

Executive Summary
to construct a Single Family Residence on
LANIKEHA, LOT 18

Ka'anapali, Maui, Hawaii

www.halebali.com; don@c7hawaii.com

1146 Fort Street Mall, Suite 202, Honolulu, HI 96813 808-526-4020 / 808-371-8389



views from living room; master bedroom; kitchen; dinning room; pool decks

This pristine building lot is 21,200 sq. ft. and was selected by us due to its unobstructed sight line in relation with its 1 acre lots in front; architecturally and marketability we consider this lot to be one of the highest value lots amongst the brand new Lanikeha Subdivision. Located just north of the former Whaling Town of Lahaina and just below are the world famous Maui white sand beaches with access to the 5 world famous Kaanapali Resorts Hotels, shopping and restaurants. Site planning and room placement takes full advantage of the mammoth 134 feet lot frontage; the house will forever captures the 3 island view centers on the Island of Lanai and flanked on both sides by the Islands of Molokai and Koho'olawe.

Perhaps single most important goal is to strive to create an eclectic design that does not merely duplicate the South Pacific Bali shack; the blend of contemporary and articulations of bold post modern forms and details to compliment the Tropical life style. Articulating 8 contemporary Bali Pod over one level living area; the architecture exemplifies the essence of the Bali house and the understated elegance spaces and serenity privacy that promote relaxation. Carefully placing the house on volcanic rock formation, surrounded by water features, pools and a tropical interior court yard gardens and its own fruit orchard in the back. The objective is to allow any one given interior space to enjoy multiple views or access to exterior landscape or design elements.

The anticipation return of the Very Rich Individuals (or VRIs) will seek for the very best product available in the best location and the best value. There are upwards of 70 listing of existing luxury houses for sales in the immediate Kaanapali area and the market has seen price cut to sell. We visited some of these comparative houses and believe that majority of these house are not only substandard in design and quality of material but also is dated and worn. We believe one major single factor that our HaleBali house will be sold before we complete the house is that the VRIs will tend to prefer a brand new house that has never been slept in. The few newly completed houses in Lanakiha, Kapalua and Wailea have sold in high dollars.

Basic Building Specifications

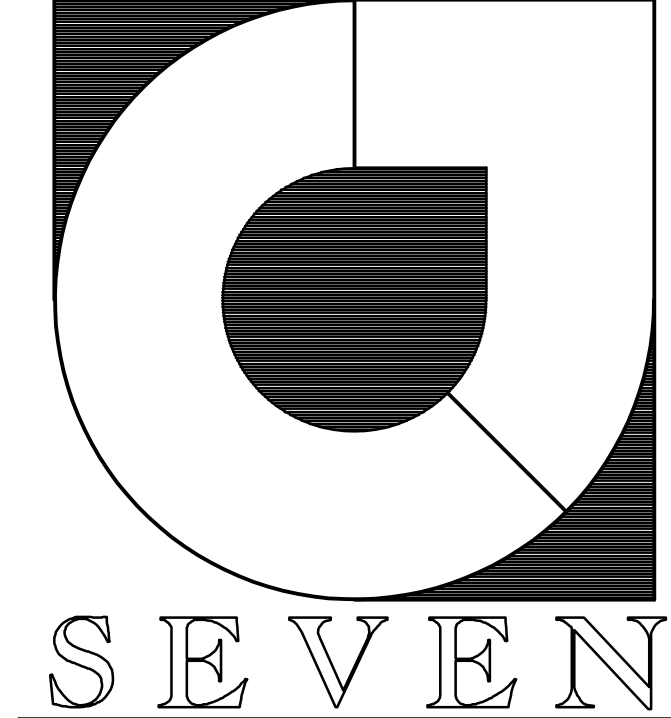
Property location:	Lot 18, Lanikeha Subdivision Phase I, Ka'anapali, Maui, Hawaii
Land Size:	21,146 sq ft
Home Site Elevation:	59' Above Sea Level
Total House area:	4,975 SF
Living Area:	4,350 SF
Garage/Storage Area:	625 SF
Roofed Area:	5,500 SF
Lanais/Court Yard:	over 2000 SF

Building:

- 1-story single family residence with gradual gentle slope lot;
- 2 separate Master Suites; 2 full bedrooms, 2 Master Bath, 2 full bath, 1 power room; a multimedia/family room; 2 car garage; extensive water garden and court yard; swimming pool/lap pool; textured concrete breakfast pool deck; extensive tropical landscaping; meditation gazebo;
- Over 4300 sq. ft. of livable space; 650 sq. ft. 2 car garage/storage; 5,000 sq. ft. building footprint (23.5% lot coverage); 3,000 sq. ft. lanai/pool/gardens and deck area.

Architect: Collaborative Seven Architects, LLC and D'Amico Design Group, LLC

All necessary permits to begin construction and to be completed in 14-16 months.



