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 GREENVIEW
1160 Ala Napunani Street
Honolulu, Hawaii
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 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: March 9, 1978
Expires: April 9, 1979

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION FILED FEBRUARY 17, 1978 AND INFORMATION SUBSEQUENTLY FILED AS OF MARCH 6, 1978. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. THE GREENVIEW is a proposed fee simple condominium project consisting of one (1) building, twenty (20) stories with basement and containing one hundred twenty-six (126) 2 bedroom apartments. There is a total of one hundred sixty-seven (167) parking stalls in the Project.

2. The Developer of the Project has filed all documents and materials deemed necessary by the commission for the registration of this proposed condominium project and the issuance of this Preliminary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have not yet been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

4. No advertising or promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of the Horizontal Property Act, Chapter 514A of the Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, March 9, 1978, unless a Final or Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

7. This Preliminary Public Report is made a part of the registration on THE GREENVIEW condominium project. The Developer has the responsibility of placing a true copy of the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers. Securing a signed copy of the Receipt for the Preliminary Horizontal Property Regime Public Report from each purchaser is also the responsibility of the Developer.

NAME OF PROJECT: THE GREENVIEW

LOCATION: The approximately 66,411 square feet of land to be submitted to the horizontal property regime are situated at Salt Lake, City and County of Honolulu, State of Hawaii.

TAX MAP KEY NO.: 1-1-65-16

ZONING: A-3

DEVELOPER: 1160 ALA NAPUNANI ASSOCIATES, a registered Hawaii partnership, the principal place of business and post office address of which is 700 Bishop Street, Suite 615-D, Honolulu, Hawaii 96813; Phone: (808)524-0273. The managing partner is Gordon Uyeda.

ATTORNEY REPRESENTING DEVELOPER: Melvin Y. Shinn, 33 South King Street, Suite 223 Bishop Insurance Building, Honolulu, Hawaii 96813, Phone: (808)533-6294.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime and plans submitted by the Developer indicate a fee simple condominium project consisting of one (1) building, twenty (20) stories including the basement and containing one hundred twenty-six (126) 2 bedroom apartments.

The apartments are constructed according to several different floor plans. A description of each of said floor plans, designating the layout, number of rooms and approximate area thereof is set forth in Exhibit "A" attached hereto and for every purpose made a part hereof.

The apartments are numbered and located in the manner shown on the Condominium map to be filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed 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, doors and door frames, windows and window frames, the lanai air space, the inner decorated or finished surfaces of all walls, floors and ceilings, and all fixtures originally installed therein.

COMMON ELEMENTS: One (1) freehold estate is hereby designated in all remaining portions of the project, herein called the "common elements", including specifically but not limited to:

(a) Said land in fee simple;

(b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter, party and load-bearing walls, roofs, entries, stairways, elevators, walkways, entrances and exits of said building;

(c) All yards, grounds and landscaping;

(d) All parking areas including sixteen (16) guest parking stalls and driveway;

(e) All storage rooms;

(f) Swimming pool, pool deck area, pool equipment storage area and restroom area;

(g) The apartment designated as the Resident Manager's unit;

(h) The Apartment Manager's office, lobby area and Recreation Room;

(i) Bicycle storage room and the trash room;

(j) Rooms used for transformer, electrical and mechanical apparatus;

(k) All pipes, cables, conduits, ducts, electrical equipment, wiring and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, gas, water, sewer, telephone and television signal distribution; and

(l) Any and all other apparatus and installations of common use and all other parts of the property 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 hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

(a) One (1) or more parking space(s), as designated on said condominium file plan (map) by a number, which number is also set forth opposite to the number of each of the respective apartments set forth in Exhibit "B", attached hereto and for every purpose made a part hereof, shall be appurtenant to and for the exclusive use of such apartment.

INTEREST TO BE CONVEYED TO PURCHASERS: The proposed Declaration states that each apartment shall have appurtenant thereto an undivided (a .79365% percentage interest, except for PH #7 which has .79375% + percentage interest), and the same proportionate share in all common elements of the Project (herein called the "common elements"), and the same proportionate share in all common profits and expenses of the Project and for all other purposes, including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration provides that the apartments shall be occupied and used by the respective owners thereof, their families, tenants and personal guests only for residential purposes, and for no other purpose without the prior written approval of the Board of Directors. The apartments will be limited to two (2) persons per bedroom.

