



**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
424 SO. BERETANIA STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

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

on  
**HALE KAA NAPALI**  
Kaanapali, Lahaina  
Island and County of Maui  
Hawaii

REGISTRATION NO. 89

**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.

July 14, 1965

SPECIAL ATTENTION

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

- (1) HALE KAA NAPALI is a proposed leasehold condominium project consisting of eight (8) buildings containing a total of one hundred seventy-five (175) residential hotel-apartments and thirty-one (31) apartments to be used for various commercial purposes.
- (2) The Developer has filed the following documents or specimen documents with the Commission for examination: Notice of Intention; Building Plans; Master Lease; Apartment Lease; Apartment Sublease; Declaration of Horizontal Property Regime; Declaration of Covenants, Conditions, Restrictions and By-Laws; Sales Contract; Agreement of Sale; Escrow Agreement; Development Agreement and House Rules.

The Developer advises that a Certificate of Title will be submitted prior to the commencement of construction of the project.

- (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. This statute has been amended by each succeeding session of the Legislature since enactment of the original enabling legislation.

NAME OF PROJECT: HALE KAA NAPALI

DEVELOPER: Hale Kaanapali Apartment Hotel Development Company, Inc., 505 Trustco Building, Honolulu, Hawaii, Telephone 511-384.

A Hawaii corporation registered with the Director, Department of Regulatory Agencies, State of Hawaii on January 12, 1965. The officers are as follows:

|                                   |   |
|-----------------------------------|---|
| Erik L. Jacobsen, President       | Cottage 10, Royal Lahaina<br>Kaanapali, Lahaina, Maui |
| Louis B. Blissard, Vice President | 505 Trustco Bldg.<br>Honolulu, Hawaii                 |
| Samuel Landau, Secretary          | First National Bank Bldg.<br>Honolulu, Hawaii         |
| Daral Conklin, Treasurer          | 505 Trustco Bldg.<br>Honolulu, Hawaii                 |

ATTORNEY REPRESENTING DEVELOPER: Smith, Wild, Beebe & Cades (Attention of Mr. Douglas E. Prior), First National Bank Building, Honolulu, Hawaii. Telephone 569-331.

LOCATION: On the beach at Kaanapali, Maui, Hawaii.

TAX KEY: Second Division 4-4-01-32 and 4-4-01-33.

ZONING: Apartment - Developer has informed the Commission that a variance has been obtained from the County of Maui permitting hotel development.

DESCRIPTION: The Declaration states that on the 11.46 acres of land committed to the project there will be 8 structures designated as Buildings A - H.

Building A is constructed of reinforced concrete consisting of six floors and containing a total of 113 apartments. Buildings B, C, D, and E are constructed of reinforced concrete and hollow tile with cedar shake roofs, each consisting of two floors and containing the following numbers of apartments: Building B - 30; Building C - 24; Building D - 17; Building E - 19.

Building F, G, and H are one story wood frame and glass buildings with cedar shake roofs, each consisting of one apartment.

The apartments in each building are described as follows:

BUILDING A

FIRST FLOOR:

A-124 is a plantation store containing approximately 925 square feet (Hereinafter abbreviated as "sq. ft.")

A-125 is a restaurant consisting of a dining room, a cocktail lounge and a kitchen altogether containing approximately 5,500 sq. ft.

A-126 is office space for the hotel consisting of two offices, a telephone equipment room and a front desk altogether containing approximately 1,185 sq. ft.

A-127 is a baggage room containing approximately 153 sq. ft.

A-106 and A-115 through A-118 are one-bedroom apartments consisting of a bath, a dressing room, a kitchen, a living room and a bedroom altogether containing a total of approximately 920 sq. ft. and a lanai containing approximately 298 sq. ft.

A-107 through A-112 are studio apartments consisting of a bath, a dressing room, a kitchenette area and a living-sleeping room altogether containing approximately 544 sq. ft. and a lanai containing approximately 45 sq. ft., with the exception of A-107 which has a lanai of approximately 149 sq. ft.

A-114 and A-119 are two bedroom apartments consisting of two baths, two dressing rooms, a kitchen, a living room, a hall and two bedrooms altogether containing approximately 1,325 sq. ft. The lanai of A-114 contains approximately 1,867 sq. ft. and the lanai of A-119 contains approximately 1,555 sq. ft.

A-120 is a linen storage room containing approximately 90 sq. ft.; A-121 is a housekeeping room containing approximately 1,200 sq. ft.; A-122 is a beauty shop containing approximately 315 sq. ft.; and, A-123 is a janitor's room containing approximately 307 sq. ft.

#### SECOND THROUGH FIFTH FLOORS:

The second through the fifth floors are typical with the exception of the storage rooms.