SEVEN

DEVELOPMENT PROJECT MGT. ARCHITECTURE PLANNING FINANCE REAL ESTATE CONSTRUCTION

MICHELE L. DAMICO
LICENSED PROFESSIONAL ARCHITECT
No. 6785
HAWAII, U.S.A.

1146 FORT STREET MALL SUITE 202
HONOLULU, HAWAII 96813
(808) 524-4220
FAX: (808) 525-8767

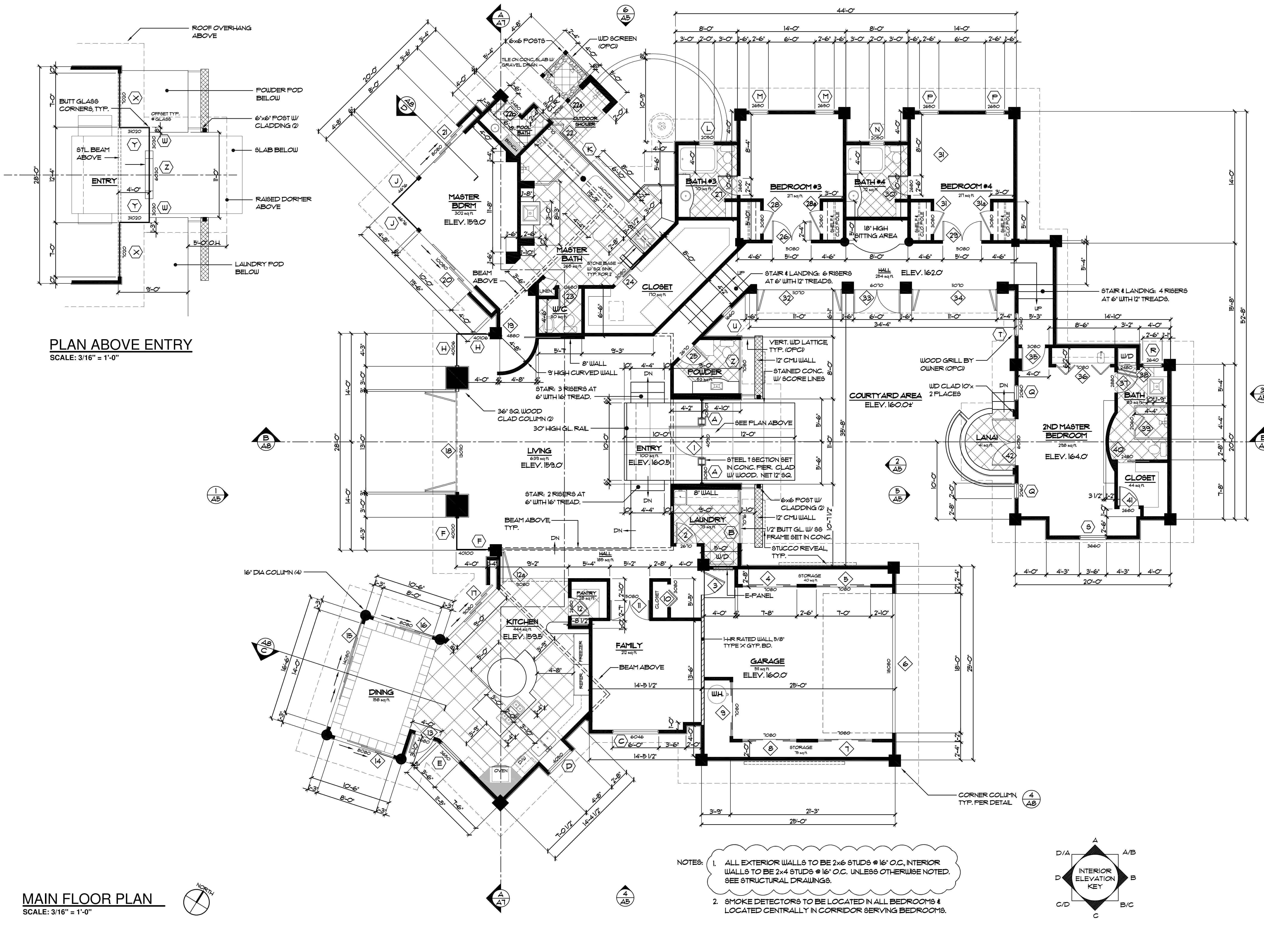
Michele Damico 4/2008
This work was prepared by me or under my supervision. Construction of this project will be under my observation.
EXP.

