



PARADISE COVE

VILLAS

Maui Hawaii

South Shore Kihei

Sunset View

Paradise Cove Villas Condo Project

An offer to sell a condominium in Hawaii may be made only pursuant to a Public Report approved by the State of Hawaii Department of Commerce and Consumer Affairs. This material does not constitute an offering in any state where the offering is not registered as required by law. Illustrations and floor plans are for conceptual purposes only and are subject to change. All features and amenities depicted herein are based upon current development plans, which are subject to change without notice and further subject to the disclosures set forth in the Public Report.

Disclaimer All information herein is believed to be accurate. It has partially been provided by sources other than the Realtors Association of Maui and should not be relied upon without independent verification. You should conduct your own investigation and consult with appropriate professionals to determine the accuracy of the information provided and to answer any questions concerning the properties and structures located thereon.

Viewland Resorts

Table of Contents

Highlights	3
Recreational Benefits	4
Beach	4
Sight Seeing/Tennis	5
Golf	6
Dining	7
Shopping	7
Ocean Experiences	8
Travel	8
Comparison	9
Market Figures	11
Our Team	14
Legal	18
Maps... ..	19
Project Plans	22
Building Finishes/Eco Friendly Features.....	32
Richard Wilson Resume	33

Viewland Resorts



"Your Investment in Paradise"

Highlights

- Zoning completed for condominium development of 36 units
- 2 and 3 bedroom units ranging from 1,129 to 1,279 sq ft.
 - estimated completion 18-20 months
- Recreation center consisting of pool, spa, and bbq area
- Water feature at building entrance
- Paved road leads right up the project entrance
- Located across the street from world class beaches and ocean activities
- Walking distance to great dining, shopping and other activities
- One of very few remaining projects that have acquired approvals for development
- Maui attracts international buyers to stable investment in attractive climate

Viewland Resorts

Recreational Benefits

Beaches



*White sandy
Charlie Young
Beach
located
just steps across
the street*

- Kamaole beaches, a long stretch of 3 white sandy beaches starting directly across the street.
- direct beach access, parking lots, showers, washrooms, beach parks, picnic tables
- bike ride to miles of sandy beaches and restaurants
- and of course unlimited ocean tours and diving adventures

*Kamaole Beaches,
A stretch of 3
sandy beaches
All within walking
Distance*



Viewland Resorts

Sight Seeing



Maui is home to many unique destinations such as the 7 Sacred Pools Of Hana. Haleakala Crater, Iao Valley, and Hookipa Beach

Tennis

There are many amenities in close proximity such as the Wailea Tennis Club



Viewland Resorts

Golf



Maui has over 15 world class golf courses.

Terrains range from green sloping hills, oceanfront cliffs, desert sand fairways, and mountain foothills.

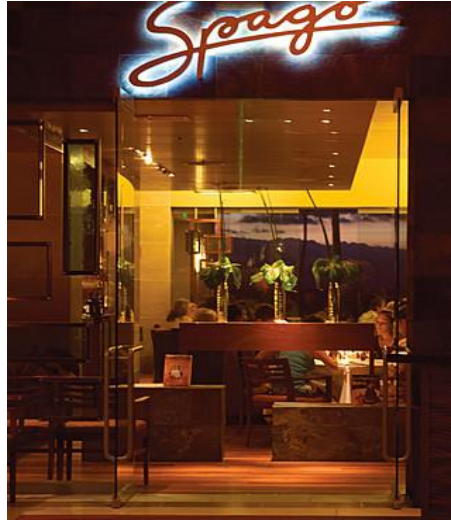
Maui is home to some of the world's most prestigious golf tournaments such as the Mercedes-Benz Championships, LPGA Kemper open, Canada Cup, and LPGA Classic Champion



Viewland Resorts

Dining

World Class 5 star dining within minutes, including Spagos, Tommy Bahama, Ruths Chris Steak House, Four Seasons



Shopping



Shopping within walking distance will satisfy the needs of anyone. From local goods and crafts, up to Gucci, Versace, Tiffany, and Louis Vuitton at the Shops of Wailea

Viewland Resorts

Ocean Experiences

- surrounded by adventure, Maui provides schools of tropical fish, reef creatures, dolphins, and sea turtles
- Kamaole Beach provides exceptional whale watching November thru early May
- fishing is a big sport with Marlin, Tuna and Mahi aplenty for the challenge
- Snorkeling and scuba diving trips are launched daily at the Kihei Boat Ramp just minutes down the street.
- Surfing along with surf lessons are held at one of the most popular spots on the island at Cove Park directly in front of the project.
- Kayaking and paddle boarding are also done at Cove Park
- Volleyball courts, basketball, baseball, and picnic areas located at beach park across the street.

