



REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES
STATE OF HAWAII
313 SO. BERETANIA ST.
P. O. BOX 3469
Honolulu 1, Hawaii

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
ALAELOA
Alaeloa, Kaanapali
Island and County of Maui
State of Hawaii

REGISTRATION NO. 36
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.

August 25, 1964

SPECIAL ATTENTION

Particular attention of purchasers or prospective purchasers is directed to the following:

- (1) ALAELOA is a proposed leasehold condominium project consisting of forty six (46) apartments.
- (2) The Developer has submitted a Site Plan showing the proposed arrangement of the dwelling units on the 13,357 acres of land committed to the project.

A Grading Plan for the development has been filed with the Notice of Intention.

- (3) The Developer's counsel has filed the following documents or specimen documents with the Commission for examination:

Notice of Intention; Joint Venture Agreement; Declaration of Horizontal Property Regime; Declaration of Trust and Trust Agreement; Declaration of Covenants, Conditions and Restrictions and By-Laws of Association of Apartment Owners; Sales Contract; Escrow Agreement; Lease; Apartment Deed and a compendium of Preliminary Drawings of Building Types, Site Plan, Grading Plan and miscellaneous architectural and engineering exhibits.

- (4) The purchaser or prospective purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HPA) passed by the Legislature of the State of Hawaii in 1961. This statute was amended by the Legislature in 1962, and again in 1963 and 1964.

NAME OF PROJECT: ALAELOA

DEVELOPER: Joint Venture by and between Engineers Limited Pipeline Co., a California corporation, E. W. Westgate Co., Inc., a California corporation, W. E. Patridge, a resident of Honolulu, State of Hawaii.

The Developer can be contacted at 1441 Kapiolani Boulevard, Room 1319, Honolulu, Hawaii.

LOCATION: Near Napili Bay on the north west side of the Island of Maui, at Alaeloa, Kaaanapali, approximately ten (10) miles from the town of Lahaina and forty two (42) miles from the county seat at Wailuku along State Highway Number 30, a paved principal island road.

TAX KEY: 4-3-02-2; 4-3-03-17; 4-3-03-53.

DESCRIPTION: This cottage apartment development will consist of forty six (46) dwelling units located on 13,357 acres of land fronting upon the Pacific Ocean. The apartments are, in general located along the periphery of the land, some being located on the ocean and some being located on the higher ground away from the ocean.

The apartments are numbered 1 through 46, inclusively, and will be of four basic types. The single houses each contain a living room, kitchen, two bedrooms and two baths, having a total net floor area of approximately 1,335 square feet, together with a lanai containing an area of approximately 390 square feet and a carport containing an area of approximately 220 square feet. The town houses are two-story buildings each containing two apartments, each apartment containing a living room, kitchen, and one bath on the first floor and two bedrooms and one bath on the second floor, having a total net floor area of approximately 1,325 square feet, together with a lanai containing an area of approximately 200 square feet and a carport containing an area of approximately 220 square feet. The standard duplex apartments each contain a living room, kitchen, two bedrooms and two baths, having a total net floor area of approximately 1,145 square feet, together with a lanai containing an area of approximately 303 square feet and a carport containing an area of approximately 200 square feet. The deluxe duplex apartments each contain a living room, kitchen, two bedrooms and two baths, having a total net floor area of approximately 1,335 square feet, together with a lanai containing an area of approximately 390 square feet and a carport containing an area of approximately 220 square feet. Each apartment has access to the landscaped common areas surrounding each structure.

The principal materials of which the apartments are to be constructed are as follows:

- (a) Foundations - reinforced concrete.
- (b) Floors - concrete slab except where site contour makes wood floors more feasible.
- (c) Walls - Wolmanized doublas fir studs. Redwood board and batten exterior. Gypsum board and wood interior.
- (d) Ceilings - Wolmanized fir joists - open ceilings - Gypsum boards.
- (e) Roofs - Wolmanized fir rafters - Cedar shakes except lanais and carports built-up pitch and gravel.
- (f) Windows - Aluminum strip type lever operated jalousies and fixed sash.
- (g) Doors - Paint grade birch or lauan.
- (h) Millwork - Paint grade birch or lauan.