Supervision as defined in Title VI, Chapter 10, Section 120(1) of the Rules and Regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

A luxury Maui residence for:
Mr. and Mrs. Don Huang
Lanikeha Subdivision Lot 18
317 Anapuni Loop
Kaanapali, Maui, Hawaii
TMK: (2) 4-4-019:018

REVISIONS	DATE
PRELIMINARY SET	2/21/01
KGE PRELIMINARY SUBMITTAL	3/21/01
PERMIT SET	3/26/01
BANK SET	5/22/01
KGE FINAL SUBMITTAL	1/24/2001

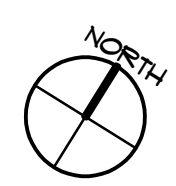
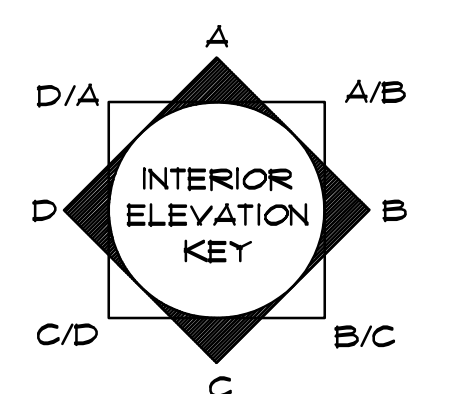
REVISIONS	DATE
FLOOR PLAN	
SHEET CONTENT	
DON	
JOB NUMBER	
MDB	DH
DRAFTSMAN	ARCHITECT
A	2
DISCIPLINE	SHEET NUMBER



PLAN ABOVE ENTRY
SCALE: 3/16" = 1'-0"

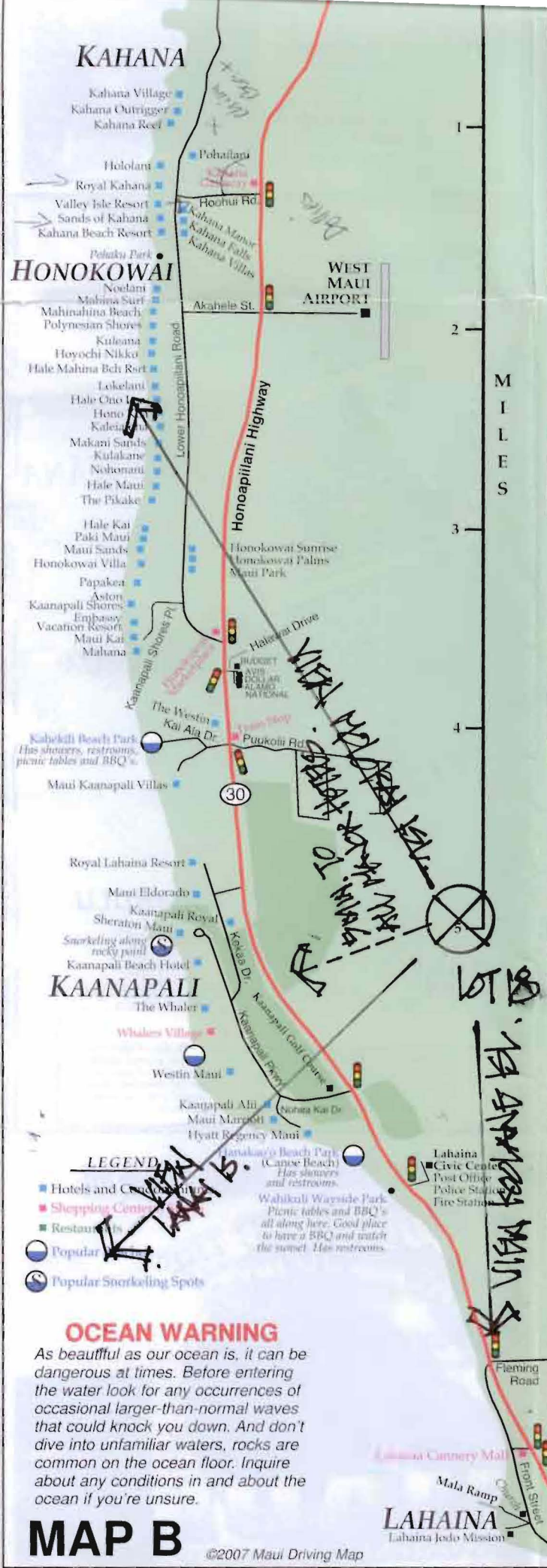
MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"

- NOTES:
- ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C., INTERIOR WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED. SEE STRUCTURAL DRAWINGS.
 - SMOKE DETECTORS TO BE LOCATED IN ALL BEDROOMS & LOCATED CENTRALLY IN CORRIDOR SERVING BEDROOMS.





