96814 (telephone number 524-7700). The corporation's officers are DONALD C. G. LOOK, President; MILDRED L. LOOK, Secretary-Treasurer; and LINDA H. TSUJI, Vice President.

ATTORNEY REPRESENTING DEVELOPER: BRUCE S. NOBORIKAWA, Attorney-at-Law, A Law Corporation, 1314 South King Street, Suite 1459, Honolulu, Hawaii 96814 (telephone number 524-7700).

DESCRIPTION OF THE PROJECT: The proposed Declaration of Horizontal Property Regime and the Condominium Map describe the Project as follows:

1. Description of the Building. The building will consist of one (1) floor of parking and three (3) floors of apartments. The building is to be constructed principally of concrete columns, metal lathe and plaster, concrete tile, concrete slabs, glass, aluminum window frame, gypsum board, and appropriate trim. There are no basements in the building.

The first floor contains the 13 parking stalls. The second through the fourth floors each contain three (3) three-bedroom, two-bath units. The apartments on the second floor are numbered 201, 202, and 203. The apartments on the third floor are numbered 301, 302, and 303. The apartments on the fourth floor are numbered 401, 402, and 403. There are no lanais or patios in the building.

2. Apartments.

a. Type A Apartments. Type A apartments are located in a column on the second, third, and fourth floors on the south-side (Diamond Head-makai) corner of the building away from Algaroba Street and are numbered 201, 301, and 401. Type A apartments contain seven (7) rooms, consisting of three (3) bedrooms, two (2) bathrooms, a kitchen, and a living/dining room, all as shown on the Condominium Map. Measured from the interior faces of the perimeter walls, Type A apartments have a net living area of approximately 1,093 square feet.

b. Type B Apartments. Type B apartments are located in a column on the second, third, and fourth floors on the north (mauka) side of the building fronting on Algaroba Street and are numbered 202, 302, and 402. Type B apartments contain seven (7) rooms, consisting of three (3) bedrooms, two (2) bathrooms, a kitchen, and a living/dining room, all as shown on the Condominium Map. Measured from the interior faces of the perimeter walls, Type B apartments have a net living area of approximately 969 square feet.

c. Type C Apartments. Type C apartments are located in a column on the west-side (Ewa-mauka) corner of the building away from McCully Street and are numbered 203, 303, and 403. Type C apartments contain seven (7) rooms, consisting of three (3) bedrooms, two (2) bathrooms, a kitchen/dining room, and living room, all as shown on the Condominium Map. Measured from the interior faces of the perimeter walls, Type C apartments have a net living area of approximately 939 square feet.

Each apartment shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or interior load-bearing walls, the floor and ceiling surrounding each apartment, or any pipes, wires, conduits, or other utility or service lines which are utilized for or serve more than one apartment, the same being common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls, the inner decorated or finished surfaces of all

walls, floors, and ceilings, doors and door frames, windows and window frames.

Each apartment has immediate access to a stairway which leads to the Ground Floor entry, grounds of the Project and to a public street.

The apartment numbers, the type of apartment, number of bedrooms, parking space(s) made appurtenant to the apartment, approximate total net living area, and the common interest appurtenant to each apartment are also set forth hereinbelow:

APT. #	TYPE	PARKING[1] SPACE #	APPROX. NET LIVING AREA	APPURTENANT COMMON INTEREST
201	A	1P	1,093	12.140%
202	B	4P	969	10.763%
203	C	7P	939	10.430%
301	A	2P 13P, Comp.	1,093	12.140%
302	B	5P	969	10.763%
303	C	8P	939	10.430%
401	A	3P 10C	1,093	12.141%
402	B	6P 11P, Comp.	969	10.763%
403	C	9P 12P, Comp.	939	10.430%
			9,003	100.000%

[1] C = covered stall
P = partially covered stall
Comp. = compact stall

COMMON ELEMENTS: The proposed Declaration provides that one estate shall be designated in all portions of the Project, other than the apartments, and all other common elements mentioned in the Act, which are actually included in the Project, herein called "common elements," including specifically but not limited to:

1. Said land in fee simple;

2. All structural components of said building, such as foundations, beams, supports, main walls, roofs, floors, halls, corridors, lobbies, stairs, stairways and fire escapes, and entrances and exits;

