

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
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FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
THE GREENWAY
5400 Lili'i Street
Honolulu, Hawaii

REGISTRATION NO. 173

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: March 7, 1968

Expires: April 7, 1969

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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 14, 1967 AND INFORMATION SUBSEQUENTLY FILED MARCH 7, 1968.

1. The Developer has complied with Section 170A-13.6, R.L.H., and has fulfilled the requirements for the issuance of a Final Public Report prior to completion of construction.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 173 dated August 29, 1967 the Developer has prepared and forwarded additional information to that filed in the July 14, 1967 submittal. This Final Public Report is made a part of the registration on THE GREENWAY condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
4. The Developer, under date March 4, 1968, reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Enabling Declaration Establishing a Plan for Condominium Ownership executed February 13, 1968, with By-Laws attached, has been recorded on March 1, 1968 in the Office of the Assistant Registrar of the Land Court as Land Court Document No. 438-427.

Condominium Map 56 showing the lay-out, location, apartment numbers, etc., set forth by Land Court Order No. 28167, filed March 1, 1968.

5. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly by ACT 244, L. 1967 and effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report expires thirteen months from the date of issuance, March 7, 1968, unless a supplementary 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 GREENWAY

No changes have been made in the plans, setup and specifications. The information disclosed in the Commission's Preliminary Report of August 29, 1967 should be reviewed.

OWNERSHIP TO TITLE: The report of title search prepared March 6, 1968 by Title Guaranty of Hawaii, Inc., a Hawaiian corporation, states that title is vested in the Developer, Pacific Condominium Corporation, a Hawaii corporation, as to Lot 2992, area 20,000 square feet as shown on Map 392, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1074 of the Trustees under the Will and of the Estate of Samuel M. Damon, deceased. Information on rights of ways for roadway purposes is also recited in the title search document.

The land under search being all of the land described in Transfer Certificate of Title No. 119,326 issued to the Developer, Pacific Condominium Corporation.

ENCUMBRANCES AGAINST TITLE: The title search report identifies the following: Reservation 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 that certain Deed dated October 7, 1965, filed as Document No. 372554. Covenants set forth in Declaration of Covenants dated November 23, 1965, filed as Document No. 375914, as amended by instrument dated December 14, 1965, filed as Document No. 377276. Taxes: Real Property Taxes for Year 1968 now a lien. Taxes for the Year 1967 fully paid. Declaration - dated February 13, 1968, filed as Document No. 438427, made by Pacific Condominium Corporation, the land under search was submitted to the horizontal property regime. Condominium Map showing the lay-out, location, apartment numbers, etc., set forth by Land Court Order No. 28167, filed March 1, 1968.

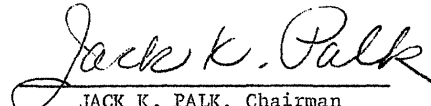
STATUS OF PROJECT: A building contract was executed on November 21, 1967 by and between the Developer and Ken Smith Haiku Corp., a Hawaii Corporation. The Developer has advised the Commission that construction is to commence upon the issuance of the Final Public Report.

The Federal Housing Administration, as Mortgage Insurer, has assigned FHA Project No. 140-34003 to the GREENWAY undertaking.

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 July 14, 1967 and information subsequently filed as of March 7, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 173 filed with the Commission on July 14, 1967.

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


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

REB:km

Distribution:

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BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION

March 7, 1968
Registration No. 173