REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
STATE OF HAWAII
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FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
PHASE IV, ALII PLANTATION
Ala Alii Street
Honolulu, Hawaii

REGISTRATION NO. 1669

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: May 10, 1985
Expires: June 10, 1986

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 and prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED MARCH 13, 1985 AND INFORMATION SUBSEQUENTLY FILED AS OF MAY 2, 1985. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of March 21, 1985 on PHASE IV, ALII PLANTATION, the Developer has filed additional information as part of the registration on the project.

2. The Developer of the project has submitted to the Commission for examination all documents and exhibits deemed necessary for the issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and approved floor plans) for the project have been recorded in the office of the recording officer. The Declaration dated March 19, 1985, has been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1294570, and the By-Laws also dated March 19, 1985, has been filed in said Office of the Assistant Registrar as Document No. 1294571. Condominium Map No. 542 has been assigned to the project.

4. No advertising or promotional matter has been filed 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 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to Horizontal Property Regime.

6. This Final Public Report is made a part of the registration on PHASE IV, ALII PLANTATION condominium project. The Developer has the responsibility of placing a true copy of the Final Public Report (white paper stock) along with the Preliminary Public Report (yellow paper stock) and latest Disclosure Abstract (dated March 8, 1985) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the receipt therefor.

7. This Final Public Report automatically expires thirteen (13) months from the date of issuance, May 10, 1985, 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 under the topical headings of the Preliminary Public Report of March 21, 1985 remains unchanged, except for the following:

ENCUMBRANCES AGAINST TITLE: The Developer has filed with the Commission an updated Preliminary Report dated April 22, 1985 by Security Title Corporation. Said Preliminary Report indicates that title to the land is subject to the following:

1. Real property taxes that may be due and owing: Reference is made to the Office of Finance Director, City and County of Honolulu.

2. Easement 333 (area 3,840 square feet) 10 feet wide for drainage purposes, as shown on Map 185, as set forth by Land Court Order No. 71196, filed September 20, 1984. (also affects other property)

3. Unilateral Agreement and Declaration for Conditional Zoning dated February 15, 1980, recorded in the Bureau of Conveyances in Book 14521 Page 118, by and between ALIMANU DEVELOPMENT CORPORATION, a Hawaii corporation, "Declarant"; CENTRAL OAHU LAND CORPORATION, a Hawaii corporation; and QUEEN'S MEDICAL CENTER, a Hawaii eleemosynary corporation. (Said Unilateral Agreement and Declaration for Conditional Zoning is not noted on Transfer Certificate of Title No. 221,939.)

4. The terms and provisions of that certain Lease dated August 11, 1982, effective as of January 1, 1982, filed in said Office of the Assistant Registrar as Document No. 1130265, and also recorded in said Bureau of Conveyances in Book 16549 Page 52, made by and between THE QUEEN EMMA FOUNDATION, a Hawaii nonprofit corporation, as Lessor(s), and ALII PLANTATION PARTNERS, a Hawaii general partnership, as Lessee(s), leasing and demising the lands described herein for a term of five years commencing on the effective date and ending on December 31, 1986. (also affects other property)

5. The terms and provisions of that certain Memorandum of Lease dated June 29, 1984, but effective as of June 1, 1984, filed in said Office of the Assistant Registrar as Document No. 1245051, and also recorded on July 3, 1984 in said Bureau of Conveyances in Book 17992 Page 609, made by and between THE QUEEN EMMA FOUNDATION, as Lessor(s), to LEAR SIEGLER, INC./HAWAIIAN PROPERTIES DIVISION, a Delaware corporation, as Lessee(s), for a term of fifty-seven (57) years from June 1, 1984 to June 30, 2041. (also affects other property)

6. Declaration of Restrictive Covenants (Private Park) dated June 14, 1984, filed in said Office of the Assistant Registrar as Document No. 1257499, and also recorded on September 14, 1984 in said Bureau of Conveyances in Book 18145 at Page 352. (also affects other property)

7. The covenants, agreements, obligations, conditions and other provisions set forth in that certain Declaration of Horizontal Property Regime of Phase IV, Alii Plantation dated March 19, 1985, filed in said Office of the Assistant Registrar as Document No. 1294570, and By-Laws dated March 19, 1985, filed in said Office of the Assistant Registrar as Document No. 1294571.

8. Condominium Map No. 542, filed in said Office of the Assistant Registrar on April 22, 1985.

STATUS OF PROJECT: The project will be completed on or about December 15, 1985.

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 13, 1985 and information subsequently filed as of May 2, 1985.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1669.

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.

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

Distribution:

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

Registration No. 1669

Dated: May 10, 1985