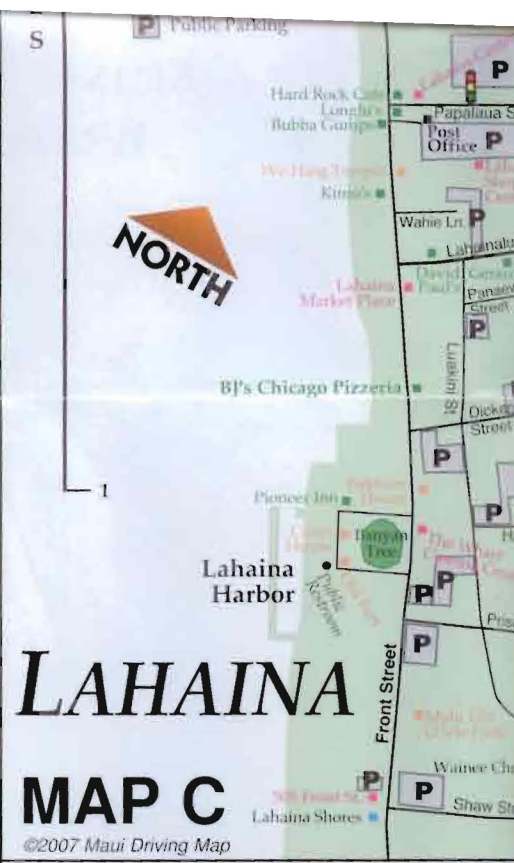




OCEAN WARNING

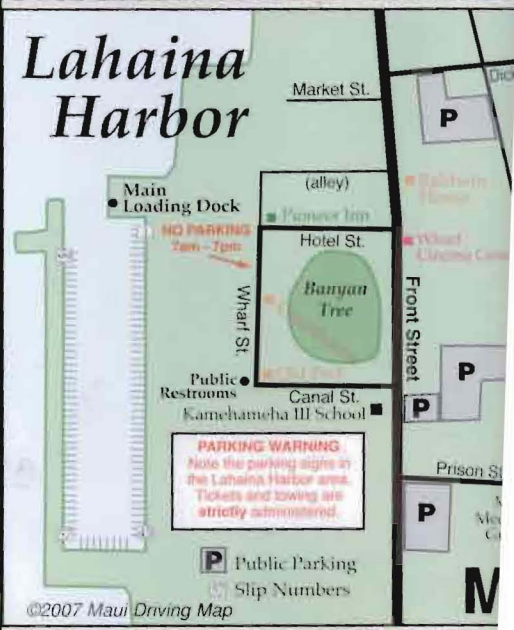
As beautiful as our ocean is, it can be dangerous at times. Before entering the water look for any occurrences of occasional larger-than-normal waves that could knock you down. And don't dive into unfamiliar waters, rocks are common on the ocean floor. Inquire about any conditions in and about the ocean if you're unsure.

MAP B ©2007 Maui Driving Map



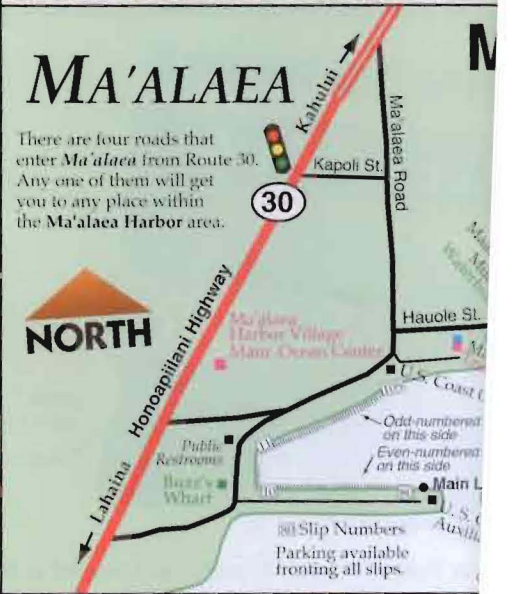
LAHAINA

MAP C ©2007 Maui Driving Map



Lahaina Harbor

©2007 Maui Driving Map



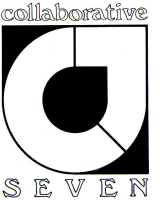
MA'ALAEA

There are four roads that enter Ma'alaea from Route 30. Any one of them will get you to any place within the Ma'alaea Harbor area.

NORTH

Slip Numbers Parking available fronting all slips.