A-201, A-301, A-401 and A-501 are three bedroom apartments, each having two baths, two dressing rooms, a kitchen, a living room, a hall and three bedrooms altogether containing approximately 1,700 sq. ft. and all, except A-201 having a lanai containing approximately 442 sq. ft. The lanai of A-201 contains approximately 5,162 sq. ft.

A-202, A-302, A-402 and A-502 are two bedroom apartments, each having two baths, two dressing rooms, a kitchen, a living room, a hall and two bedrooms altogether containing approximately 1,313 sq. ft. and all except A-202 having a lanai containing approximately 324 sq. ft. The lanai of A-202 contains approximately 3,662 sq. ft.

The following are all one bedroom apartments each consisting of a bath, a dressing room, a kitchen, a living room, one bedroom and a lanai. The area of each apartment exclusive of the lanai is 920 sq. ft. The lanai of A-203 contains approximately 763 sq. ft. and the lanais of A-204 through A-206 contain approximately 313 sq. ft. All the remaining lanais of each apartment listed below contain approximately 90 sq. ft. The one bedroom apartments are: A-203 through A-206, A-215 through A-218, A-303 through A-306, A-315 through A-318, A-403 through A-406, A-415 through A-418, A-503 through A-506, A-515 through A-518.

Apartments A-207 through A-212, A-307 through A-312, A-407 through A-412 and A-507 through A-512 are studio apartments each consisting of a bath, a dressing room, a kitchenette area, a living-sleeping room and a lanai. The area of each apartment exclusive of the lanai is 544 sq. ft. The lanai of A-107 contains approximately 149 sq. ft. and the lanai of A-207 contains approximately 156 sq. ft. All the other lanais contain approximately 45 sq. ft.

Apartments A-214, A-219, A-314, A-319, A-414, A-419, A-514 and A-519 are two bedroom apartments each containing two baths, two dressing rooms, a kitchen, a living room, a hall, two bedrooms and a lanai. The area of each apartment exclusive of the lanai is approximately 1,325 sq. ft. The lanai of A-214 contains approximately 1,950 sq. ft. and the lanai of A-219 contains approximately 1,638 sq. ft. All the other lanais contain approximately 429 sq. ft.

A-220 is a storage room containing approximately 125 sq. ft. and A-221 is a storage room containing approximately 575 sq. ft. A-320, A-420 and A-520 are storage rooms each containing approximately 247 sq. ft.

#### SIXTH FLOOR:

The sixth floor is the penthouse. P-1 is a two bedroom apartment consisting of two baths, two dressing rooms, a kitchen, a living room, a hall and two bedrooms altogether containing approximately 1,699 sq. ft., and a lanai containing approximately 863 sq. ft. P-2, P-10 and P-15 are also two bedroom apartments consisting of the same number and type of rooms and containing approximately the following square foot floor area: P-2 1,321 sq. ft., lanai 1,011 sq. ft; P-10 1,425 sq. ft., lanai 1,635 sq. ft.; P-15 1,376 sq. ft., lanai 1,430 sq. ft.

P-3, P-4, P-5, P-11, P-12, and P-14 are one bedroom apartments each consisting of a bath, a dressing room, a kitchen, a living room, and a bedroom altogether containing approximately 920 square feet and a lanai containing approximately 90 square feet.

P-6 through P-9 are studio apartments each consisting of a bath, a dressing room, a kitchenette area, and a living-sleeping room altogether containing approximately 544 square feet and a lanai containing approximately 45 square feet.

P-16 is a storage room containing approximately 247 square feet.

BUILDINGS B, C, D, and E

Building B contains 8 studio apartments, each containing approximately 544 square feet together with a lanai containing approximately 45 square feet numbered B-109 through B-112 and B-209 through B-212, each consisting of a bath, a dressing room, a kitchenette area, a living-sleeping room and a lanai.

Buildings B, C, D, and E contain a total of 58 one bedroom apartments each containing approximately 920 square feet altogether with a lanai containing approximately 90 square feet numbered B-102 through B-107, B-202 through B-207, C-102 through C-110, C-202 through C-210, D-102 through D-107, D-202 through D-207, E-101 through E-108, E-201 through E-208, each consisting of a bath, a dressing room, a kitchen, a living room, a bedroom and a lanai.

Buildings B, C and D contain a total of 10 two bedroom apartments, each containing approximately 1,325 square feet together with a lanai containing approximately 429 square feet, numbered B-101, B-108, B-114, B-201, B-208, B-214, C-101, C-201, D-101, D-201 and each consisting of two baths, two dressing rooms, a kitchen, a living room, a hall, two bedrooms and a lanai.