Travel

- 25 minutes drive from airport
- 25 minutes drive to harbor

Viewland Resorts

Comparison

Maui county, and Hawaii in general is limited for development. Unlike almost anywhere in the world, Maui is limited for land as an island, is part of a developed country the United States, and is a prime destination. Maui has been rated the #1 island in the world for 13 years. It is no wonder the county building department has been restrictive to preserve the beauty.

For this reason, any projects that have been approved are very valuable. Within the last couple of years, the county of Maui has become even more restrictive, putting laws into force regarding water, environmental impact, and affordable housing on any new developments.

Paradise Cove Villas is located in Kihei on the south shore of Maui. This is the main resort area of the island, home to luxury hotels such as the Four Seasons, Grand Wailea Resort and Spa, and the Fairmont Kea Lani Hotel. Within minutes from this project, are Multi Million Dollar Condominiums and Homes.

There are only a handful of condo projects that have been developed in recent years. The most recent condo projects very nearby being completed 2005 through 2008 are the Wailea Beach Villas, Hoolei, and Papali. These projects start at **\$1,900,000** and stager up to **\$10,000,000**.

The other projects are comparable. Kai Makani, Hale Kanani, and Kai Ani Village, and Ke Alii ocean Villas range from **\$400,000 to \$799,000**.

Paradise Cove Villas would be the newest condo project on the south side. Better Location, Strategically priced, and offers a better product than its competitors.

We would attract a wide range of buyers. Canadians have been illegally treated with the cold weather in recent years. Who would not race to the opportunity of owning a PIECE OF PARADISE. Beautiful condominium units across the street from world class white sand beaches on the sunny island of Maui in the \$400,000 range!

This condo project would offer a maintenance free lifestyle that any owner can enjoy a few months per year. A vacation property he would not have to worry about while he is gone.

Viewland Resorts

Comparison

Hale Kanani , Kai Makani and Kai Ani Village are developments that are already completed within the last 2 to 4 years with sales recorded. The county restrictions on development limit the market, and Paradise Cove Villas will provide one of the only new condominium projects in this price range. Overall, Paradise Cove Villas will provide brand new larger units, better upgrades, and a closer walk to beaches than any of its competition, all at a better price.

<u>Description</u>	<u>Hale Kanani/Kai Makani/Kai Ani Village</u>	<u>Paradise Cove Villas</u>
Access to Kamaole Beach	Walk / Drive	Walk
Full Title Units (Fee Simple Title)	unknown	YES
Ocean View Units	Only units facing busy road	Units on less busy road
Number of Home Designs to Choose from	2 / 3	3
Unit Size Range	882 sq ft / 1,075 sq ft	1,129-1,279 sq ft
Condo Pricing Range	\$389,000-\$529,900	\$399,000-\$525,000

Viewland Resorts

Market Figures

2009 a total of 1687 properties sold that were as reported through our MLS.

This includes Homes, Condos, Commercial, Business, Timeshares, and Land. The sales broke down as follows:

Condos = 824

Homes = 694

Vacant Land = 109

Timeshares = 40

Commercial = 19

Business = 1

The average sales price of condos was \$719,000 with a median price of \$450,000. 71 sales were REO's (foreclosures) and 59 were Short Sales. The 3 highest sales were at The Residences of Kapalua with the highest one being \$5 Million. 70% of all the sales were over \$300K, and of these approximately 90% were bought as part time vacation condos.

The average sales price of homes was \$715,000 with a median price of \$499,000. 116 sales were REO's and 46 were Short Sales. The highest sale was \$11.25 Million for a beachfront home on Keawakapu Beach in South Kihei. 93 sales were at or above \$1 Million.

The market continues to be dominated by off-Island Buyers, with very strong Canadian influence. Up to 70% percent of sales were Canadian in parts of 2008 and 2009.

There was an average sales price of \$719,000, and 824 condos selling in the slow 2009 year.

The Paradise Cove Villas would be priced from \$399,000 to \$525,000 with only 36 units to sell out!

Marketing

-Website for project containing floor plans, details on finishes, and contact information.

-On site signs with renderings, directing buyers driving by.

-On site sales center to meet clients and turn them into buyers

-Advertising in home magazines, on-flight magazines, newspaper, flyers, email.

-Direct email campaigns of hundreds of leads already built up

Calculations

36 condominiums @ \$399,000-\$525,000

Construct and landscape thirty six units in approx 20 months.

Developer's presale pricing to start at \$399,000 for first clients

15 % Down Payment due at signing of contract

10% Additional Down Payment due once project foundations are complete

TOTAL INVESTMENT REQUIRED \$99,750

***pricing in U.S. funds**

***sales forecast profit numbers may vary**

Our Team

Development

Richard D. Wilson – Developer



Rick has a proven track record in establishing and managing profitable businesses. Projects include management and hands-on experience in various construction fields including residential housing, heavy construction, excavation, and concrete. Rick also has management experience of large organizations, as he is active in local Government and President of Sunset Harbour Developments Ltd., Viewland Resorts Ltd and Eco Waste Water Management.