COLLABORATIVE SEVEN COMPANIES



...A design and development corporation

1146 Fort Street Mall, Suite 202, Honolulu, Hawaii 96813

Tel: (808) 526-4020 • Fax: (808) 523-8757

Email: don@c7hawaii.com

SUMMARY OF QUALIFICATIONS

Don Huang formed Collaborative Seven Inc. (CSI) in 1982. Celebrating 30 years of its professional practice, the firm has established and recognized in the Hawaiian Islands and International work in Pacific Rim countries as a real estate development / architectural design company. The philosophy of Collaborative Seven Inc. is based upon being the catalyst source to collaborate seven interrelated professional disciplines to effectively lead and manage real estate development projects. The seven disciplines are:

DEVELOPMENT
PROJECT MANAGEMENT
ARCHITECTURE
PLANNING
FINANCING
CONSTRUCTION
REAL ESTATE

Mission Statement:

Successful real estate development ventures depend on a strong, well-coordinated management team to unite excellent architecture and the related disciplines. Since CSI's establishment Mr. Huang has blended his architectural background with development. This mindset has enabled him lead the company to identify and evaluate development opportunities and assess risks management quickly. Collaborative Seven's supple size and collaborative philosophy enables key personnel and consultants to move quickly through design / development milestone to provide effective solutions, eliminating unnecessary communication and time loss. The staff's diverse knowledge of construction and the development process ideally allows the firm to joint venture with various developers, financial institutions or to be commissioned by the Owners to participate in implementing projects. We strive to complete project that reap respectable profits and contribute positively to the community. Aiming these objective will creates development/design leadership that sets early foresight decisions to direct a deliverable program options that offer functional, economical and aesthetic solutions.

SUBSIDIARY COMPANIES FOUNDED BY COLLABORATIVE SEVEN

Collaborative Seven, Inc.

Founder CEO/President, 1981

Parent Company

Collaborative Seven, LLC

Founder, Managing Director, 2003

Architectural Design & Development Co.

Collaborative Seven Architecture, LLC

Founder, Managing Director, 2003

Architectural Design Co.

Catapult Group, LLC

Founder Managing Director 2003

Development Management Co.

Lani Ae'Kai Development, LLC

Founder Owner/Partner, Manager 2008

A Single Purpose Real Estate Development Co.

Urban Loft Development, LLC

Founder Owner/Partner, Manager 2003

A Single Purpose Real Estate Development Co.

CrossBow Construction, LLC

Founder Owner, 2005

A Construction Management/Procurement Co.

ShadowRidge Development, Inc.

Founder Owner 1992

A Single Purpose Real Estate Development Co.

TAW, Inc.

Co-Founder, Owner 1986

Architectural Design/Development C

Areas of Expertise

Project Management *Construction Management *Contract Negotiation & Administration *Master Planning /Programming *Architectural Design *Interior Design *Space Planning * Budgeting Estimating *Project Scheduling *Building Codes *Construction & Labor Law *Feasibility Studies *Sales & Marketing *Documentation *Bid & Negotiation *Drawings & Specifications *Material Procurement *Quality Assurance *Entitlement *Due Diligence *Proposal Writing

Following Pages are Selected Projects and Accomplishments....

DEVELOPMENT PROJECTS

LOFT@WAIKIKI (2004-2008)

Owner / Developer / Design Architect

Development Cost: \$30 million

The first new LOFT project to be introduced in the Hawaii Islands. The project is comprised of 36 luxury two-bedroom / two-bathroom units. The high cubic 12', 15' and 2 story 22 feet ceilings with skylights are the project signature; the value is added by its pristine location in the midst of the \$1 Billion Renaissance projects in Waikiki. CSI utilized all of its disciplines to conceive and manage the project. The Catapult Group, LLC consolidated 6 parcel land acquisition; architectural design; marketing; obtained all entitlement for construction, General Contractor selection; provided Owner procured/contractor installation package for large amount of construction savings.



Best In American Living AWARD
2009
Silver Winner
Best Multi-Family up to 5 stories
LOFT@WAIKIKI
Honolulu, Hawaii



Lani Ae'Kai Resort, Dalian, China (2007)



Owner/Developer: Collaborative Seven International/Collaborative Seven Architects
Project Cost: over \$200 million

Lani Ae'Kai Resort Development is being entitled and pre-development activities are being performed by Collaborative Seven and its affiliate office in Beijing. Intel is planning a \$2.5 billion plant in Dalian and is attracting other high-tech companies. The 75 acres site fronts on 1000 meters of continuous shorelines; the Masterplan contemplates a 5 star 550 rooms luxury spa hotel to be operated by a recognized international operator; the sport/spa concept centers on Eastern and Western spa philosophy to promote health and ultra comforts; a twin tower with 160 unit ocean front luxury class condominium; a mixture of extremely large units would be 3-4 bedrooms sizing from 300 to 325 square meters, which even in Western standards, is considered mammoth.



Makaha Canyon Wellness & Medical Spa Resort (1995-1999)

Clients: CSI Development Venture
Development Cost: \$60 million

The Development concept was conceived before its time; then the existing troubling resort due to its remote location in Oahu created an opportunity to develop a truly world class wellness spa center with non-invasive medical care to be promoted on the existing 380 acres; 200-room hotel & 18 hole golf course. There were housing opportunities to complete an international retirement center that promoted all aspects of luxury resort and world-class wellness/medical spa resort.



