

# 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 GREENWOOD  
1128 Ala Napunani Street  
Honolulu, Hawaii

REGISTRATION NO. 1283 (CONVERSION)

### **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 26, 1981  
Expires: September 26, 1982

#### SPECIAL ATTENTION

A comprehensive reading of this report by prospective purchasers 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 ON MARCH 28, 1980, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF AUGUST 24, 1981. 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 2, 1981 on THE GREENWOOD, the Developer reports that no material changes have been made in the plan or setup of THE GREENWOOD.

2. The Developer 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 Greenwood, with Bylaws of the Association of Apartment Owners, dated May 28, 1981 was filed in said Office as Document No. 1069946 and noted on Transfer Certificate of Title No. 233,468. Amendment dated June 22, 1981 was filed as Land Court Document No. 1074222.

The floor plans of the project have been designated Condominium Map No. 457.

4. Advertising and promotional matter have been submitted to the Commission.
5. The purchaser or 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 is made a part of the registration of THE GREENWOOD condominium project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock), the Preliminary Public Report (yellow paper stock) and the Disclosure Abstract in the hands of all purchasers and prospective purchasers and obtaining a receipt therefor.
7. This Final Public Report expires thirteen (13) months after date of issuance, August 26, 1981, unless the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information under the topical headings of the Preliminary Public Report of March 28, 1981, has not been disturbed except that the topical headings PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT have been updated.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: In addition to the information under this topical heading in the Preliminary Public Report dated March 2, 1981, the amended By-Laws provide:

"(1) Nothing shall be allowed, done or kept in any apartments or common elements of the project which would

overload or impair the floors, walls or roofs thereof, or cause any increase in ordinary premium rates or the cancellation or invalidation of any insurance thereon maintained by or for the Association. Waterbeds shall not be placed or used in any apartment.

"(2) In order for the project to present a uniform exterior appearance, all drapes, curtains, shutters or other material placed against any window or glass door at the exterior perimeter of an apartment and visible from the exterior shall be white or off-white in color or shall be lined with a material of such color."

OWNERSHIP TO TITLE: A policy of title insurance by Title Insurance and Trust Company dated June 1, 1981, confirms title is vested in the Developers, 1128 ASSOCIATES.

ENCUMBRANCES AGAINST TITLE: Said title insurance policy dated June 1, 1981, shows that the land is subject to the following encumbrances:

1. For any taxes that are due and owing and a lien on the land, reference is hereby made to the Office of the Tax Assessor, First Division.
2. The exception and reservation unto the Trustees under the Will and of the Estate of Samuel M. Damon, deceased, of all artesian and other underground water and rights, as reserved in Deed dated October 7, 1965, filed as Document No. 372554, and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 5163, at Page 496; said Trustees released all right to enter upon surface of lands to exercise said exception and reservation in Document No. 372554, including any rights of ingress and egress upon said lands by Release dated October 12, 1965, filed as Document No. 372562, recorded in Liber 5163, at Page 572.
3. "Declaration of Covenants" dated December 6, 1968, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 461355.
4. The designation of Easement 694, 10 feet wide, for drainage purposes, as shown on Maps 403 and 454, as set forth by Land Court Order No. 29289, filed December 10, 1968 and the Grant of Easement 694 to the City and County of Honolulu dated June 10, 1969, filed as Document No. 598101.
5. The restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions, reservations, easements and other provisions set forth in Declaration of Horizontal Property Regime dated May 28, 1981, filed in the

Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 1069946, and the By-Laws attached thereto, as the same are or may hereafter be amended in accordance with law, said Declaration or said By-Laws. (Project covered by Condominium Map No. 457.) Amendment dated June 22, 1981 was filed as Land Court Document No. 1074222.

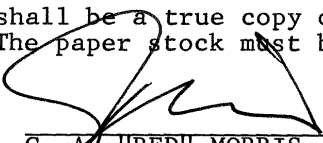
6. MORTGAGE, SECURITY AGREEMENT AND FINANCING STATEMENT, dated June 1, 1981, by 1128 ASSOCIATES, a registered Hawaii joint venture, as Mortgagor, in favor of GECC FINANCIAL CORPORATION, a Hawaii corporation, as Mortgagee, filed as Land Court Document No. 1069947, in the amount of \$9,700,000.00.

STATUS OF THE PROJECT: The Developer reports that improvements to the existing building have commenced and are scheduled for completion on October 15, 1981.

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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 March 28, 1980, and information subsequently filed as of August 24, 1981.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1283 filed with the Commission on March 28, 1980.

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

  
G. A. "RED" MORRIS, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:  
Department of Finance  
Bureau of Conveyances  
Planning Commission, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

REGISTRATION NO. 1283

August 26, 1981