OWNERSHIP OF TITLE: A Preliminary Title Report dated January 6, 1978, issued by National Title Corporation discloses that 1160 ALA NAPUNANI ASSOCIATES, a registered Hawaii partnership, whose principal place of business and post office address is 700 Bishop Street, Suite 615-D, Honolulu, City and County of Honolulu, State of Hawaii, is the owner in fee simple.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report as submitted to the Real Estate Commission discloses that the following are encumbrances against title to the property:

1. 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 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.

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

3. 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.

4. 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.

5. For taxes that are due and owing, reference is made to the Tax Assessor, Oahu Division.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated February 23, 1978, between National Escrow Corporation, as Escrow, and Developer has been filed with the Commission. On examination, the executed Escrow Agreement filed with the Commission is found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended, and particularly Sections 514A-39, 514A-40(6), and 514A-63 through 514A-66. Among other provisions, the executed Escrow Agreement states that a purchaser shall be entitled to a refund of his funds, and Escrow shall pay said funds to said purchaser, without interest, and less Escrow's cancellation fee, if purchaser shall in writing request refund of his funds and any one of the following shall have occurred:

1. Escrow receives a written request from Developer to return to purchase the funds of such purchaser then held under the Escrow Agreement by Escrow; or

2. If a purchaser's funds were obtained prior to the issuance of a Final Public Report and if there is any change in the condominium building plans, subsequent to the execution of purchaser's sales contract, requiring the approval of a County officer having jurisdiction over the issuance of permits for construction of building, unless the purchaser has given written approval or acceptance of the specific change; or

3. If a purchaser's funds were obtained prior to the issuance of a Final Public Report and the request is prior to the time the Final Public Report is issued; or

4. If the Final Public Report differs in any material respect from the Preliminary Public Report, unless the purchaser has given written approval or acceptance of the difference; or

5. If the Final Public Report is not issued within one (1) year of the date of issuance of the Preliminary Public Report.

It is incumbent of the purchaser and prospective purchaser to read and understand the Escrow Agreement before signing the Condominium Reservation Agreement since the Escrow Agreement prescribes the procedure for receiving

and disbursing the purchaser's funds. The Specimen Condominium Reservation Agreement specifically provides that the purchaser approve said Escrow Agreement, assume the benefits and obligations therein provided, and agree to the subordination of his interest in the Condominium Reservation Agreement to the lien of any construction mortgage. Additionally, the Condominium Reservation Agreement states: (1) that the Developer is not offering to provide services relating to the rental of apartments in the project and no representation or reference to that effect has been made or will be made by or in behalf of the Developer; and (2) purchaser agrees that until Developer has closed out the sale of all apartments in the project or until July 1, 1980, whichever shall first occur, that purchaser will not enter into a rental pool or similar agreement with any purchaser, lessee, or owner of another apartment in the project and/or any third party.

Purchasers and prospective purchasers are advised to read with care the provisions of the Condominium Reservation Agreement.

MANAGEMENT OF THE PROJECT: The proposed By-Laws which are incorporated in the Declaration provides that the operation of the Project shall be conducted for the Association of Apartment Owners by a responsible corporate Managing Agent. The Developer is currently negotiating with MENEFEE MANAGEMENT CORPORATION to be the initial managing agent for the Project. As provided in Section 514A-84 of the Hawaii Revised Statutes, the management contract will provide that it is for a term of one (1) year and may be terminated by either party upon thirty (30) days prior written notice.

STATUS OF PROJECT: The Developer advises that it has entered into a construction contract for construction of the Project and therefore has determined an estimated date for the start of construction to be no later than July 1, 1978.

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 information subsequently filed as of March 6, 1978.

This is a PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 979 filed with the Commission 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 yellow.

Ah Kau Young

AH KAU YOUNG, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING COMMISSION, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

REGISTRATION NO. 979

March 9, 1978

THE GREENVIEW

1. BUILDING DESCRIPTION: The building will consist of 20 stories including the basement (P-1 "Lower" Parking Level). The floors are numbered from LP (Lower Parking), Lobby (P-2 "Lobby" Level Parking), 2nd through 19th typical apartment floors (excluding the 13th floor), and a Penthouse (PH) floor which is a typical apartment floor as those below.