Joshua Chavez-Project Coordinator

Joshua Chavez has been raised on the islands and is our local contact for trades and talent. Recently developing an 8-unit apartment project which included construction, residential subdivisions, entitlements, and remodels, Joshua has already proven invaluable managing our Hawaiian developments. With 11 years of development experience, construction back round, and an active real estate license, Joshua can handle all facets of a development project.

He is also an active part of his community. He dedicates numerous hours each month with his church doing volunteer work, and teaching. He is also working on the “Na Wai Eha” surface water management project , which involves the major water sources of the West Maui Mountains where he also has a residential subdivision in the process.

Sales Force

Karen Olson – Local Hawaii Realtor



After decades in real estate, Karen delivers unmatched service to investors and individuals to find their Hawaiian dream properties. She has an expert knowledge of the local real estate market that will direct buyers to this ideal project. Licensed with Coldwell Banker Island properties, the highest producing real estate office on Maui with over \$1.45 Billion in sales in 2005.

Areas of Expertise

- Previews Agent with Coldwell banker
- over 22 years Real Estate Experience
- Realtor excellence, top 1% of the nation for the majority of her career

Gary Dvorkin and Andrew Boitchenko, Realtors



Brings experience with sales and developments throughout Alberta. Gary and Andrew will be the connection for buyers from Canada to Hawaii. Both are active Realty Executive realtors.



Sue Cleary, Sales and Marketing

Sue Cleary has enjoyed a highly successful 25 year career in the financial and sales industry. In addition to being a top sales performer, Sue has also focused her skills in the past 5 years as a sales trainer in the automotive industry across North America.

Within real estate, she has distinguished herself as one of the most effective marketers in her work promoting land and resort property investments. Additionally, Sue owns and manages her own properties. Described as a vibrant entrepreneur, Sue Cleary establishes strong, long term relationships with her clientele.

Clinton A. Boyda – Technology Coordinator

Clinton Boyda brings with him over a decade of IT expertise. Clinton was the Information Systems Supervisor for HERTZ Equipment Rentals and has held posts with IBM, TELUS and CompCanada – A Division of Multitech Electronics. Also provided consulting services to a number of companies including the University of Alberta, Veterinary Pathology Laboratories, Serecon, Sunset Harbour, and the Alberta Municipal Health and Safety Association.

Areas of Expertise

- Business Automation, Software Development, Website Implementation

Education

- Bachelor of Science (BSc), University of Alberta
Psychology (Cognitive Science) / Computing Science
- 21st Leadership Course and Pursuit of Excellence Series, Seattle

Legal

Bruce J. Collingwood, Lawyer (Sharek and Company)



Bruce J. Collingwood is a partner with Sharek & Co. and serves as lead partner in the Corporate Services group.

His practice includes advice to private and public corporations, real estate developers, private lenders and investors, shareholders, non-profit organizations and governments. He advises on a broad range of matters including acquisition and development of land, real estate financing, purchases and sales of businesses, incorporations and corporate finance, private placements, shareholder agreements, commercial transactions, and municipal law issues for municipalities and municipal associations. This includes advising clients in the formation and management of Reciprocal Insurance Exchanges.

Mr. Collingwood was a past Chair of the Legal Education Society of Alberta’s “Banff Refresher Course” in Business Law. He has served as a director of Servus Credit Union, formerly Capital City Savings and Credit Union Limited.

Mr. Collingwood is a former Member of the Legislative Assembly of Alberta for the riding of Sherwood Park. He resides in Sherwood Park with his wife Janis and their family.

Areas of Practice

- Corporate Services, Corporate Finance
- Real Estate Development
- Municipal Law

