



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

**PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT
ON
INTERNATIONAL COLONY CLUB NO. 1
Kaanapali, Lahaina
Island and County of Maui
State of Hawaii**

REGISTRATION NO. 23

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 but may only take reservations therefore after

- (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.

October 11, 1963

SPECIAL ATTENTION

Particular attention of prospective purchasers is directed to the following:

- (1) INTERNATIONAL COLONY CLUB NO. 1 is a proposed leasehold condominium project.
- (2) The Developer advises that preliminary discussions have been held with municipal authorities in and for the County of Maui. No building permit has been issued as of the date of this report.
- (3) Sketches and drawings of the various types of cottage buildings and the consulting civil engineer's working drawing for contractor's use in on-site and off-site improvements have been prepared and submitted to the Commission.
- (4) The following specimen documents or the documents themselves have been prepared and filed with the Commission: Notice of Intention; Declaration of Horizontal Property Regime; Articles of Incorporation and By-Laws of International Colony Club, Inc.; Bond for Foreign Corporation; Reservation Agreement; Agreement of Purchase and Sale; Apartment Lease; and By-Laws of the Association of Apartment Owners.
- (5) The purchaser is advised to acquaint himself with the general provisions of the Horizontal Property Act (HFA) enacted in 1961. This "Act" has been amended in 1962 and again in 1963.

NAME OF PROJECT: INTERNATIONAL COLONY CLUB NO. 1

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

A. J. Huddleston, President-Treasurer and Director
1985 S. W. 6th Avenue, Portland 1, Oregon

Peter W. Schenk, Vice President and Director
8 Central Avenue, Wailuku, Maui, Hawaii

Erling P. Wick, Secretary and Director
8 Central Avenue, Wailuku, Maui, Hawaii

Robert F. Johnson, Director
Apt. 1, The Colony, Freeport, Grand Bahamas

Robert M. Johnson, Director
Apt. 1, The Colony, Freeport, Grand Bahamas

Lester W. Humphreys, Assistant Secretary
910 Executive Bldg., Portland 4, Oregon

LOCATION: At the southeast corner of the intersection where Puukolii Road meets the Honoapilani Highway, abutting and mauka to the Pioneer Mill Co., Ltd., Cane Haul Road at Kekaa, Kaanapali, District of Lahaina, Island and County of Maui, State of Hawaii. Zoning is residential.

TAX MAP KEY: SECOND DIVISION 4-4-06-1

DESCRIPTION: The proposed buildings, to be constructed of wood are concrete, number twenty-two (22) individual and separate cottages and a sun shelter or pavilion. Each cottage is a single story, frame structure, without basement. The number of apartments is twenty-two (22), each of which includes all of one of the cottages. Each apartment has access to and over the garden which constitutes one of the common elements thence to a public road, 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; another type of cottage proposed 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 garden type cottage with approximately 884 square feet under roof has 1-bedroom with attached patio/walled garden area for privacy, 1-living room, 1-bathroom, 1-kitchen and a lanai within and under the roofed area of the building.

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

NOTE: The Developer advises that these sketches submitted to the Commission as part of the notice of intention are preliminary renderings only. It is his intention to proceed with more detailed architectural drawings, plans and specifications when sufficient purchaser interest is generated in this offering.

COMMON ELEMENTS: The required documents submitted with the notice of intention state 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 area are also noted as common elements.

The Developer states that there are no limited common elements.

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

ENCUMBRANCES AGAINST TITLE: The Developer advises that there are no encumbrances known.

INTEREST TO BE CONVEYED TO 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 1/22 or 4.5454%. If any time the number of apartments in this regime shall be more or less than 22, then and in each such instance said fraction or percentage shall be changed from 1/22 to a fraction whose numerator is one and whose denominator is the actual number of apartments than in this regime.


PURCHASE MONEY HANDLING: In the notice of intention the Developer states that purchasers' funds will be placed in a client's trust fund account identified as Purchasers' Account, International Colony Club.

NOTE: It is incumbent upon the prospective purchaser to 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.

STATUS OF PROJECT: The Developer orally reports, on the date of this report, that bids have been received from construction firms who are qualified to carry out the off-site and on-site improvements referred to under item (3) of the SPECIAL ATTENTION section above.

Further, the Developer states that there is every intention to commence construction on the INTERNATIONAL COLONY CLUB NO. 1 project on or about November 1, 1963.


JACK K. PALK, Acting Chairman
HAWAII REAL ESTATE COMMISSION

cc: DEPT. OF TAXATION
DEPT. OF REGULATORY AGENCIES
(Business Registration Division)
DIVISION OF CONVEYANCES
PLANNING AND TRAFFIC COMMISSION, COUNTY OF MAUI