The lower parking level is primarily for parking. On this level, are also a transformer room, electrical room, mechanical room for the central gas water heaters, three tenant storage rooms, the resident manager's 1 Bedroom apartment, men's and women's rest rooms, pool and equipment storage room, elevator lobby, two elevators, and stairways leading to the main Lobby Level and swimming pool area. The Lobby Level (P-2 "Lobby" Level Parking) is the main entrance to the building. On this level is the main lobby, elevator lobby, two elevators, mail boxes, manager's office, recreational-activity room and lanai, stairways leading to the pool and to the rest rooms in the basement level and a planter box. Also on this level are two separate storage areas, a bicycle and surfboard storage room, two fire escape stairwells, and a trash bin room.

There are 18 typical apartment floors in the building beginning from the 2nd floor to the Penthouse floor (excluding floor number 13). Each floor has 7 Two Bedroom dual bath residential apartments, a trash chute room, corridors, elevator corridor, two elevators, and two fire escape stairwells.

On the floor above the Penthouse apartment is the roof.

Adjacent to the main structure are located two entrance and exit driveways to Ala Poha Place and additional on grade parking stalls for apartment owners and guest parking and one loading zone. Another on grade parking area is located on the north-east side of the property with an entrance and

exit driveway to Ala Napunani Street. This parking lot and parking stalls are for apartment owners only and there is no guest parking in this lot; also a loading zone is located in this lot. Adjacent to the main structure is a swimming pool, a recreation area and barbequeing area, stairways leading to the main lobby area of the building, a recreational lawn area, sidewalk area, and landscaped areas.

2. MATERIALS: The principal materials used in the construction of the building are reinforced concrete, steel, wood, glass, aluminium, wood doors and trim, and allied building materials.

3. LOCATION, AREA, PERCENTAGE INTEREST OF APARTMENTS:

The building contains 126 Two Bedroom, dual bath residential apartments and 1 One Bedroom 1 bath resident manager's apartment which is owned by the Association of Apartment Owners. Of the 18 typical apartment floors, 17 of the floors has been given a 3 digit number designation by which its location in the building can be located. The last two digits indicate the location of the unit on a floor and the digit or digits preceding the last two digits indicate the floor on which the apartment is located. The number 13 is eliminated as a floor number. The 18th typical floor has been designated as the Penthouse floor and will carry PH followed by a 1 digit number from 1 to 7. These digits are similar to the last digit of the apartments below the Penthouse. Each apartment on this floor is similar in layout and size to the apartments below.

The "gross" floor area (including lanai), "net" floor area (excluding lanai), access, number of rooms, and undivided percentage interest ownership in the common elements ("Common interest") of each apartment are as follows:

THE GREENVIEW

Apartment Number	Apartment Area (square foot) Gross	Net	Access	Number of Rooms	Common Interest
201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101, 1201, 1401, 1501, 1601, 1701, 1801, 1901, PH-1.	890	823	Main corridor of floor	7	.79365%
202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1402, 1502, 1602, 1702, 1802, 1902, PH-2.	874	807	Main corridor of floor	7	.79365%
203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103, 1203, 1403, 1503, 1603, 1703, 1803, 1903, PH-3.	874	807	Main corridor of floor	7	.79365%
204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104, 1204, 1404, 1504, 1604, 1704, 1804, 1904, PH-4.	874	807	Main corridor of floor	7	.79365%
205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1405, 1505, 1605, 1705, 1805, 1905, PH-5.	898	831	Main corridor of floor	7	.79365%
206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106, 1206, 1406, 1506, 1606, 1706, 1806, 1906, PH-6.	959	892	Main corridor of floor	7	.79365%
207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107, 1207, 1407, 1507, 1607, 1707, 1807, 1907,	968	901	Main corridor of floor	7	.79365%
PH-7.					.79375%