Memberships & Associations

- Law Society of Alberta
- Canadian Bar Association
- Edmonton Bar Association

Viewland Resorts



STATE OF HAWAII

Viewland Resorts



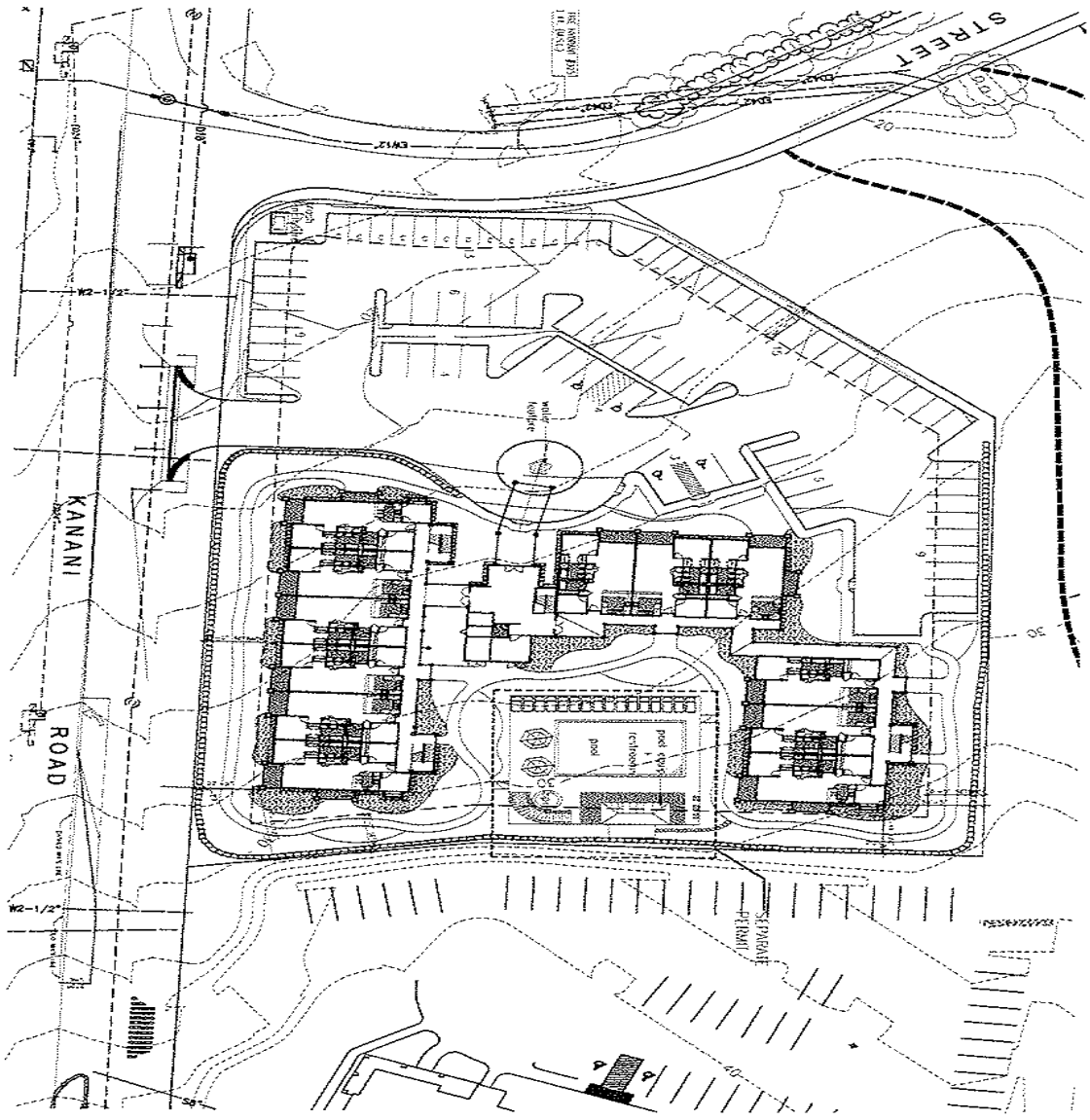
Maui Island Map

Viewland Resorts



Kihei Town Aerial Map