Queen Emma Senior Fee Simple Ownership Project (2009)

Owner/Developer: Collaborative Seven

Development Cost: \$28.5 Million



A brand new concept in Fee Simple Senior Condo Project with life time of care options built into the building development plan. Under Collaborative Seven's concept and initiated the purchase of an existing 12 stories 81K sq. ft. building in Downtown Honolulu. Its success is due to foresight of a non-performing office building and design conversion options. The close proximity to hospital, shopping and metro work area where their children's work place. 117 units ownership are affordable under \$250K per unit. Providing on site care contracts to offer ala carte senior services, we've provided a unique affordability opportunity for the Hawaii seniors until they need ambulatory care. (Intellectual Patent Pending)

Hale Mohalu (1996)

Client: The CBM Group

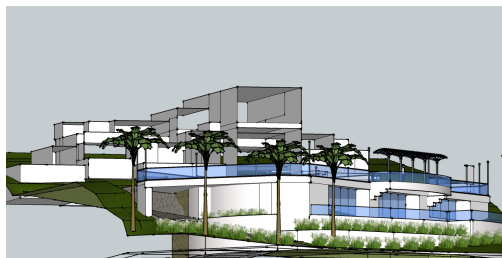
Construction Cost: \$20 Million project

Commissioned by Hawaii Council of Churches to represent as their Development Manager and Master Plan to design/build 210-unit, senior and disabled rentals. Partnered with CBM Group of California; obtained U.S. Tax Credit to assist in financing. The project was built by USPB in 1996 and fully rented before it opened.

Kahuku Housing Conversion (1989)

Construction Cost: \$23 Million

CSI was commissioned with Kahuku Village Association (KVA) for a housing conversion project. CSI assisted KVA in purchasing 75 acres of land from the Estates of James Campbell and subdividing it into 378 lots. The scope of the project was to provide total developer service including: obtaining seed money; formulating a non-profit organization to receive Federal and State funding; working with the Mayor, City Council and County agencies; obtaining support in monetary and technical needs of the project (approx. \$11 M was obtained through the City Development Block Grant funds for the 1984, 1985, 1986 funding year.)



Speculative Single Family Housing (1986 to 1994) CSI discovered the niche of buying, renovating and selling existing luxury single family houses. Owner/ Developer/ Architect and General Contractor, CSI provided the financing; designs and renovation of the houses; marketing of the house until closing of escrow. CSI acquired an RME B/C General Contracting license to perform Owner/Builders spec houses, at one point it had over 40 employees. In 1984 CSI was one of the first to purchase all building material including finishing material by the container from the Pacific Northwest for house construction. All projects experienced a substantial profit return on the investment.

6669 Kalannianaʻole Highway: House purchased \$1 Million’ Sold 1989: \$5.5 Million

759 Kumukahi Place: Purchased \$480 K; Sold 1991: \$998,000

438 Black Point Rd. Diamond Head: Purchased: \$424K, Sold 1984: \$750,000

4388 Kahala Ave.: Purchased \$450; Sold 1985: \$850,000 (Received BIA Grand Prize Award)

During this period, CSI also recorded 5 other real estate buy/sell transactions in the Kahala/Portlock area for substantial profits.



COMMERCIAL ARCHITECTURAL PROJECTS:

Windsor Apartments (2003)

Client: OakTree Capital REIT

Construction cost: \$36 million

A design/build service with USPB General Contractor to retrofit 650 hotel units to 180 luxury condo units. Provided space planning design to reconfigure all 42 floors to accommodate the new units; evaluated how best to preserve the structural, mechanical and electrical issues; reconfigured the common area facilities; provided master planning to reconfigure the entire city block to provide future condominium phasing plans. All units, over \$80 Million of real estate, were sold out in 2 weekends.



Sassoon Park Condominium Towers, Shanghai, (1998)

Client: Shanghai Sassoon Park Development Co.

Construction Cost: \$45 million project.

Don Huang was invited by a Shanghai Developer to redesign 240-unit/3 towers luxury condo in China. Material selection and purchasing from Hong Kong and USA. 100% sold out, beginning Phase II & III for 4 new towers.

One Kalakaua Condominium , (1993)

Client: The Development Group

Construction Cost: \$35 million

First of its kind, 166 units first fee simple upscale senior housing condo project integrated with assisted living and 30 beds skilled nursing facility. Fast track master planning, design development and marketing package that sold 120 units in 3 months which facilitated construction financing. Working drawings were performed by a local Architectural firm.



One Kalakaua Condominium (1993)

Client: The Development Group
Construction Cost: \$35 million

First of its kind in Hawaii, 166-unit fee-simple upscale condo of senior housing project integrated with intermediate care and 30-bed skilled nursing facility.
Fast track master planning, design development and marketing package that sold 120 units in 3 months which facilitated construction financing.

FENDI Boutique, (1999-2000)

Construction Cost: \$1.8 million (Royal Hi. Center) / \$1.2 million (Ala Moana S.C.)