THE GREENVIEW

Parking Schedule

Apartment Number	Stall Number	Type	Location
201	201	SC	UP
301	301	SC	UP
401	401	SC	UP
501	501	SC	UP
601	601	SC	UP
701	701	SC	UP
801	801	SC	UP
901	901	SC	UP
1001	1001	SC	UP
1101	1101	SC	UP
1201	1201	SC	LP
1401	1401	SC	LP
1501	1501	SC	LP
1601	1601	SC	LP
1701	1701	SC	LP
1801	1801	SC	LP
1901	1901	SC	LP
PH-1	PH-1 & 1A	SU	UP
202	202	SU	UP
302	302	SU	UP
402	402	SU	UP
502	502	SU	UP
602	602	SU	UP
702	702	SU	UP
802	802	SU	UP
902	902	SU	UP
1002	1002	SU	UP
1102	1102	SU	UP
1202	1202	SU	UP
1402	1402	SU	UP
1502	1502	SU	UP
1602	1602	SU	UP
1702	1702	SU	UP
1802	1802	SC	UP
1902	1902	SC	UP
PH-2	PH-2 & 2A	TU	UP

COPE:

TC - Tandem Covered

TU - Tandem Uncovered

SC - Standard Covered

SU - Standard Uncovered

LP - Lower Parking

UP - Lobby Level Parking

Guest parking designated "G"

Lobby Level parking for resident manager designated "MGR."

2 Loading Zones designated "Loading"

EXHIBIT "B"

Apartment Number	Stall Number	Type	Location
203	203	SU	UP
303	303	SU	UP
403	403	SU	UP
503	503	SU	UP
603	603	SU	UP
703	703	SU	UP
803	803	SU	UP
903	903	SU	UP
1003	1003	SU	UP
1103	1103	SU	UP
1203	1203	SU	UP
1403	1403	SU	UP
1503	1503	SU	UP
1603	1603	SU	UP
1703	1703	SU	UP
1803	1803	SC	UP
1903	1903	SC	UP
PH-3	PH-3 & 3A	TU	UP
204	204	SU	UP
304	304	SU	UP
404	404	SU	UP
504	504	SU	UP
604	604	SU	UP
704	704	SU	UP
804	804	SU	UP
904	904	SU	UP
1004	1004	SU	UP
1104	1104	SU	UP
1204	1204	SU	UP
1404	1404	SU	UP
1504	1504	SU	UP
1604	1604	SU	UP
1704	1704	SU	UP
1804	1804	SC	UP
1904	1904	SC	UP
PH-4	PH-4 & 4A	TU	UP
205	205	SU	UP
305	305	SU	UP
405	405	SU	UP
505	505	SU	UP
605	605	SU	UP
705	705	SU	UP
805	805	SU	UP
905	905	SU	UP
1005	1005	SU	UP
1105	1105	SU	UP
1205	1205	SU	UP
1405	1405	SU	UP
1505	1505	SU	UP
1605	1605	SU	UP
1705	1705	SC	UP
1805	1805	SC	UP
1905	1905	SC	UP
PH-5	PH-5 & 5A	TU	UP

206	206	SC	LP
306	306	SC	LP
406	406	SC	LP
506	506	SC	LP
606	606	SC	LP
706	706	SC	LP
806	806	SC	LP
906	906	SC	LP
1006	1006	SC	LP
1106	1106	SC	LP
1206	1206	SC	LP
1406	1406	SC	LP
1506	1506	SC	LP
1606	1606	SC	LP
1706	1706	SC	LP
1806	1806	SC	LP
1906	1906	SC	LP
PH-6	PH-6 & 6A	TC	LP
207	207-207A	TC	LP
307	307-307A	TC	LP
407	407-407A	TC	LP
507	507-507A	TC	LP
607	607-607A	TC	LP
707	707-707A	TC	LP
807	807-807A	TC	LP
907	907-907A	TC	LP
1007	1007-1007A	TC	LP
1107	1107-1107A	TC	LP
1207	1207-1207A	TC	LP
1407	1407-1407A	TC	LP
1507	1507-1507A	TC	LP
1607	1607-1607A	TC	LP
1707	1707-1707A	TC	LP
1807	1807-1807A	TC	LP
1907	1907-1907A	TC	LP
PH-7	PH-7 & 7A	TC	LP