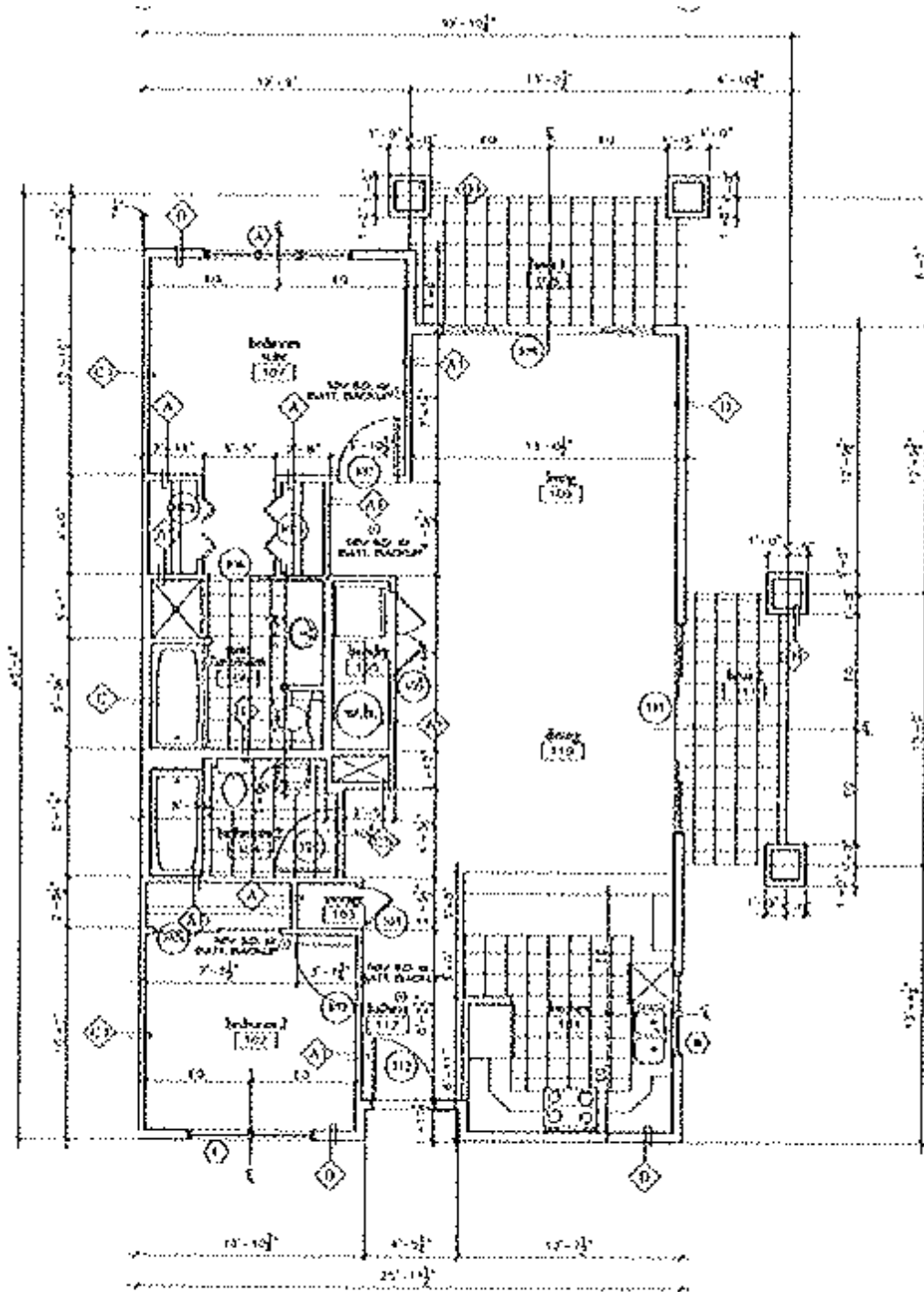
↑
OCEAN



SITE PLAN
1 - 28-00

Senior Complex Located Directly Behind Project



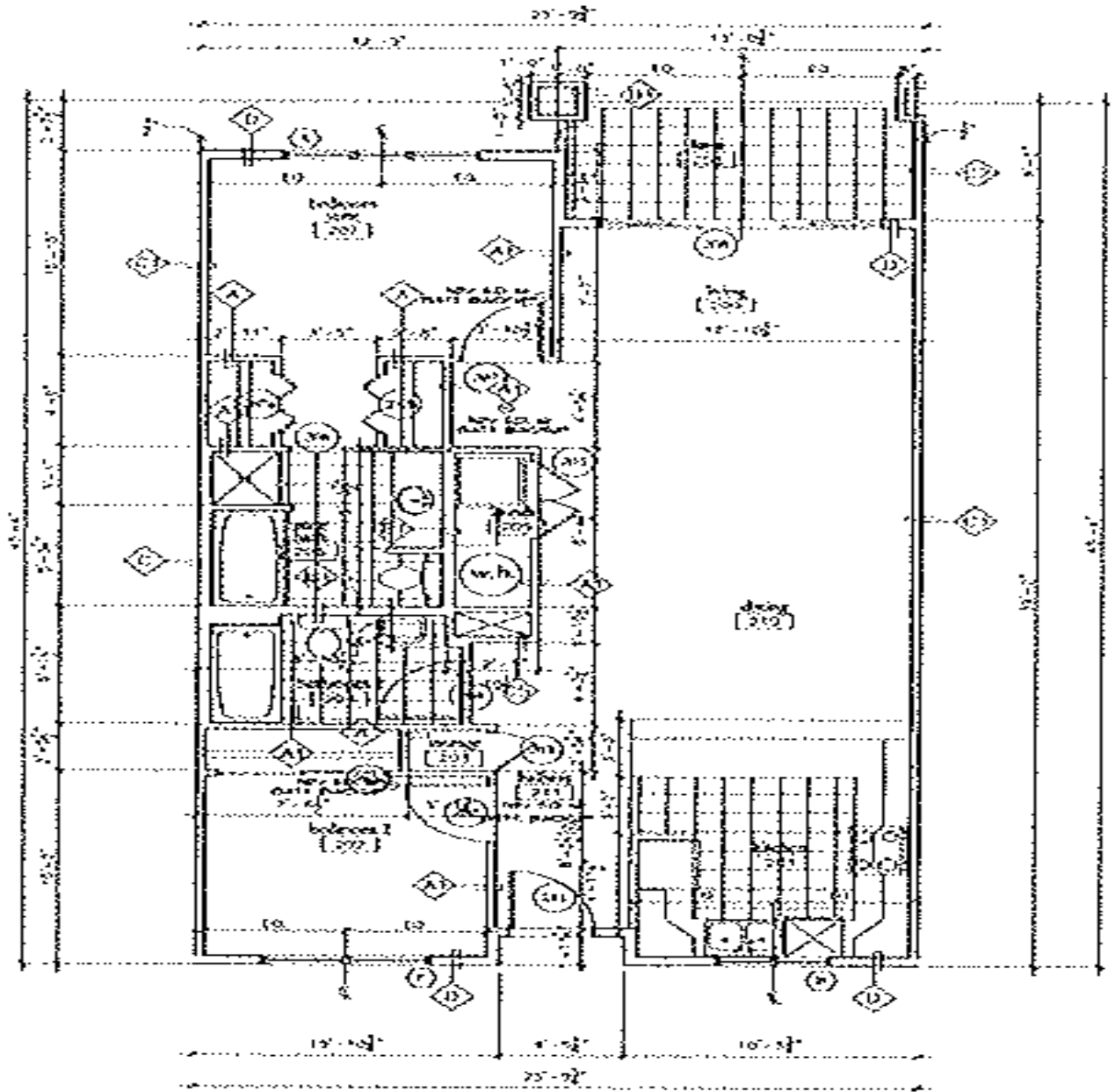


Plan C Ground -- 2 BD 2 BA (end)

1/4" = 1'-0"

enclosed: 1055 sq.ft./lane 144 sq.ft.