In addition, Buildings B, C, D and E contain the following apartments designed for commercial use in conjunction with the hotel: B-116 is a janitor's room containing approximately 60 square feet; B-115 is a storage room containing approximately 60 square feet; B-216 is a janitor's room containing approximately 60 square feet; B-215 is a storage room containing approximately 60 square feet; C-111 is a storage room containing approximately 98 square feet; C-112 is a janitor's room containing approximately 100 square feet; C-211 is a storage room containing approximately 98 square feet; C-212 is a janitor's room containing approximately 100 square feet; D-108 is a storage room containing approximately 48 square feet; D-209 is a laundry room containing approximately 60 square feet; D-208 is a janitor's room containing approximately 48 square feet; E-109 is a storage room containing approximately 80 square feet; E-209 is a janitor's room containing approximately 72 square feet and E-210 is a laundry room containing approximately 48 square feet. Each of the above apartments will have access to a hallway which is a common element.

Building F is a snack bar and constitutes one apartment except for the four bathrooms within the building, which are common elements. Building G constitutes one apartment containing 2,775 square feet to be used as a storage area and maintenance shop. Building H is a covered parking garage for 19 cars constituting one apartment and containing approximately 3,230 square feet. Each of these apartments has access to the landscaped grounds which are a common element.

There will be a total of 175 parking stalls consisting of 19 covered and 156 uncovered stalls. Each hotel apartment is equipped with an oven, range, disposal, refrigerator, dishwasher and the washer and dryer being optional. The apartment will also be furnished with carpeting and drapes and such other furniture and fixtures as the purchaser may desire to purchase from the developer.

COMMON ELEMENTS: The developer advises that the common elements will include:

1. The land included in the project, together with all improvements thereon exclusive of the buildings described above, said improvements to include among other things a swimming pool, parking areas for 156 cars, landscaping and roadways.
2. 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.
3. The foundations, supporting columns, main walls, doors, framing, roof, stairways, walkways, elevators, corridors, lobby, lounge, bathrooms, 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.

4. All other devices or installations upon the land existing for or rationally of common use to all the owners of apartments within the project.

LIMITED COMMON ELEMENTS: The storage room on each floor of Building A will be a limited common element reserved for the limited use for the owners of apartments on the particular floor where the storage room is located. Also, any of the common elements listed above located within a particular building will be a limited common element reserved for the exclusive use of the owners of apartments located within that building.

INTEREST TO BE CONVEYED TO PURCHASER: The undivided interest of each apartment in the common elements, the share of each apartment in the common profits and expenses of administration and in all other liabilities, and in all voting in the Association of Apartment Owners shall be as follows:

|  |       |       |
|--|-------|-------|
| 1. All studio apartments   |       | .35%  |
| 2. All 1 bedroom apartments  |       | .55%  |
| 3. All 2 bedroom apartments  |       | .77%  |
| 4. All 3 bedroom apartments  |       | .88%  |
| 5. A-121   |       | .2%   |
| A-122  |       | .2%   |
| A-124  |       | .5%   |
| A-125  |       | .8%   |
| A-126  |       | .5%   |
| A-127  |       | .1%   |
| 6. Building F  |       | .2%   |
| 7. Building G  |       | .5%   |
| 8. Building H  |       | .2%   |
| 9. The common interest of each of the following storage room apartments is .07%. |       |       |
| A-120  | P-16  | C-211 |
| A-127  | B-116 | C-212 |
| A-220  | B-115 | D-108 |
| A-221  | B-216 | D-208 |
| A-320  | B-215 | E-109 |
| A-420  | C-111 | E-209 |
| A-520  | C-112 | E-210 |

OWNERSHIP TO TITLE: The Declaration states that Pioneer Mill Company, Limited located at Fort and Queen Streets, Honolulu, Hawaii owns the property in fee.

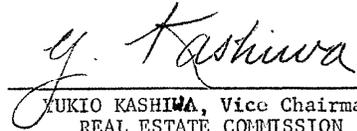
ENCUMBRANCES AGAINST TITLE: The developer represents that there are no encumbrances at present. A mortgage securing the construction loan will be given but this will be released prior to the time any apartment is conveyed so that each apartment purchaser will receive his apartment unencumbered.

PURCHASE MONEY HANDLING: The developer has filed a specimen copy of the Escrow Agreement naming the First National Bank as Escrow Agent.

Note: It is incumbent upon the prospective purchaser that he reads an executed copy of the Escrow Agreement which establishes the proceeds under which all monies are to be received, deposited and disbursed.

MANAGEMENT AND OPERATION: The By-Laws of the Association of Apartment Owners states that the Board of Directors has the authority to employ a person or firm to manage the project. The specimen copy of the Management Agreement filed with the Commission provides that the developer will manage the project for the first three years. The Sales Contract states that the buyer appoints the developer as a managing agent pursuant to the terms of the Management Agreement.

STATUS OF PROJECT: There is one existing building on the property at the date of this published report. The developer advises that this building will be incorporated into the project as a snack bar and that construction of the remainder of the buildings in the project will commence when a sufficient number of apartments are pre sold to make the project feasible.

  
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YUKIO KASHIWA, Vice Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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