

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

1010 RICHARDS STREET

P. O. BOX 3469

HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON
PHASE I, ALII PLANTATION
Ala Alii Street
Honolulu, Hawaii

REGISTRATION NO. 1617

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: February 15, 1985
Expires: March 15, 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 JULY 11, 1984 AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 6, 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 July 23, 1984 on PHASE I, 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 January 10, 1985, has been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1279943, and the By-Laws also dated January 10, 1985, has been filed in said Office of the Assistant Registrar as Document No. 1279944. Said Office of the Assistant Registrar has assigned Condominium Map No. 535 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 I, 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 November 1, 1984) 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, February 15, 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 July 23, 1984 remains unchanged, except for the following:

TAX KEY: First Division, 9-9-2-portion 10

LIMITED COMMON ELEMENTS: Certain parts of the common elements ("limited common elements") are set aside and reserved for the exclusive use of certain apartments and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

(a) There will be sixty-five (65) parking stalls located in the project, numbered 70 through 122 and 172 through 183. Parking Stalls Nos. 75 through 87 and 98 through 107 will be compact stalls and designated on the Condominium Map for the project by the letter "C" after the parking stall number. Each of the sixty-five (65) parking stalls located in the project shall be a limited common element appurtenant to and reserved for the exclusive use of the apartment to which it is assigned as shown in Exhibit "A-1" attached hereto and made a part hereof; PROVIDED, HOWEVER, that Developer hereby reserves the

right to sell to owners of other apartments any or all of such parking stalls as limited common elements appurtenant to such other apartments and, by way of amendment to the Declaration as therein provided, to redesignate such parking stalls to be appurtenant to other apartments. One (1) or more automobile parking spaces shall be assigned to each apartment upon the original conveyance thereof and shall be appurtenant to and for the exclusive use of such apartment. Each apartment shall always have at least one parking space appurtenant to it but otherwise any automobile parking space easement may be transferred from apartment to apartment in the project.

(b) Privacy yard areas as shown on said Condominium Map.

(c) Common entry ways outside of each main entrance to each building shall be appurtenant to the apartments located in that building.

(d) All other common elements of the project which are rationally related to less than all of said apartments shall be limited to the use of such apartments.

ENCUMBRANCES AGAINST TITLE: The Developer has filed with the Commission an updated Preliminary Report dated January 28, 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 332 (area 9,260 square feet) for access and utility purposes, as shown on Map 185, as set forth by Land Court Order No. 71196, filed September 20, 1984.

3. 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)

4. 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.) (also affects other property)

5. 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)

6. 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)

7. 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)

8. Condominium Map No. 535, filed in said Office of the Assistant Registrar on January 28, 1985.

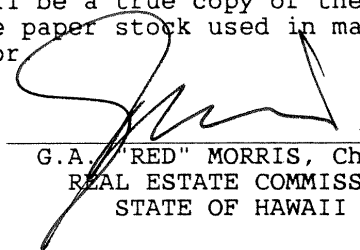
9. The covenants, agreements, obligations, conditions and other provisions set forth in that certain Declaration of Horizontal Property Regime of Phase I, Alii Plantation dated January 10, 1985, filed in said Office of the Assistant Registrar as Document No. 1279943, and By-Laws dated January 10, 1985, filed in said Office of the Assistant Registrar as Document No. 1279944.

STATUS OF PROJECT: The project will be completed on or about August 1, 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 July 11, 1984 and information subsequently filed as of February 6, 1985.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1617.

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. 1617

Dated: February 15, 1985

PHASE I
ALII PLANTATION
PARKING STALL ASSIGNMENT

<u>APARTMENT NO.</u>	<u>PARKING STALL(S) NO(S).</u>
1	122, 77C
2	121, 78C
3	185**
4	184**
5	118
6	117
7	116
8	115
9	114
10	113
11	108, 101C
12	109, 100C
13	96, 98C
14	97, 99C
15	95
16	94
17	93
18	92
19	91
20	90
21	111, 87C
22	110
23	89, 86C
24	88, 106C
25*	74, 85C
26	73, 83C
27	72, 84C
28	69**
29	68**
30	112
31	120
32	119
33	67**
34	66**
35	71, 75C
36	70, 76C

* In addition to the stalls shown above, Parking Stalls 79C, 80C, 81C, 82C, 102C, 103C, 104C, 105C, 107C, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182 and 183 are hereby assigned to Apartment No. 25. This Phase I shall be subject to an easement for vehicular and pedestrian ingress and egress over the driveways located in said Phase I in favor of the apartment owners and guests of Phases II, III, IV and V, Alii Plantation.

** These parking stalls are presently located in Phase II, Alii Plantation and assigned to Apartment No. 43 in said Phase II. This Phase I shall have an easement for vehicular and pedestrian ingress and egress over the driveways located in said Phase II.

PHASE I
ALII PLANTATION

DISCLOSURE ABSTRACT
NOVEMBER 1, 1984

1. NAME OF PROJECT: PHASE I, ALII PLANTATION
Ala Alii Street
Honolulu, Hawaii
2. DEVELOPER: LEAR SIEGLER, INC./HAWAIIAN
PROPERTIES DIVISION
Suite 1112, Amfac Building
700 Bishop Street
Honolulu, Hawaii 96813
Ph. No. 521-8781
3. MANAGING AGENT: HAWAII MANAGEMENT CORPORATION
1221 Kapiolani Boulevard
Suite 700
Honolulu, Hawaii 96814
Ph. No. 531-9941
4. WARRANTIES: Apartments - one-year warranty
per attached FHA/VA forms.

Appliances - none, but
Developer will assign to
purchasers the manufacturers'
warranties.
5. RESIDENTIAL USE: All 36 apartments are to be for
residential purposes.
6. COMMERCIAL USE: There will be no commercial use
within the project.
7. MAINTENANCE FEES:

The Developer advises that costs and expenses of maintenance and operation of a condominium project are difficult to estimate initially and even if such maintenance fees have been accurately estimated, such fees will tend to increase in an inflationary economy and as the improvements age. Maintenance fees can vary depending on services desired by apartment owners. The buyers should check the attached maintenance fee schedule to see what services are included therein. The initial estimate has been made well in advance of the completion of the project and may be subject to substantial revision upon completion.

Upon the merger of one or more additional phases, each apartment owner's percentage of undivided common interest may increase or decrease and consequently may result in an increase or decrease in the maintenance fees, assessments and other charges payable by apartment owners pursuant to the appropriate Apartment Lease, Declaration, By-Laws, Rules and Regulations and/or Management Agreement, all as may be amended from time to time.