Approx. 25ft x 45ft

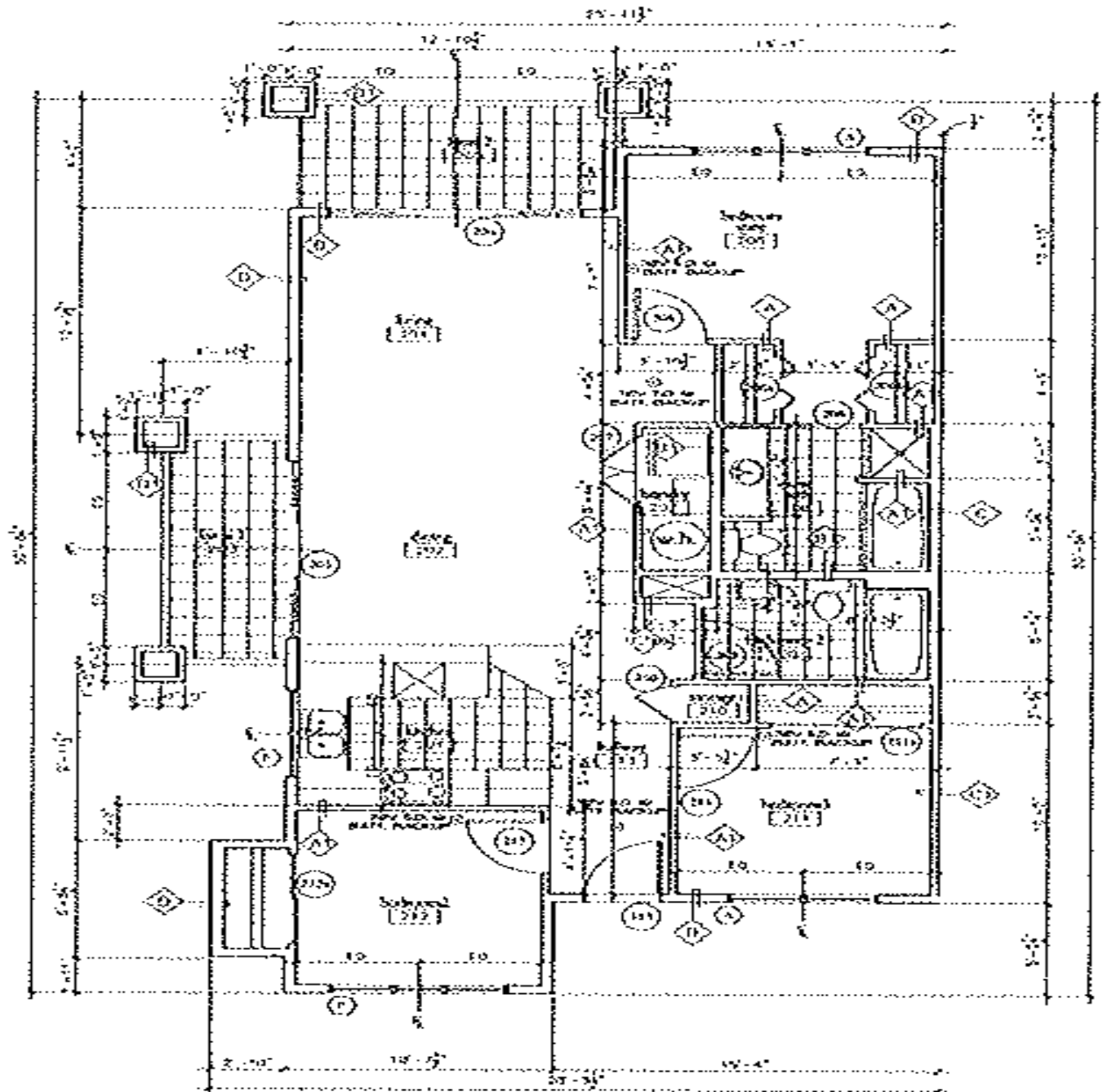


Plan B Upper Floors -- 2 BD 2 BA (middle)

1/4" = 1'-0"