- (i) Showers - Ceramic tile - U. S. Standard Grade.
- (j) Painting - Exterior - 2 coats stain.
Interior - Kitchens and baths - 3 coats enamel.
All other - 2 coats stain.
- (k) Finish floors - Kitchen and baths - 1/16" full vinyl. All others provided by purchaser.

In addition to the four basic types of cottage apartments to choose from, including: (1) single houses, (2) town houses, (3) standard duplex apartments and (4) deluxe duplex apartments the purchaser may have his apartment specially designed for him. Each dwelling unit will be furnished with electric stove and oven, garbage disposal and dishwasher.

COMMON ELEMENTS: The common elements will include:

- (a) The land as described, exclusive of the lots upon which the individual cottage apartments are situated, said land to be leased to the apartment owners, along with the improvements thereon, which include a swimming pool, pavilion, guest parking areas and the paved access road connecting the various apartments to the county highway;
- (b) Premises for the lodging of a manager of the project, if special lodging facilities should be provided;
- (c) All underground television cables, water lines, electric and telephone lines, sewer facilities, and other utilities which may be required by governmental authorities to be constructed or installed;
- (d) All other devices or installations upon the above-described land existing for or rationally of common use to all the owners of cottage apartments within the project.

LIMITED COMMON ELEMENTS: There are no limited common elements in the Notice of Intention as filed.

OWNERSHIP TO TITLE: The land is held in fee by Louis G. van der Linden and Carolyn C. van der Linden, husband and wife, Route 1, Box 7, Lahaina, Maui, Hawaii and Bruce L. Fleming and Margaret H. Fleming, husband and wife, Route 1, Lahaina, Maui, Hawaii. Certificates of Title, issued March 3, 1964 and July 9, 1964 by Title Guaranty of Hawaii, Inc., have been submitted with the Notice of Intention.

ENCUMBRANCES AGAINST TITLE: The Developer advises that there are no liens or encumbrances against the title. The Certificate of Title supports this condition.

INTEREST TO BE CONVEYED PURCHASERS: The Developer states that the undivided interest in the common elements appertaining to each apartment and its owner is as follows:

- (a) Apartments 1 through 6 inclusively, 12 through 15 inclusively, and 37 through 44 inclusively -- 1.97%
- (b) Apartments 9, 18, 19 and 20 -- 2.94%
- (c) Apartments 7, 8, 10 and 11 -- 1.64%
- (d) Apartments 16 and 17 -- 2.29%
- (e) Apartments 21, 22 and 23 through 34 inclusively -- 2.46%
- (f) Apartments 35, 36, 45 and 46 -- 1.80%

The total number of votes of all apartment owners shall be one hundred (100) and the votes of each apartment owner shall be equal to his percentage interest in the common elements.

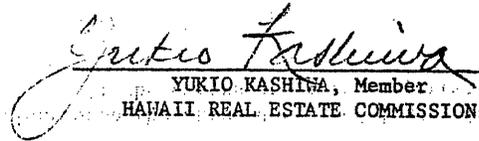
The common expenses of the condominium project shall be shared equally by the apartment owners.

PURCHASE MONEY HANDLING: An Escrow Agreement has been executed between the Developer and the Bank of Hawaii. This escrow arrangement sets forth the duties and responsibilities of the Escrow in receiving, holding and disbursing of funds.

Note: It is incumbent upon the purchaser that he reads this Escrow Agreement which establishes how the proceeds from the sale of cottage apartments are placed in trust, as well as the retention and disbursement of the trust fund.

MANAGEMENT AND OPERATIONS: In the Declaration of Covenants, Conditions and Restrictions and By-Laws of Association of Apartment Owners it is stated that the Board of Directors may delegate its duties, powers or function to any person or firm to act as the Managing Agent of the Project. No managing agent has been identified in the Notice of Intention.

STATUS OF PROJECT: The Developer advises that on or about August 10, 1964 heavy earth moving equipment was on the site and the improvement program was underway. As at the date of this Public Report the Developer states that the concrete slab floors for two (2) cottage apartments are in place and the underground plumbing apparatus to service these dwellings has been installed.


YUKIO KASHINA, Member
HAWAII REAL ESTATE COMMISSION

cc: DEPT. OF TAXATION
DEPT. OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING DEPT., CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION