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 GREENVIEW
1160 Ala Napunani
Honolulu, Hawaii 96818

REGISTRATION NO. 979

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 : August 1, 1978
Expires: September 1, 1979

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON FEBRUARY 17, 1978, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JULY 27, 1978. 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 March 9, 1978, the Developer reports that no changes have been made in the plan or setup of the project.

This Final Public Report (white paper stock) amends THE GREENVIEW Preliminary Public Report (yellow paper stock), becoming a part of this registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary Public Report. A copy of each report shall be delivered to the purchaser who shall be asked to sign a receipt signifying that he has received and has had an opportunity to read the reports.

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

3. The basic condominium documents have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, as follows:

   The Declaration of Horizontal Property Regime of The Greenview, with By-Laws of the Association of Apartment Owners of The Greenview, dated March 7, 1978 was filed in said Office as Document No. 863914 and noted on Transfer Certificate of Title No. 172,602.

   The Assistant Registrar has designated Condominium Map No. 323 to floor plans of the project.

4. Advertising and promotional matter has been submitted to the Commission.

5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to horizontal property regimes.

6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, August 1, 1978, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report of March 9, 1978 has not been disturbed except that updated information appears under the topical headings ATTORNEY REPRESENTING DEVELOPER, ENCUMBRANCES AGAINST TITLE, STATUS OF PROJECT and with the addition of PROGRAM OF FINANCING.

ATTORNEY REPRESENTING DEVELOPER: ASHFORD & WRISTON (Attention: Galen C. K. Leong), Sixth Floor, 235 Queen Street, Honolulu, Hawaii 96813 (Phone: 524-4787).

ENCUMBRANCES AGAINST TITLE: A title insurance policy issued by First American Title Insurance Company dated June 14, 1978 shows the following encumbrances against the land:

1. Taxes for the Fiscal Year 1977-1978 in the amount of $9,171.36 have been paid in full.

2. EXCEPTING AND RESERVING THEREFROM unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, all artesian and other underground water and rights thereto appurtenant to said premises, as reserved in Deed dated October 7, 1965, filed as Land Court Document No. 372554, said Trustees having released all right to enter upon surface of lands to exercise said exception and reservation in Land Court Document No. 372554, including any rights of ingress and egress upon said lands by Release dated October 12, 1965, filed as Land Court Document No. 372562.

3. The restrictions and covenants in Declaration dated December 6, 1968, filed as Land Court Document No. 461355.

4. Designation of Easement 695 for drainage purposes, as shown on Map 403, as set forth by Land Court Order No. 29289, filed December 10, 1968.

5. The terms and provisions of Joint Venture Agreement dated April 26, 1974, filed as Land Court Document No. 678693, made by and among Manoa Finance Company, Inc., a Hawaii corporation, National Securities and Investment, Inc., a Hawaii corporation, Hahaione Ventures, Inc., a Hawaii corporation, Imperial Investment Corporation, a Hawaii corporation, and Gordon Kanji Uyeda, husband of Carol Miya Uyeda, collectively called "1160 Ala Napunani Associates", for a term commencing on April 26, 1974 and continuing until the property at 1160 Ala Napunani Street and 3018 Ala Poha Place is developed and sold, as amended by Amendment dated December 14, 1976, filed as Land Court Document No. 807114, amending said Joint Venture Agreement by deleting all references to "Imperial Investment Corporation" and amending the first full paragraph under Item 2 contained therein.

6. Condominium Map No. 323 filed on March 9, 1978.

7. The covenants, agreements, obligations, conditions and other provisions set forth in Declaration of Horizontal Property Regime dated March 7, 1978, filed as Land Court Document No. 863914, and the By-Laws attached thereto.

8. Mortgage and Financing Statement dated June 6, 1978, filed as Land Court Document No. 880510, made by 1160 Ala Napunani Associates, a registered Hawaii partnership, as Mortgagor, to Bank of Hawaii, a Hawaii banking corporation, as Mortgagee. Consideration: $6,000,000.00. Security Agreement incorporated therein was recorded on June 14, 1978 in Book 12951, at Page 199.

PROGRAM OF FINANCING: The Developer has complied with the provisions of Section 514A-40, Hawaii Revised Statutes, by filing with the Commission the following:

1. Developer's verified statement of total development cost.

2. Developer's verified estimated completion date of the project.

3. A performance bond in the amount of not less than 100% of the construction contract price, dated June 6, 1978, issued by Seaboard Surety Company, as surety, and Dynamic Industries Corporation, as principal.

4. Agreement dated February 15, 1978, by and between 1160 Ala Napunani Associates, as Owner, and Dynamic Industries Corporation, as contractor.

5. A commitment letter from Bank of Hawaii providing the interim loan and a commitment letter from Hawaiian Federal Savings and Loan Association providing for permanent loans. Said letters are on file with the Commission for review.

STATUS OF THE PROJECT: The Developer reports that construction of the project commenced on June 19, 1978 and completion is estimated for June 19, 1979.

The purchaser and 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 February 17, 1978, and additional information subsequently filed as of July 27, 1978.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 979 filed with the Commission on February 17, 1978.

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.

(for) AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
Department of Taxation
Bureau of Conveyances
Planning Commission, City & County of Honolulu
Department of Housing and Urban Development
Escrow Agent

REGISTRATION NO. 979
August 1, 1978