Design/built & fast tracked 2000 S.F. / 2-level high-end retail store in Royal Hawaiian Shopping Center. Completed within 60 days from contract signing, including permitting, corporate approvals, material expediting, and value engineering. (second FENDI commission was done at Ala Moana Shopping Center)

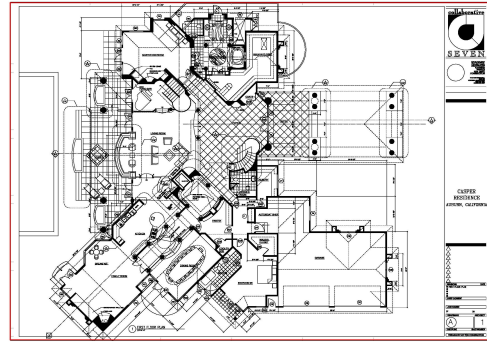


Zanzabar Night Club (1999)

Clients: Mystic works

Construction Cost: \$1.2 million

Interior Design/Build and fast tracked 12,000 s.f. high-end Waikiki entertain/night club.



The Black Orchid Restaurant at Restaurant Row (1985)

Construction Cost: \$3.5 Million

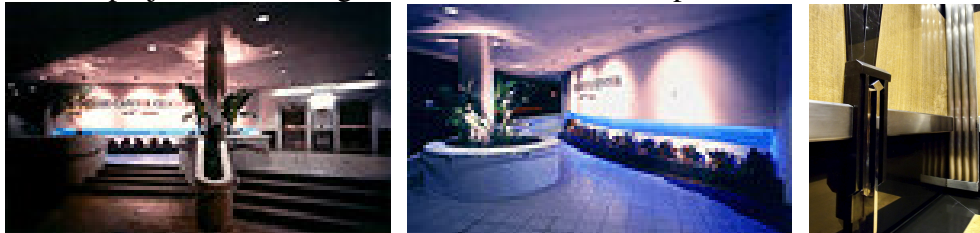
An Interior design commission of 5,000 sq. ft., 250 seat fine dining establishment located in One Waterfront, a new commercial development. The project was shown in the book of “Best Design Restaurants In The World”

The Capitol Center (1989)

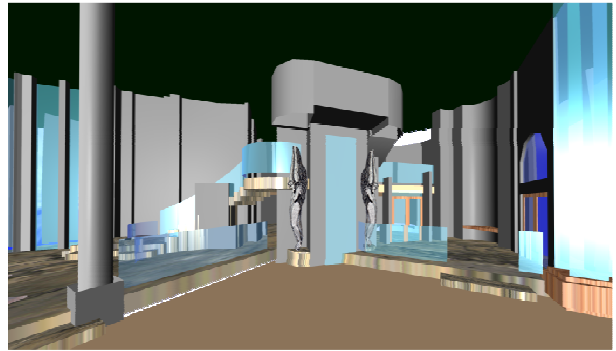
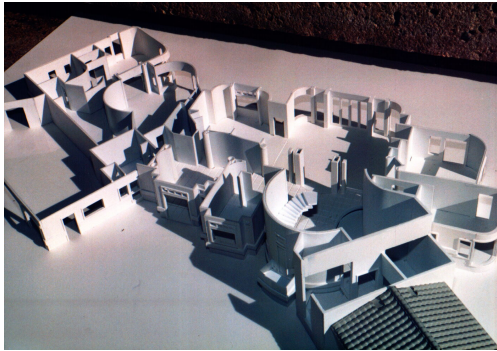
Clients: The Reynolds & Shidler Group

Construction Cost: \$525,000

The renovation of 80,000 s.f. office building and its comment elements. Shortly after completion of the project, the building was sold for a substantial profit.



ARCHITECTURAL HOUSING PROJECTS:



