

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

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
THE GREENWAY
5400 Likini 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 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: August 29, 1967

Expires: September 29, 1968

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 and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 14, 1967 AND ADDITIONAL INFORMATION FILED AS OF AUGUST 24, 1967. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. THE GREENWAY is a proposed fee simple condominium project consisting of twenty-four (24) dwelling units arranged throughout a single building of six (6) floors. Thirty-seven (37) parking stalls are available according to the Notice of Intention.
2. The Developer has submitted to the Commission for examination a filing of documents and exhibits which are complete except for some particular requirement, or requirements, which can be expected to be completed as part of the registration.

3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. 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 effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
5. If the Final Public Report is not issued within one (1) year from the date of this Preliminary Public Report, August 29, 1967, purchasers and prospective purchasers shall be entitled to refund of all monies paid without further obligation.

NAME OF PROJECT: THE GREENWAY

LOCATION: The approximate 20,000 square feet of land committed to the regime is situate on the makai (south) side of the fifty-four hundred block of Likini Street between Ala Napunani Street and Ala Nanu Street at Moanalua, Honolulu, Oahu, Hawaii.

TAX KEY: FIRST DIVISION 1-1-62

ZONING: Apartment Type "C" Medium Density

DEVELOPER: PACIFIC CONDOMINIUM CORPORATION, 99-119 Holo Place, Aiea, Honolulu, Hawaii. Telephone 464-224. A Hawaii corporation registered with the Department of Regulatory Agencies, State of Hawaii on May 25, 1967. The officers are as follows:

Earl J. Hanson	President and Director	Quarters "P", Ford Island Pearl Harbor, Hawaii
Bruce L. Bitler	Vice President and Director	99-119 Holo Place Aiea, Honolulu, Hawaii
Jean F. Hanson	Secretary and Director	Quarters "P", Ford Island Pearl Harbor, Hawaii
Helen Ho Bitler	Director	99-119 Holo Place Aiea, Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Sterry & Mah, (Attention: Mr. Stanley S. Mah), Suite 400, Capital Investment Bldg., 350 Richards Street, Honolulu, Hawaii. Telephone 504-431.

DESCRIPTION: The Declaration states that the building shall contain a total of twenty-four (24) dwelling units arranged throughout the four (4) top floors, there being six (6) apartments to each level. The first floor shall be used for covered parking and thirty-seven (37) stalls are to be made available. The first floor of apartments will be numbered 101 through 106, the second floor 201 through 206, the third floor 301 through 306, and the fourth and top floor apartments are numbered 401 through 406. Each apartment will contain a two-bedroom, two-bath apartment, containing an area of approximately 811 square feet enclosed. Each apartment will have the exclusive use of a lanai upon which the apartment abuts. Each apartment will also have the exclusive use of a designated parking space.

COMMON ELEMENTS: The Declaration gives notice that the general common elements will include: (a) the land described; (b) the foundations, mean walls, roofs, halls, lobbies, stairways, lanais (subject to the exclusive users of individual apartment owners whose apartments abut upon such lanais) and entrances, exits or communication ways; (c) the basement, flat roofs, yards, grounds, swimming pool and parking areas, subject to the exclusive right of user of apartment space by each apartment owner and to such other exclusive users of parking spaces as Owner shall allot; (d) premises for the lodging of janitor or persons in charge of the building, a special lodging facility may be provided; (e) the compartments or installation of essential services such as power, light, gas, cold and hot water, refrigeration,

reservoirs, water tanks and pumps, or the like; and (1) the elevators, garbage incinerator, and in general all such other devices or installations existing for common use and all other devices or installations existing for or rationally of common use or necessary to the existence, upkeep and safety of the building.

LIMITED COMMON ELEMENTS: The Developer states in the Declaration of Covenants, Conditions, Restrictions and By-Laws that "Limited Common Elements" shall mean certain parts of the common elements which are set aside for the exclusive use of certain apartments, as follows: (a) parking spaces designated on said plan by numbers corresponding to the numbers of the apartments to which they are pertinent; (b) the access lanais running from the lobby of each floor giving access to the various apartments; and (c) the lanai railings.

INTEREST TO BE CONVEYED TO PURCHASER: Said Declaration of Covenants, Conditions, Restrictions and By-Laws determines that a condominium shall mean each of the twenty-four (24) fee simple estates into which the project is divided, consisting of the following property and rights: (a) one apartment; (b) 1/24th undivided interest in the common elements; (c) the exclusive right to use parking stall pertinent to the apartment; (d) the right to use in common with all other owners of apartments situated on the same floor the lanai passageway giving access between apartments to the lobby on the same floor; (e) the right to use all other common elements for the purposes for which they are designed and built, such use to be in common with the other condominium owners and subject to such rules and regulations as may from time to time be established by the Association of Owners; (f) the right and the obligation to share equally with all other owners in the profits and common expenses of the project; and (g) membership in the Association of Apartment Owners.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The By-Laws state that the apartments and common areas shall be occupied and used as a residence for a single family and for no other purpose, and no apartment shall be offered for rent or rented for transient or hotel purposes.

OWNERSHIP TO TITLE: The Notice of Intention states that ownership to title is vested in International Development Company, a registered limited partnership of Clarence Thing Chock Ching (husband of Dorothy Tom Ching), Thomas Awai (widower), and Fong Ting Mau (husband of Rose Yet Kui Mau) as joint tenants. The title evidence report prepared August 24, 1967 by Title Guaranty of Hawaii, Incorporated, a Hawaii corporation, verifies that the above mentioned vestee has title.