3. All yards, landscaping, gardens, refuse collection areas, mailbox areas, parking areas, and driveway;

4. Any and all pipes, cables, conduits, ducts, electrical equipment, wiring, and other central and appurtenant transmission facilities and installations over, under, or across the Project which serve more than one apartment for services such as power, light, gas, hot water, cold water, ventilation, air conditioning, sewage, telephone, radio and television signal distribution, if any;

5. Any and all apparatus and installations existing for common use, such as tanks, pumps, motors, fans, compressors, ducts, vents, and other such installations and apparatus;

6. All other parts of the Project necessary or convenient to its existence, maintenance, and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called the "limited common elements", are designated and set aside for the exclusive use of certain apartments (which shall be one or more apartments, but less than all apartments), and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

1. All common elements of the Project which are rationally related to less than all of said apartments shall be limited common elements appurtenant to the apartment or apartments to which they are related.

2. The parking spaces which are numbered and shown on the Condominium Map are each designated limited common elements. Each apartment shall have appurtenant to it for its exclusive use the parking space(s) designated as appurtenant to such apartment, as shown hereinabove. Each apartment shall always have at least one (1) parking space appurtenant to it, but otherwise parking space(s) may be transferred from apartment to apartment in the Project or dedicated to the Association as a common element as hereinafter more particularly set forth or as provided by law.

3. The mailboxes bearing a number corresponding with the apartment number shall be for the exclusive use of said apartment.

INTEREST TO BE CONVEYED TO PURCHASERS: Each purchaser shall receive an Apartment Deed from the Developer for the apartment and the undivided interest in the common elements (excluding any interest in the land), as established by the Declaration, and a Ground Lease from the owner of the fee simple property for an undivided interest in the land equal to the undivided interest in the common elements attributable to the Unit. The Declaration reflects that the undivided percentage interest, common elements, and easements appurtenant to each apartment shall have a permanent character and shall not be altered except as specifically provided in said Declaration and shall not be separated from such apartment and shall be deemed to be conveyed or encumbered with such apartment even though not expressly mentioned or described in the conveyance or other instrument, except that parking spaces may be transferred as specifically provided in the Declaration or otherwise by law. The common elements shall remain undivided, and

no right shall exist to partition or divide any part thereof except as provided by the Horizontal Property Act.

Those portions of the building(s) and other improvements which are conveyed by Developer to an apartment owner by an Apartment Deed and the undivided ground leasehold interest in and to said land concurrently granted to said apartment owner under a ground lease directly from the fee simple owner, both to be concurrently recorded or filed in the appropriate recording office(s) of the State of Hawaii, are appurtenant to each other and are not separately transferable and cannot under any circumstances be separated from or conveyed separately, whether by contract, operation of law, or otherwise.

The proportionate shares of the separate owners of the respective apartments in the profits and common expenses of the Project and for all purposes, including voting, shall be the undivided percentage interest shown hereinabove.

PURPOSES OF BUILDING AND RESTRICTIONS AS TO USE: The Declaration reflects that the apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants, and social guests and for no other purpose. The apartments shall not be rented for transient or hotel purposes, which are defined as: (1) rental for any period less than thirty (30) days or (2) any rental in which the occupants of the apartment are provided customary hotel services, such as room service for food and beverage, maid service, laundry and linen, or bellboy service. Except for such transient or hotel purposes, the owners of the respective apartments shall have the right to lease such apartments for residential purposes subject to all provisions of the Declaration, the Bylaws, and as further provided hereinbelow.

The maximum number of individuals permitted to reside in or occupy an apartment shall be seven (7) individuals.

Notwithstanding the foregoing, Developer may engage in real estate sales activities in such apartments and on the premises of the Project for the purpose of selling such apartments. Such activities may continue only until all such apartments have been initially sold by the Developer. The apartment uses are further governed by and subject to the provisions of the Declaration and Bylaws.

OWNERSHIP OF TITLE: The Preliminary Title Report issued by LONG & MELONE, LTD., dated April 21, 1982, states that the title to the land committed to the regime is vested in PRIME PROPERTIES, INC., a Hawaii corporation. Developer is the holder of a ground lease covering the land, dated March 8, 1982, and recorded in said Bureau in Liber 16288, page 511.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report also indicates the following encumbrances on the property as of that date:

1. Title to all mineral and metallic mines reserved to the State of Hawaii (as to the fee simple interest).

2. Mortgage by and between PRIME PROPERTIES, INC., "Mortgagor", and AMERICAN SAVINGS AND LOAN ASSOCIATION, "Mortgagee", dated May 7, 1981, and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 15537, page 612 (as to fee simple interest).