enclosed: 1048 sq ft/loft, BT sq ft

Approx. 25 x 48 ft

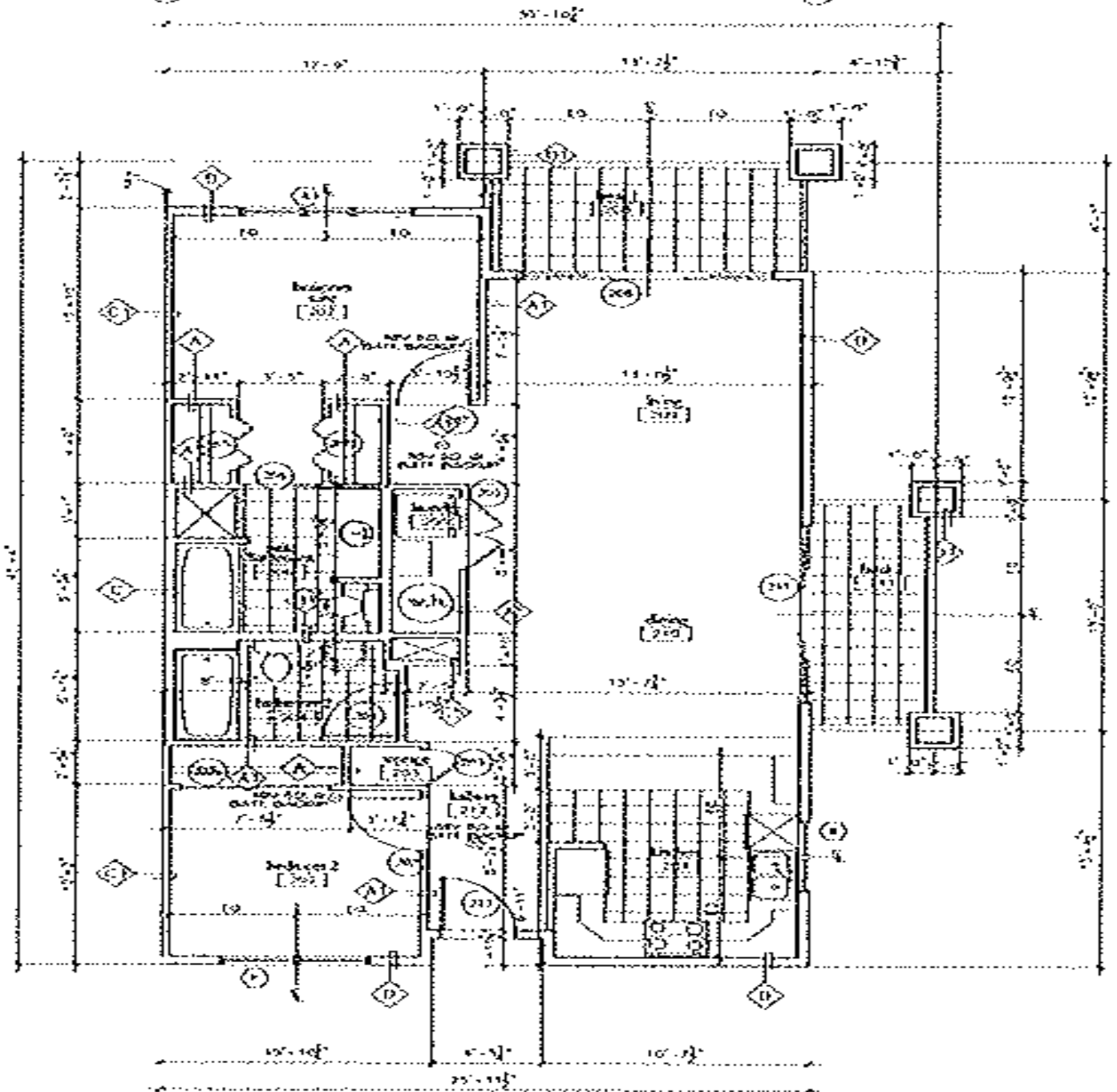


Plan A Upper Floors -- 3 BD 2 BA (end)

