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

SUPPLEMENTARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
THE VILLAGE GREEN
Pepeekeo Street
Hawaii-Kai
Honolulu, Hawaii

REGISTRATION NO. 221

This Report Is Not an Approval or Disapproval of This Condominium Project

It was prepared as a supplement to an earlier Report dated issued by the Real Estate Commission on the above 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: March 10, 1969
Expires: April 10, 1970

SPECIAL ATTENTION

A comprehensive reading of the 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 AUGUST 20, 1968 AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 14, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. Since the issuance of the Commission's Preliminary Public Report of November 29, 1968 on THE VILLAGE GREEN, Registration No. 221, the Developer reports that changes have been made in the plan or setup as presented in the August 20, 1968 notice of intention to sell.

   The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of THE VILLAGE GREEN registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and the updating of information disclosed therein.

3. Advertising and promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.

4. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended), and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

The information in the topical headings NAME OF PROJECT, LOCATIONS, TAX KEY, ZONING, DEVELOPER, ATTORNEY REPRESENTING DEVELOPER of the Preliminary Public Report of November 29, 1968 has not been disturbed.

DESCRIPTION: The Developer represents that the description has been amended slightly in (1) the description of the various Floor Plans, and (2) the kind of fixtures to be originally installed.

The arrangement or format in the Preliminary Public Report depicting the numbering of apartments and their respective locations in each of the eight (8) buildings has not been disturbed.

The amended Floor Plans are as follows:

1. Floor Plan - Unit A: Twenty-four (24) apartments, being Nos. 1-2A, 1-3A, 1-4A, 1-5A, 1-6A, 1-7A, 1-8A, 1-9A, 2-12A, 2-13A, 2-14A, 2-15A, 4-30A, 4-31A, 4-32A, 4-33A, 4-34A, 4-35A, 5-38A, 5-39A, 5-40A, 5-41A, 5-42A and 5-43A, contain eight (8) rooms, including 1 bedroom, 1 bath, a living room, a family room-kitchen-laundry combination, an entry, a hallway, a stairway leading to the second floor, and a terrace lanai on the first floor, and two bedrooms, one bathroom, a hallway, and storage on the second floor. Each of these apartments contains approximately 1,425 sq. ft. including a terrace lanai of approximately 120 sq. ft.

2. Floor Plan - Unit B: Eight (8) apartments, being Nos: 3-24B, 3-25B, 6-48B, 6-49B, 7-52B, 7-53B, 8-20B and 8-21B, contain eight (8) rooms, including 1 bedroom, 1 bath, a kitchen, a dining room-living room combination, a family room, a hallway, a stairway leading to the second floor and a terrace lanai on the first floor of the apartment, and three bedrooms, 1 bath and a hallway on the second floor. Each of these apartments contains approximately 1,574 sq. ft., including a terrace lanai of approximately 120 sq. ft.

3. Floor Plan - Unit C: Twenty-four (24) apartments, being Nos: 1-1C, 1-10C, 2-11C, 2-16C, 3-23C, 3-26C, 3-27C, 3-28C, 4-29C, 4-36C, 5-37C, 5-44C, 6-45C, 6-46C, 6-47C, 6-50C, 7-51C, 7-54C, 7-55C, 7-56C, 8-17C, 8-18C, 8-19C, and 8-22C, contain eight (8) rooms, including 1 bedroom, 1 bathroom, a living room, a kitchen, a dining-family room, a concrete entry, a hallway, a stairway leading to the second floor, and a terrace lanai on the first floor of the apartment, and two bedrooms, a bath and a hallway on the second floor. Each of these apartments contains approximately 1,433 sq. ft., including a terrace lanai of approximately 120 sq. ft.

The fixtures to be originally installed in each apartment shall include stove-oven, dishwasher, washer-dryer, disposal, entry lights, electrically operated drapes, and a blender and automatic coffee maker. The refrigerator has been deleted, and electrically operated drapes and a blender and automatic coffee brewer have been added.

The above amendments are reflected in the proposed Declaration submitted to the Commission.

There is no change to the topical headings COMMON ELEMENTS, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASER, PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE, OWNERSHIP TO TITLE and ENCUMBRANCES AGAINST TITLE in the Preliminary Public Report.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated February 10, 1968, identifies BANK OF HAWAII, a Hawaii corporation, as the Escrow Agent for the project. The Escrow Agreement with Crown Escrow, Inc., shown in the Preliminary Public Report, has been cancelled and the new Agreement entered into with the Bank of Hawaii. Among other changes, the new Agreement increases Escrow's cancellation fee from $10.00 to $15.00.

The remaining headings of the Preliminary Public Report have not been disturbed.

In addition to the above-mentioned changes, the Developer has advised the Commission that the specimen Reservation Agreement, Deposit Receipt and Contract has been amended, and the Floor Plan has been revised.

Paragraph 10 on page 4 of the new Reservation Agreement, Deposit Receipt Contract, which pertains to closing costs, has been amended to reflect that all closing costs in connection with the sale are to be paid by the buyer, including without limitation of the foregoing drafting of any mortgages and all costs related to obtaining same, all acknowledgement fees, all recording fees, the escrow fee and any proof of title.

The revised Floor Plan has been submitted by the Developer and the Commission advises that all purchasers and prospective purchasers study the revised plan carefully.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted August 20, 1968 and information subsequently filed as of February 14, 1969.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 221 filed with the Commission November 29, 1968.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

Jack K. Palk

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

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Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

March 10, 1969
Registration 221