



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

**FINAL**  
**HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)**  
**PUBLIC REPORT**

on  
NAPILI SHORES HOTEL  
Napili, Maui, Hawaii

REGISTRATION NO. 53

**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 31, 1964

SPECIAL ATTENTION

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

- (1) NAPILI SHORES HOTEL is a proposed leasehold Horizontal Property Regime project consisting of one hundred eighty-one (181) condominium units.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Declaration of Horizontal Property Regime; Joint Venture Agreement; Sublease; Reservation Agreement; Escrow Agreement; Development Plan; and Preliminary Schematic and Floor 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: NAPILI SHORES HOTEL

DEVELOPER: Under the Joint Venture Agreement submitted to the Commission for examination, the name of the Developer is NAPILI SHORES COMPANY. The joint venturers are identified as:

Robert A. Clarkin, Suite 410 Ilikai, 1777 Ala Moana Blvd.,  
Honolulu, Hawaii  
Phone: 995-666

Philip Ching, Suite 410 Ilikai, 1777 Ala Moana Blvd.,  
Honolulu, Hawaii  
Phone: 995-666

Harry K. Meyer, Suite 410 Ilikai, 1777 Ala Moana Blvd.,  
Honolulu, Hawaii  
Phone: 995-666

ATTORNEY REPRESENTING DEVELOPER: Smith, Wild, Beebe & Cades, (Attn: Mr. Douglas E. Prior), First National Bank Building, P. O. Box 939, Honolulu, Hawaii 96808.  
Phone: 569-331

LOCATION: The site is situated at Napili Bay where Napili Place thoroughfare intersects Honoapiilani Highway on the north west part of the Island of Maui, approximately eight (8) miles from the town of Lahaina and thirty-eight (38) miles from the county seat at Wailuku, Island and County of Maui, State of Hawaii. The zoning is hotel-apartment.

TAX KEY: THIRD DIVISION 4-2-02 and 4-3-02

DESCRIPTION: This development is to be a leasehold apartment-hotel project consisting of fourteen (14) buildings constructed of reinforced concrete and natural rock and containing a total of 181 apartments located upon 6.3 acres of land fronting on the ocean at Napili, Maui, Hawaii. The apartments in this project will be used for residential, hotel and other commercial purposes. The buildings will each be identified by a letter of the alphabet as Buildings A through N and will generally be located along the periphery of the land described in Exhibit "A", some of them being located on the ocean, some of them being located on the higher ground at the mauka end of the site and some of them being located along the boundary lines separating the site from the adjacent property on either side, all as more clearly shown on the plot plan filed in the Office of the Real Estate Commissioner, Department of Regulatory Agencies, State of Hawaii. The center portion of the site will be a recreation area consisting of a swimming pool, a putting green, gardens and a large open grassed area.

Buildings A through K will be two-story structures and buildings L, M and N will be one-story structures.

Buildings A through J will each have the ground floor devoted exclusively to one bedroom apartments and the second floor devoted exclusively to studio apartments. All one-bedroom apartments in each of these buildings will be typical and will contain approximately 528 square feet and will include a bathroom, a kitchen and a dining-living room and all studio apartments in each building will be typical and will contain approximately 480 square feet, including a bath a kitchenette area, and a lanai, in addition to the living-dining-bedroom area. Each building will have an equal number of one-bedroom and studio apartments, Building A having a total of 24 apartments, Building B having a total of 12, Building C having a total of 8, Building D having a total of 16, Building E having a total of 12, Building F having a total of 24, Building G having a total of 12, Building H having a total of 24, Building I having a total of 16, and Building J having a total of 20.

The apartments in each building will be numbered as follows:

Building A -

(a) one-bedrooms -- A101 through A112

(b) studios -- A201 through A212

Building B -

(a) one-bedrooms -- B101 through B106

(b) studios -- B201 through B206

Building C -

(a) one-bedrooms -- C101 through C104

(b) studios -- C201 through C204

Building D -

(a) one-bedrooms -- D101 through D108

(b) studios -- D201 through D208

Building E -

(a) one-bedrooms -- E101 through E106

(b) studios -- E201 through E206

Building F -

(a) one-bedrooms -- F101 through F112

(b) studios -- F201 through F212

Building G -

(a) one-bedrooms -- G101 through G106

(b) studios -- G201 through G206

Building H -

(a) one-bedrooms -- H101 through H112

(b) studios -- H201 through H212

Building I -

(a) one-bedrooms -- I101 through I108

(b) studios -- I201 through I208

Building J -

(a) one-bedrooms -- J101 through J110

(b) studios -- J201 through J210

The ground floor of building K will be divided into four apartments, consisting of the manager's apartment, a cocktail lounge, a kitchen and an apartment area devoted to the operation of a hotel and various shops. This hotel-shop apartment will be divided into a lobby, a reservation desk, various offices and shops. The owner of this hotel-shop apartment may lease the spaces within his apartment to others or he may sell these spaces, thereby adding additional apartments to the project, whichever he desires. The second floor of building K shall contain five studio apartments in addition to a dining room which will also be an apartment. The total floor area of each floor in Building K shall be approximately 9,000 square feet.

Buildings L and M will each constitute one apartment and will be service buildings containing storage space for linens and other supplies, laundry facilities and other services such as hair dryers and cigarette dispensers and will each have an area of approximately 450 square feet.

Building N will constitute one apartment and will be a cocktail and snack bar containing an area of approximately 1,000 square feet.

COMMON ELEMENTS: The Declaration states that the common elements of the project include: (a) The land described, together with all improvements thereon, exclusive of the buildings described above, said improvements to include among other things the swimming pool, a parking area for 120 cars and a large landscaped area, including plants, grass, and other vegetation and pathways leading throughout the area; (b) all underground television cables, waterlines, electric and telephone lines, sewage facilities, and other utilities which may be required by government authorities to be constructed or installed; (c) the foundations, supporting columns, main walls, doors, framing, roof, stairways, walkways, utility lines and other portions of the building existing for or rationally of common use or necessity for the existence, upkeep and safety of each building; and (d) all other devices or installations upon the above-described land existing for or rationally of common use to all owners of apartments within the project.

LIMITED COMMON ELEMENTS: The Developer states that there are no limited common elements.

OWNERSHIP TO TITLE: The Notice of Intention identifies August A. Reiman, Jr., Napili, Maui, Hawaii as fee owner of the land committed to the regime.

ENCUMBRANCES AGAINST TITLE: The Developer notes that there is a lease from August A. Reiman, Jr. to Napili Shores, Inc., dated November 3, 1959, recorded in the Bureau of Conveyances in Book 3739, Page 101.

INTEREST TO BE CONVEYED PURCHASER: The percentage of undivided interest in the common elements appertaining to each apartment and its owner for all purposes, including voting, shall be determined by dividing the total sales price of all apartments in the project into the sales price of the individual apartments. The Developer states that the Declaration will be amended to set forth the exact amount of this percentage upon the completion of the final plans and specifications for the project.

PURCHASE MONEY HANDLING: The Developer has filed with the Commission a specimen copy of the escrow agreement to be executed by an as yet unidentified escrow agent called "Escrow" and NAPILI SHORES COMPANY as "Seller."

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

MANAGEMENT AND OPERATION: As at the date of this report, no By-Laws of Association of Apartment Owners has been submitted for examination. No statement has been made as to the employment of a managing agent.

STATUS OF PROJECT: The site has been cleared to the extent that safe passage of potential purchasers to inspect the grounds has been given consideration. At the date of this report no construction firm has been identified as the builder nor has any work commenced at the site.



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