3. Lease dated March 8, 1982, recorded in said Bureau in Liber 16288, at page 511.

4. Taxes that may be due and owing; reference is made to the Office of the Tax Assessor of the First Division, City and County of Honolulu.

The provisions of Chapter 514A, Hawaii Revised Statutes, require Developer to obtain either a complete or partial release of the above-described mortgage(s) as and when individual apartments are transferred to purchasers.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated March 11, 1982, identifies Founders Escrow Corporation, a Hawaii corporation, as escrow agent. On examination, the Escrow Agreement and the specimen Sales Contract are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, particularly with Sections 514A-39, 40 and 514A-63 through 66, inclusive.

Among other provisions, the executed Escrow Agreement states that a purchaser under the Sales Contract shall be entitled to a return of his funds, and Escrow shall pay such funds to said purchaser without interest, promptly after purchaser has requested such return if Escrow shall have received from Developer a written notice that any one of the following has occurred:

1. Developer shall have requested Escrow to return to purchaser the funds of purchaser then being held by Escrow; or

2. Developer shall have notified Escrow of Developer's exercise of the option to rescind the Sales Contract pursuant to any right of rescission stated therein or otherwise available to Developer; or

3. With respect to a purchaser whose funds were obtained prior to the issuance of the Final Public Report, there shall have been a substantive change in the building plans of a type which gives purchaser a right to cancel his Sales Contract pursuant to Chapter 514A of the Hawaii Revised Statutes (unless purchaser's written approval or accceptance of the specific change is obtained or ninety [90] days have elapsed since the purchaser has accepted in writing the apartment or he has first occupied the apartment); or

4. The Final Public Report differs in a material respect from the Preliminary Public Report and the purchaser's written approval of such change shall not have been obtained and purchaser shall request the refund; or

5. The Final Public Report shall not have been issued within one (1) year from the date of issuance of the Preliminary Public Report and purchaser's rights are not waived under Section 514A-66, Hawaii Revised Statutes.

In any of the foregoing events, Escrow shall, upon receipt of the written request for a refund from purchaser, pay said funds to the purchaser (less cancellation fee to Escrow of $25.00 per apartment and Escrow and cancellation costs, as defined in the Sales Contract), and thereupon said Sales Contract and any conveyance document theretofore delivered to Escrow shall be returned to Developer; provided, however, notwithstanding anything to the contrary, if the purchaser shall exercise a right to cancel his Sales Contract pursuant to Sections 514A-63, 514A-64, and/or 514A-66, Hawaii Revised Statutes, the purchaser shall be entitled to a refund of all moneys paid by him; provided further, however, that no refund shall be made to a purchaser at purchaser's request prior to receipt by Developer of written notice from Escrow of its intent to make such refund.

The specimen Sales Contract provides in part that: (1) Seller expressly reserves the right to sell or lease unsold apartments free from any restrictions on such sale or lease which may apply to purchaser under the Declaration and Bylaws; (2) the purchaser acknowledges in the Sales Contract that minor construction activity may continue on the site after purchaser has occupied his apartment, which may result in noise, dust, or other annoyances and that the Developer's sales activities, including the use of model units and signs for sales displays and related activities, may continue until the last apartment in the Project is sold; (3) the Sales Contract also provides that if the apartment is rented, purchaser shall assume the lease or tenancy agreement; and (4) the purchaser's rights are and shall be subject and subordinate to the lien of any mortgage made to finance the cost of construction.

Purchaser should also note that the Sales Contract places restrictions on the apartment owners, precluding them from entering into any rental pool or other rental-sharing arrangements with other such apartment owners until after the expiration of fifteen (15) years from the date of recordation of purchaser's conveyancing documents.

It is incumbent upon the purchaser and the prospective purchaser that he read with care the Sales Contract and Escrow Agreement. The Escrow Agreement establishes how the proceeds on the sale of the apartment and all sums from any source are placed in Escrow, as well as the retention, disbursement, and refund of said Escrow funds.

MANAGEMENT AND OPERATIONS: The Declaration and Bylaws which are incorporated within the Declaration provide that the administration of the Project shall be vested in the Association of Apartment Owners under the direction of the Board of Directors by a responsible corporate managing agent who shall be appointed by the Association in accordance with the Bylaws; provided, however, Developer has reserved the right to designate the managing agent for the initial two-year period subject to certain conditions provided in the Declaration and Bylaws. Developer anticipates selecting FORENT REALTY CORP., 1549 South King Street, Honolulu, Hawaii 96826, a Hawaii corporation, as the initial managing agent.

