

DEVELOPER'S ANNUAL REPORT

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Condominium Project Name: ALA WAI KAHU

Project Address: 4677 Alawai Road #2 (Unit 2), 4677 Alawai Road #3 (Unit 3), Waimea, Kauai, Hawaii 96796

Registration Number: 6490

Date: November 17, 2009

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HRS §514B-58 requires the Developer to annually file a report to update the material contained in the latest Developer's Public Report and any amendments thereto ("Report") at least thirty days prior to the anniversary date of the Report's effective date. If there is no change to the Report, the Developer shall so state. *Submit a non-refundable filing fee of fifty dollars (\$50) with this report to Real Estate Commission, 335 Merchant Street, Room 333, Honolulu, HI 96813. Make check payable to Commerce and Consumer Affairs.*

The filing of the Annual Report does **not** relieve the Developer, its successor, or assign of the obligation to file amendments to the latest Report, pursuant to HRS §514B-56, or to report any material or pertinent changes regarding the information contained in or omitted from the latest Report.

Developer states that: (check one box only)

- Initial sales of all units have been completed. Developer is not required to file any subsequent annual report; or
- There are no changes to the latest Report, or
- There are updates to the latest Report and any amendments thereto. The updates are listed below. Also, if the update is a pertinent or a material change, the Developer has included or will include the update in an amended Report or in an amendment to the Report, and has submitted or will be submitting to the Commission a draft of an amended Report or an amendment to the Report in accordance with all applicable laws.

Updates to the latest Developer's Public Report: List the updates to the latest Report and any amendments thereto (include the update's title and description, and refer to the page or exhibit in the Report where the update can be found).

1. The initial sale of Unit 1 has been completed. Unit 1 is now identified as TMK No. (4) 1-6-011-0001 with street address of 4677 Alawai Rd. #1, Waimea, HI 96796.
2. Unit 2 was transferred to Developers MICHAEL J. LIBERATORE and KELLY J. LIBERATORE (recorded as Doc. No. 2008-044658. Unit 2 is now identified as TMK No. (4) 1-6-011-0002 with street address of 4677 Alawai Rd #2, Waimea, HI 96796.
3. Unit 3 was transferred to Developers BERT FRANK MAZZOCCO, JR. and NITTAYA T. MAZZOCCO, Trustees of the Huntlee Trust under unrecorded Trust Agreement dated April 8, 2006 (recorded as Doc. No. 2008-044659). Unit 3 is now identified as TMK No. (4) 1-6-011-0003 with street address of 4677 Alawai Rd. #3, Waimea, HI 96796.
4. There a mortgage on Unit 2 only (recorded as Doc. No. 2008-058799).

If additional space is needed, check this box and continue list on back of this page or attach separate sheets.

The Developer declares, subject to the penalties set forth in HRS §514B-69, that this Project continues to conform to all zoning, building ordinances, codes, and permitting requirements for the county in which the Project is located, pursuant to HRS §§514B-5 and 32(a)(13).

The Developer certifies that all the information contained in this Annual Report and the latest Developer's Public Report, and all documents furnished by the Developer to Project purchasers and prospective purchasers have been reviewed by the Developer and are correct and complete to the best of the Developer's knowledge, information, and belief.

Bert & Nittaya Mazzocco, as Trustees
Printed Name of Developer

By: 
Duly Authorized Signatory

November 17, 2009
Date

Bert & Nittaya Mazzocco, as Trustees- Developer/Owner
Printed Name & Title of Person Signing Above

***Must be by an officer signed for a corporation; by a general partner for a partnership or limited liability partnership; by the manager or an authorized member for a limited liability company; and by the individual for the individual.**

This form is available to individuals with special needs by calling the Senior Condominium Specialist at (808) 586-2643.

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Michael J. Liberatore & Kelly J. Liberatore
Printed Name of Developer

By: [Signature] Kelly J. Liberatore
Duly Authorized Signatory*

November 17, 2009
Date

Michael J. Liberatore & Kelly J. Liberatore - Developer/Owner
Printed Name & Title of Person Signing Above

*Must be by an officer signed for a corporation; by a general partner for a partnership or limited liability partnership; by the manager or an authorized member for a limited liability company; and by the individual for the individual.

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