

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
VALLEYVIEW - "MELEMANU WOODLANDS"
Waikalani Place
Wahiawa, Oahu, Hawaii

REGISTRATION NO. 463

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: November 13, 1972
Expires: December 13, 1973

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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED June 2, 1972, AND ADDITIONAL INFORMATION SUBMITTED AS OF OCTOBER 12, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 463 dated June 28, 1972, the Developer has prepared, assembled and forwarded additional information. This Final Public Report is made a part of the registration of the VALLEYVIEW - "MELEMANU WOODLANDS" 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.

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

The Declaration of Horizontal Property Regime, executed on June 2, 1972, with the By-Laws attached, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 591030.

The Registrar has designated Land Court Condominium Map No. 140 to the project.

An Amended Declaration of Horizontal Property Regime, executed on August 22, 1972, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 594932.

4. No advertising or promotional matter has been submitted 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 Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report expires thirteen (13) months from the date of issuance, November 13, 1972, unless a Supplementary Public Report is published or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report dated June 28, 1972, under the topical heading of Encumbrances Against Title has been amended. Information disclosed in the remaining topical headings have not been disturbed.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted to the Commission a copy of an updated Preliminary Title Report dated September 13, 1972, prepared by Security Title Corporation. Said report shows no change save and except the following:

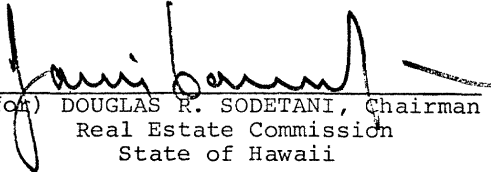
1. Mortgage dated May 23, 1972, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 582395, made by Headrick Development, Inc., a Hawaii corporation, as Mortgagor, to Service Finance, Limited, Standard Finance Company, Limited and Imperial Finance Corporation, all Hawaii corporations, as Mortgagees.
2. Condominium Map No. 140 filed in said Office of the Assistant Registrar on July 27, 1972.
3. The covenants, agreements, obligations, conditions and other provisions set forth in that certain Declaration Submitting Property to the Horizontal Property Regime dated June 2, 1972, filed in said Office of the Assistant Registrar as Document No. 591030, and the By-Laws attached thereto.

By instrument dated August 22, 1972, filed in said
Office of the Assistant Registrar as Document No.
594932, the foregoing Declaration was amended.

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 June 2, 1972, and information subsequently filed as late as October 12, 1972. The information disclosed in the Commission's Preliminary Public Report of June 28, 1972, should be carefully reviewed by the purchaser and prospective purchaser.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 463 filed with the Commission on June 2, 1972.

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 in color.


(for) DOUGLAS R. SODETANI, Chairman
Real Estate Commission
State of Hawaii

Distribution:

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

REGISTRATION NO. 463

November 13, 1972