



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

**FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
HARBOR VIEW PLAZA
1676 Ala Moana Boulevard
Honolulu, Hawaii

REGISTRATION NO. 101

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.

April 6, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

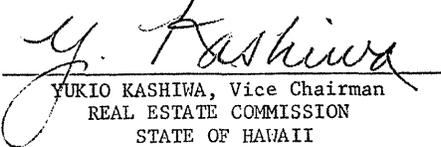
1. Since the issuance of the Commission's Preliminary Public Report of October 26, 1965, the Developer has prepared and submitted additional information to that filed under the Notice of Intention received by the Commission on May 28, 1965. This Final Public Report is made a part of the registration and is the document the Developer shall give to all purchasers or prospective purchasers of apartments.
2. The Developer, in his written communication, has advised the Commission that on April 5, 1966 there was filed in the Office of the Assistant Registrar of the Land Court, the following documents pertaining to the HARBOR VIEW PLAZA project:
 - (a) Indenture of Trust dated April 1, 1966 between Ella Tomoe Mamiya, et al., and Hawaiian Trust Company, Limited, as Document No. 386939.

- (b) Lease dated April 1, 1966 from Hawaiian Trust Company, Limited, as Trustee, to Hawaiian Contracting Company, Limited, as Document No. 386940.
 - (c) Petition and Order for Condominium Map, which Map was assigned No. 30 and which Petition and Order was given Document No. 386940a.
 - (d) Declaration of Horizontal Property Act, with By-Laws of Association of Apartment Owners attached, filed as Document No. 386941.
3. The Developer has filed an executed copy of an Amended Escrow Agreement, dated April 1, 1966. Hawaiian Escrows, Ltd., remains identified as the Escrow Agent.

Upon examination, the Amended Escrow Agreement is found to be in consonance with the Commission's Declaratory Ruling No. 1, dated December 14, 1965. The conditions referring to the issuance of a Final Public Report have been complied with.

Note: It is incumbent upon the purchaser that he reads a copy of the executed Amended Escrow Agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of dwelling units are established.

4. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to Horizontal Property Regime.


YUKIO KASHIWA, Vice Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 101 dated October 26, 1965.