

# 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  
ALII KAI II HANAIEI  
Princeville, Hanalei, Kauai

REGISTRATION NO. 1128

### 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: October 12, 1979

Expires: November 12, 1980

#### 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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MAY 4, 1979, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 5, 1979. 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.

1. Since the issuance of the Commission's Preliminary Public Report on ALII KAI II HANAIEI, Registration No. 1128, dated June 27, 1979, the Developer has forwarded additional information and requested a Final Public Report.
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 basic documents, Declaration of Horizontal Property Regime, By-Laws of the Association of Owners were executed on August 17, 1979 and filed in the Bureau of Conveyances, State of Hawaii in Liber 13946, Page 343. A copy of the floor plans have been filed as Condominium Map No. 637 in the Bureau of Conveyances.
4. Advertising and promotional matter has been submitted to date.
5. The Developer owns the fee simple interest in the land subject to encumbrances. On completion of conveyance of the units the Developer will retain no residual interest in the fee.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.
7. This Final Public Report automatically expires thirteen (13) months after the date of issuance, October 12, 1979, unless a Supplementary Public Report is published or the Commission upon review of registration issues an order extending the effective period of this report.
8. This Final Public Report is made a part of the registration of the Alii Kai II Hanalei condominium project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock) and a copy of the Preliminary Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers or prospective purchasers, and of securing a signed copy of the receipt of the aforementioned Horizontal Property Regime Report from each purchaser.

The information in the topical headings DESCRIPTION, COMMON ELEMENTS, ENCUMBRANCES AGAINST TITLE, MANAGEMENT AND OPERATIONS, and STATUS OF PROJECT has been updated. The purchaser should be aware that there has been much rephrasing in the Declaration and By-Laws and it is recommended that these documents be read. All other topical headings have not been disturbed.

DESCRIPTION: The paddle courts, gazebo and barbecue area have been deleted. There has been added a swimming pool. The jacuzzi has been relocated adjacent to the swimming pool. The square footage has been revised as set forth in Exhibit "A".

COMMON ELEMENTS: The paddle courts, gazebo and barbecue area have been deleted. There has been added a swimming pool as a common element.

ENCUMBRANCES AGAINST TITLE: The Title Guaranty of Hawaii, Inc. Report dated October 1, 1979 notes the following additional

encumbrances against the property:

1. The covenants, conditions, restrictions and easements, reservations and all other provisions set forth in the Declaration of Horizontal Property Regime and By-Laws dated August 17, 1979, filed in the Bureau of Conveyances, State of Hawaii in Liber 13946, Page 343, said Declaration and By-Laws being covered by Condominium Map No. 637 recorded in said Bureau.

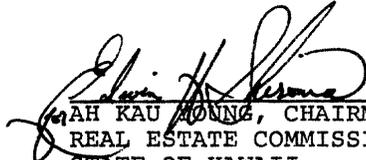
MANAGEMENT AND OPERATIONS: Paradise Management Corporation has been selected as the initial managing agent and whose address in Kauai is Alii Kai II Hanalei, Hanalei, Kauai, Hawaii.

STATUS OF PROJECT: The financing of the project has been arranged through Fidelity Pacific Company and as soon as the required presales are made, the loan will be closed and construction will commence.

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The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted May 4, 1979 and information subsequently filed as of October 5, 1979.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1128 filed with the Commission on May 4, 1979.

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

  
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SARAH KAULA, 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

October 12, 1979

Registration No. 1128

ALII KAI II HANALET

<u>Model</u>	<u>Living Space</u>	<u>Storage</u>	<u>Lanai</u>	<u>Total</u>
A	1,020.0 sq. ft.	32.06 sq. ft.	79.6 sq. ft.	1,131.66 sq. ft.
B	1,020.0 sq. ft.	36.25 sq. ft.	78.5 sq. ft.	1,134.75 sq. ft.
C	1,020.0 sq. ft.	33.75 sq. ft.	78.5 sq. ft.	1,132.25 sq. ft.
D	1,020.0 sq. ft.	32.06 sq. ft.	79.6 sq. ft.	1,131.66 sq. ft.
E	1,037.06 sq. ft.	32.06 sq. ft.	79.6 sq. ft.	1,148.72 sq. ft.
F	1,037.06 sq. ft.	36.25 sq. ft.	78.5 sq. ft.	1,151.81 sq. ft.
G	1,037.06 sq. ft.	33.75 sq. ft.	78.5 sq. ft.	1,149.31 sq. ft.
H	1,037.06 sq. ft.	32.06 sq. ft.	79.6 sq. ft.	1,148.72 sq. ft.