Bess Resident, Manoa; \$1.2 MM

RB, 14 custom house subdivision design, Auburn, Calif.; \$4 MM

Jack Residence, Auburn, CA; \$2.2 MM

Tom Purcell Residence, Wailea, Maui; \$1.8 MM

Dough Fitch Residence, Kihei Maui; \$1.1 MM

Dough Fitch Residence, Makena Maui; \$850K

Scott Bates One Waterfront 3-stories Penthouse Design, Honolulu; \$1.9 MM

Dr. Fredrick Fong Residence, Black Point; \$120K

Mr. & Mrs. Issac Choy Residence, Manoa; \$450K

Shoreline Development, Inc., Portlock, HI; \$2.5MM

Benjamin Christ Residence, Iolani, HI; \$135 K

Ms Masuda Residence, Kahala, HI; \$750K

Moo Young Sung Residence, Loa Ridge, HI; \$1.25 MM

Brad Koach Residence, Waialae Iki, HI; \$850 K

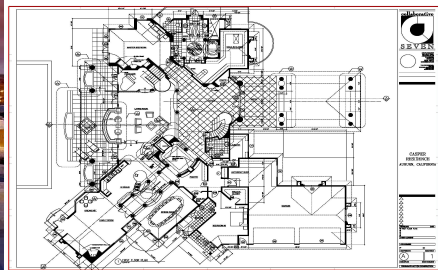
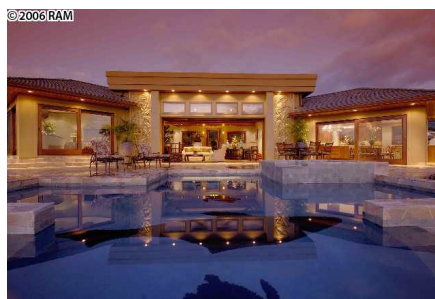
Dr. William Wong, Residence, Kaneohe, HI; \$850 K

Steven Trecker Residence, Kailua, HI; \$250 K

233;235;239 Portlock Road, Portlock, HI; \$725 K

759 Kumukahi Place, Hawaii Kai, HI; \$350 K

4388 Kahala Ave., Kahala, HI \$300K





DON HUANG'S PROFESSIONAL EXPERIENCE

(Prior To 1982 and the Formation of Collaborative Seven Inc.)

1979-1982 CJS Group Architects (Associate Architect)

Project: The Hasegawa Komutini USA Headquarters; \$24 million

Project Designer and Project Architect. Fast-tracked high-rise office building. Design, permitting and build-out in 16 months. Building won 1982 AIA Merit Award

Project: The Model Progress Building; \$6 million

Project Designer and Project Architect, Largest historic office building in State. While building 50,000 S.F. of new floor areas, the existing 5-story wall structure was successfully preserved to obtain Historical Tax Credits.

Project: The HMSA Headquarter; \$40 million

Project Designer and Job Captain Building won "Most Energy Efficient Office Building in U.S. West Coast, 1982," award. Technologically advanced as first building in Hawaii to use flat wire

Project: BEQ Pearl Harbor; \$16 million

Project Job Captain; submarine enlisted quarters, 4 stories design for natural ventilation and energy efficiency

1977-1979 Media Five Architects (Job Captain/ Project Designer)

Project: The Channel House; \$5 million

Project Designer and Project Architect. Two-story, 58-unit townhouse project on very small site in Lahaina, Maui.

Project: The Whaler's Wharf Shopping Center Stores; \$2 million

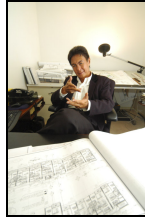
Project Designer and Project Architect. Constructed all twelve shops for twelve different owners and met opening deadline of shopping center.

Project: Fiji Regent Hotel Lounge, Lobby Renovation; \$250,000

Project Designer. Redesigned lobby and various common areas, including new furnishings and equipment.

1975-1977 Leo S. Wou and Associates (Design Draftsman)

Project: LaPietra Hawaii School For Girls, Diamondhead Designer Draftsman and construction Manager, new classrooms design and construction manage the project. **Theater for Youth, Honolulu** Designer Draftsman. Implemented theater programming and incorporated into the final design and working drawings.



Don Huang

1146 Fort Street Mall, Suite 202, Honolulu, Hawaii 96813

(808) 371-8389; don@c7hawaii.com

Statement of Qualification

Thirty five (35) years of professional experience in land acquisition, financing, entitlement, design, material procurement, construction administration, and marketing. My strength lays in comprehensive understanding of decision making process in handling effective coordination and management of work from project initiation through project close-out with owners and contractors.

EDUCATION

5 years Bach. of Architecture Degree, Calif. Polytechnic State University, San Luis Obispo, Calif.

Associate of Science Degree in Mathematics, De Anza Jr. College, Cupertino, Calif.

High School Diploma, Cupertino High School, Cupertino, Calif.

AFFILIATIONS

Hawaii Developers Council (Past Board Member);

Chinese Chamber of Commerce;

First Presbyterian Church;

Boys Club of Honolulu (Founding Member & 1995 President);

Sunnyvale Rod & Gun Club (Founding Member & VP)

PERSONAL INTERESTS:

Tournament tennis player 1985 ranked 45th in the State of Hawaii; 2010 Tennis National Championship Tournament; golf; basketball; weight training; camping; fishing; Competed in 1968 Olympic trials in California, 50-meter small bore target shooting 3rd place.

FAMILY BIO:

U.S. citizen speaks fluent Mandarin; resided and educated in California since 1961; Father Stanford University worked till retirement as Nuclear Physicist/Chief Engineer for Stanford Linear Accelerator (SLAC) & SRI; Mother worked for Health Physics at Stanford University; Sister graduated from Stanford University and is work in Washington D.C. at the Congressional Record