



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

FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

on
INTERNATIONAL COLONY CLUB NO. 2
Kaanapali, Lahaina
Island and County of Maui, Hawaii

REGISTRATION NO. 52

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.

December 30, 1964

SPECIAL ATTENTION

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

- (1) INTERNATIONAL COLONY CLUB NO. 2 is a proposed leasehold condominium project consisting of twenty-three (23) separate cottages.

The Developer advises that this project is essentially the same type of development as was used in INTERNATIONAL COLONY CLUB NO. 1 which it adjoins.

- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Declaration of Horizontal Property Regime; Articles of Incorporation and By-Laws of International Colony Club, Inc.; Bond for Foreign Corporation; Agreement of Purchase and Sale; Apartment Lease; By-Laws of the Association of Apartment Owners; Building Plans and Specifications; and Plot Plan Drawings.
- (3) 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, which statute was amended by the Legislature in 1962 and substantially improved again by 1963 and 1964 amendments.

NAME OF PROJECT: INTERNATIONAL COLONY CLUB NO. 2

DEVELOPER: International Colony Club, Inc. is a foreign corporation, incorporated under the laws of the State of Nevada, with principal offices at 230 Las Vegas Boulevard, South Las Vegas, Nevada, and a branch office in the State of Hawaii at 8 Central Avenue, Wailuku, Maui, Hawaii. The Developer qualified to do business in the State of Hawaii on June 27, 1963. The officers are:

A. J. Huddleston, President..... Kaanapali, Maui, Hawaii
William Crockett, Vice President. 38 South Market Street, Wailuku, Maui
William C. N. Wong, Treasurer.... 1940 Main Street, Wailuku, Maui
Erling P. Wick, Secretary..... 8 Central Avenue, Wailuku, Maui

LOCATION: Adjoining the first phase of the INTERNATIONAL COLONY CLUB development near the southeast corner of the intersection where Pukolii Road meets the Honoapiilani Highway, abutting and mauka to the Pioneer Mill Company, Ltd., Cane Haul Road at Kekaa, Kaanapali, District of Lahaina, Island and County of Maui, State of Hawaii. Zoning is for residential use.

TAX KEY: SECOND DIVISION 4-4-06-Par. 1

DESCRIPTION: The proposed buildings, to be constructed of wood and concrete, number twenty-three (23) individual and separate cottages and a sun shelter or pavilion. Each apartment is a single story, frame structure, without basement, and includes all of one cottage. Each co-owner has access to and over the garden which constitutes one of the common elements, thence to a public thoroughfare, Puukolii Road.

The preliminary sketches showing the floor plans of proposed cottage buildings depict an Executive Cottage Suite with approximately 1,000 square feet under roof encompassing 1-bedroom, 1-living room, 1-bathroom, 1-kitchen and a screened lanai; the Veranda Cottage is illustrated as having approximately 1,616 square feet under roof and consists of 2-bedrooms, 1-living room, 1-kitchen area, 1-bathroom and a veranda on all sides of the structure; the third design arrangement, identified as the Terrace Cottage, has approximately 936 square feet of house area utilized with 2-bedrooms, 1-living room, 2-bathrooms, 1-kitchen and a terrace lanai area adjoining the living room and kitchen side of the building.

Each cottage will be equipped water heater, range and refrigerator.

COMMON ELEMENTS: The Developer states that the Common Elements consist of all of the property except the apartments, including, without limiting the generality of the foregoing, the garden, parking spaces, swimming pool, sun shelter and the walkways in the garden. The utility mains and sewers within the described regime are also noted as common elements.

LIMITED COMMON ELEMENTS: The Developer advises that there are no Limited Common Elements.

OWNERSHIP TO TITLE: Pioneer Mill Company, Ltd., Fort and Queen Streets, Honolulu, Hawaii, owns the land in fee.

ENCUMBRANCES AGAINST TITLE: The Developer in his Notice of Intention states that there are no encumbrances known.

INTEREST TO BE CONVEYED PURCHASER: The fraction or percentage of undivided interest in the common elements appertaining to each apartment and its owner for all purposes, including voting, is one twenty-third (1/23). If at any time the number of apartments in this regime shall be more or less than twenty-three (23), then in each instance said fraction or percentage shall be changed from 1/23 to a fraction whose numerator is one and whose denominator is the actual number of apartments then in this regime.

PURCHASE MONEY HANDLING: In his Notice of Intention, the Developer represents that the purchasers' funds are to be placed in a clients' trust fund account at

the Bank of Hawaii, presumably the Lahaina Branch, Maui. No Specimen Escrow Agreement has been submitted for examination by the Commission.

Note: It is incumbent upon the purchaser and prospective purchaser that he have a full and complete understanding of the conditions and procedures under which all moneys received by the Developer are to be handled.

MANAGEMENT AND OPERATION: The Developer advises that the By-Laws of Association of Apartment Owners provides that the Board of Directors may engage the services of a manager or managing agent. No manager has been identified as at the date of this report..

STATUS OF PROJECT: The Developer has given no advisement to the Commission on the date construction will commence on the project. The contractor is identified in the Notice of Intention as Mainland Pacific Company of Hawaii.

ATTORNEY REPRESENTING DEVELOPER: Anderson, Wrenn & Jenks (Attn: Mr. Page Anderson), Bank of Hawaii Building, 1002 Bishop Street, Honolulu, Hawaii, Telephone: 502-924.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)
BUREAU OF CONVEYANCES
PLANNING AND TRAFFIC COMMISSION, COUNTY OF MAUI
FEDERAL HOUSING ADMINISTRATION