ENCUMBRANCES AGAINST TITLE: The title search report identifies the following as of August 24, 1967 in reference to Portion TCT (Transfer Certificate of Title) 106,254 issued to Clarence T. C. Ching, et als, General Partners of International Development Company. Lots 2132 and 2134. 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 Decd dated October 7, 1965, filed as Document No. 372554. Mortgage dated October 14, 1965, filed as Document No. 372555 made by Clarence T. C. Ching et als, to the Mutual Benefit Life Insurance Company, a New Jersey corporation, for the sum of \$2,500,000.00 on the lands under search, besides other lands. Consolidation agreement by and between Clarence T. C. Ching, et als, and The Mutual Benefit Life Insurance Company dated October 14, 1965, filed as Document No. 372558. Above mortgage and other mortgages consolidated to constitute a single lien. Second Mortgage dated October 14, 1965, filed as Document No. 372559, made by Clarence T. C. Ching, et als, to Hawaiian Dredging and Construction Co., Ltd., for the sum of \$11,000,000.00 on the lands under search, besides other land. Covenants set forth in Declaration of Covenants dated November 23, 1965, filed as Document No. 375914, as amended, by that certain instrument dated December 14, 1965, filed as Document No. 377276.

As to Lot 2134 only: Agreement of Sale dated December 21, 1965, filed as Document No. 378508, made by and between Clarence T. C. Ching, Thomas Awai and Fong Ting Mau, General Partners of International Development Company, as Sellers, and Wilfred H. C. Youth and Tsuyuko Youth, husband and wife, as Tenants by the Entirety, as Buyers; agree to sell said Lot 2134 for the sum of \$42,500.00. Subject to the terms, covenants and conditions contained in said Agreement of Sale. Said Agreement of Sale was assigned to George M. Koga and Ruth K. Koga, husband and wife, Tenants by the Entirety by Assignment of Agreement of Sale dated December 30, 1965, filed as Document No. 379364;

consent thereto filed as Document No. 379365. Sub-Agreement of Sale dated April 11, 1967, filed as Document No. 414446, made by and between George M. Koga and Ruth K. Koga, husband and wife, as Sellers, and Bruce L. Bitler and Helen H. Bitler, husband and wife, as Tenants by the Entirety, as to an undivided one-half (1/2) interest, and Earl J. Hanson and Jean F. Hanson, husband and wife, as Tenants by the Entirety, as to an undivided one-half (1/2) interest, as Tenants in Common, as Purchasers; agree to sell said Lot 2134 for the sum of \$52,000.00. Subject to the terms, covenants and conditions contained in said Sub-Agreement of Sale. Consent thereto filed as Document No. 414447.

As to Lot 2132 only: Agreement of Sale dated January 18, 1966, filed as Document No. 381411, made by Clarence T. C. Ching, Thomas Iwai, and Fong T. Mau, General Partners of International Development Company, as Sellers, and Wilbert S. Holck and Chisato Holck, husband and wife, as Tenants by the Entirety, as Buyers; agree to sell said Lot 2132 for the sum of \$42,500.00. Subject to the terms, covenants and conditions contained in said Agreement of Sale. Sub-Agreement of Sale dated August 30, 1966, filed as Document No. 399493, made by and between Wilbert S. Holck and Chisato Holck, husband and wife, as Sellers, and Bruce L. Bitler and Helen H. Bitler, husband and wife, as Tenants by the Entirety, as to an undivided one-half (1/2) interest, and Earl J. Hanson and Jean F. Hanson, husband and wife, as Tenants by the Entirety, as to an undivided one-half (1/2) interest, as Tenants in Common, as Purchasers; agree to sell Lot 2132 for the sum of \$52,000.00. Subject to the terms, covenants and conditions contained therein. Consent thereto filed as Document No. 399494.

As to Both Lots: Taxes - real property, 1st installment of \$283.92 on each lot, paid; 2nd installment of \$283.92 on each lot, due November 10, 1967.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement identifies Hawaii National Bank, a National Banking Association, as the Escrow Agent. On examination the specimen Reservation of Apartment and executed Escrow Agreement are found to be in compliance with Chapter 170A, Revised Laws of Hawaii, and particularly Sec. 170A-33., and Sec. 170A-33.1 through 170A-33.5 as incorporated in the Horizontal Property Act through ACT 244 (L. 1967) effective June 6, 1967.

It is incumbent upon the purchaser and prospective purchasers that he reads with care the Reservation Agreement, the Sales Contract and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of dwelling units and all sums received from any source are placed in trust, as well as the retention and disbursement of said trust funds.

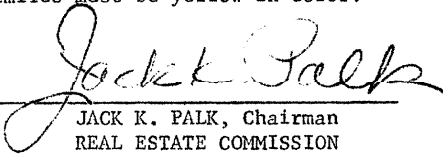
MANAGEMENT AND OPERATIONS: The By-Laws empower the Board of Directors with the authority to acquire and pay for the services of a person or firm to manage the Horizontal Property Regime. No property manager has been identified in the notice of intention to sell.

STATUS OF PROJECT: In the Notice of Intention the Developer advises that no building contract has been executed as of June 28, 1967. Construction has not commenced on the project and it is indicated that work will start as soon as financing has been completed.

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 additional information subsequently filed as of August 24, 1967.

This PRELIMINARY 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 yellow in color.


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

REB:km

Distribution:

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

August 29, 1967
Registration No. 173