STATUS OF PROJECT: The Developer advises that construction has commenced, and Developer has informed the Commission that the

Project should be completed by December 4, 1982. Construction is to be financed from a construction loan to be secured by Developer.

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 10, 1982, and additional information subsequently filed as of June 17, 1982.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1501, filed with the Commission on May 10, 1982.

This report, when reproduced, shall be a true copy of the Commission's Public Report. In making facsimiles, the paper stock shall be yellow in color.

Joseph F. Blair for
G. A. "Red" Morris, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:

Finance Director
Bureau of Conveyances
Planning Department, City and County of Honolulu
Federal Housing Administration
Escrow Agent

REGISTRATION NO. 1501

DATED: June 22, 1982

DISCLOSURE ABSTRACT FOR THE CAMBRIDGE
(Leasehold Condominium)

1. a. Name and address of the project:

The Cambridge
922 McCully Street
Honolulu, Hawaii 96826

b. Name, address, and telephone number of Declarant and Project Manager:

Declarant	Project Manager
Alexander-Wilder Corp. 1314 South King Street Suite 1451 Honolulu, Hawaii 96814	Roland Kim 126 Queen Street Suite 305 Honolulu, Hawaii 96813

2. Common Expenses:

a. A breakdown of estimated annual common expenses for the project is attached hereto as Exhibit "A" and made a part hereof.

b. Estimated monthly common expenses for each apartment:

Type A Apartments	$159.00
Type B Apartments	$141.00
Type C Apartments	$137.00

c. Declarant advises that it will assume and pay all of the actual common expenses for the project and that an apartment owner will not be obligated for the payment of his respective share of the common expenses until such time as Declarant files with the Real Estate Commission an amended Disclosure Abstract which provides that each respective apartment owner is obligated to pay for his respective share of common expenses allocated to his apartment and each apartment owner is notified of same.

DECLARANT ADVISES THAT THE COSTS AND EXPENSES OF MAINTENANCE AND OPERATION OF A CONDOMINIUM PROJECT ARE DIFFICULT TO ESTIMATE INITIALLY AND EVEN IF SUCH COSTS AND EXPENSES HAVE BEEN ACCURATELY ESTIMATED, THAT SUCH COSTS AND EXPENSES WILL TEND TO INCREASE WITH PRICE INCREASES AND THE INCREASED AGE OF THE BUILDING.

3. Description of all warranties for the individual apartments and the common elements: None.

4. A statement of the proposed number of apartments to be used for residential or hotel use in a mixed-use project containing apartments for both residential and hotel use:

   The project is proposed for residential use only and not a mixed hotel use.

5. A statement of the extent of commercial or nonresidential development in the project:

   There will be no nonresidential development in the project.

DATED at Honolulu, Hawaii, _____.

ALEXANDER-WILDER CORP.

By _____
Its President

Declarant

ESTIMATED MAINTENANCE FEES
FOR THE CAMBRIDGE

	Monthly	Annually
Sewage Fee	$ 65.00	$ 780.00
Electricity	120.00	1,440.00
Water	100.00	1,200.00
Insurance Coverage:		
Fire	36.00	432.00
Liability	22.00	264.00
Directors and Officers	16.00	192.00
Management Fee	100.00	1,200.00
Resident Manager	300.00	3,600.00
Payroll Expenses:		
Temporary disability insurance	1.50	18.00
FICA	20.00	240.00
State unemployment compensation	19.50	234.00
Grounds and Building Maintenance	250.00	3,000.00
Grounds and Building Supplies	50.00	600.00
Equipment Maintenance:		
Standpipes	5.00	60.00
Exhaust fans	5.00	60.00
Intercom	10.00	120.00
Petty Cash	6.00	72.00
Audit Miscellaneous Administrative Expenses	35.00	420.00
Building Reserve and Contingency	150.00	1,800.00
	$1,311.00	$15,732.00

Type A Apartments (except Apartment 401):	0.12140 x $1,311 = $159
Apartment 401 (Type A Apartment):	0.12141 x $1,311 = $159
Type B Apartments:	0.10763 x $1,311 = $141
Type C Apartments:	0.10430 x $1,311 = $137

The foregoing is based on the generally accepted accounting procedures.

Certified by:

ALEXANDER-WILDER CORP.

By _____
Its President