1/4" = 1'-0"

enclosed, 1135 sq ft/room, 144 sq ft

Approx 25ft x 51ft

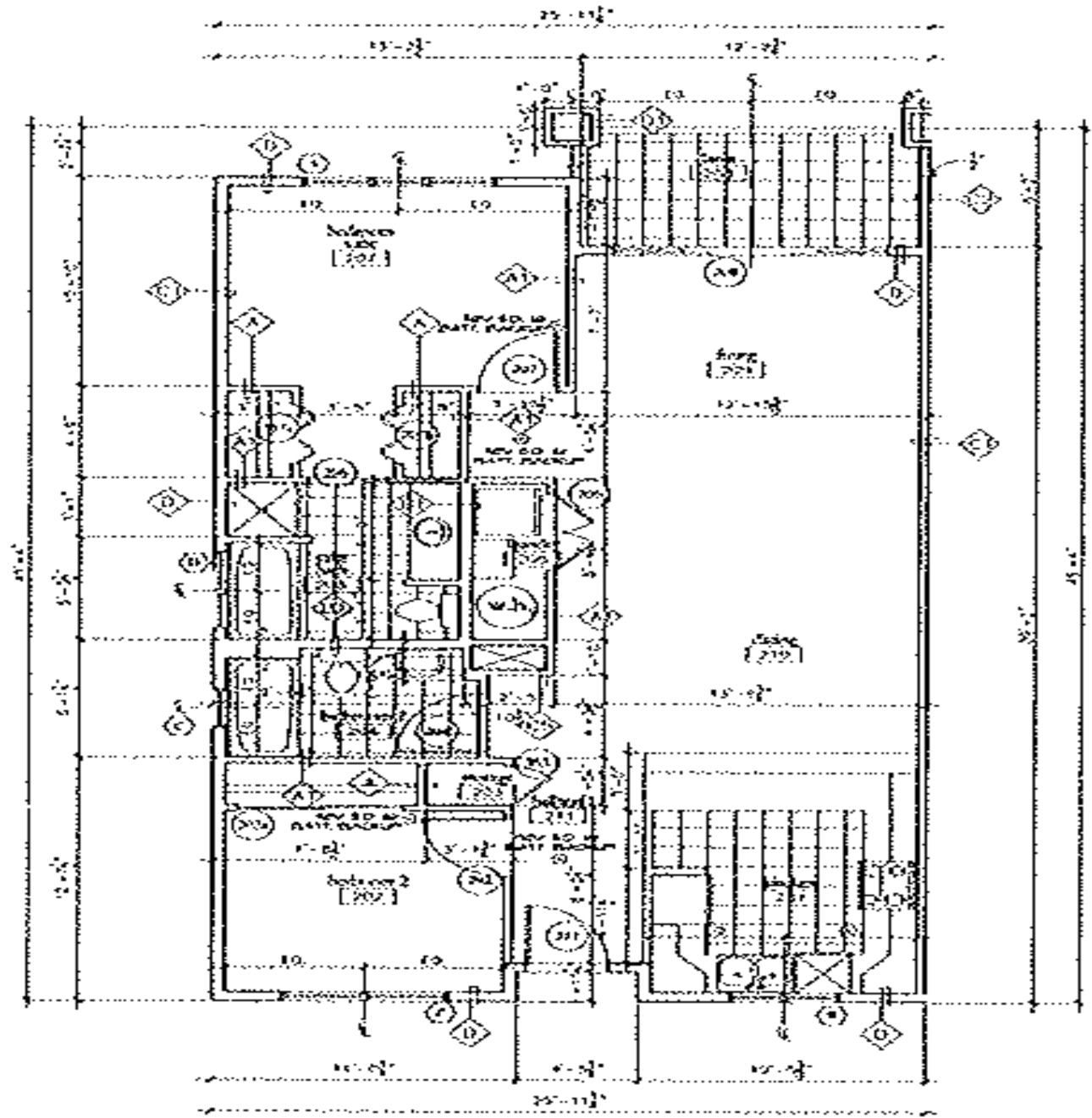


Plan C Upper Floors -- 2 BD 2 BA (end)

1/4" = 1'-0"

enclosed: 1055 sq ft/lanai: 144 sq ft

Approx. 25ft x 45ft

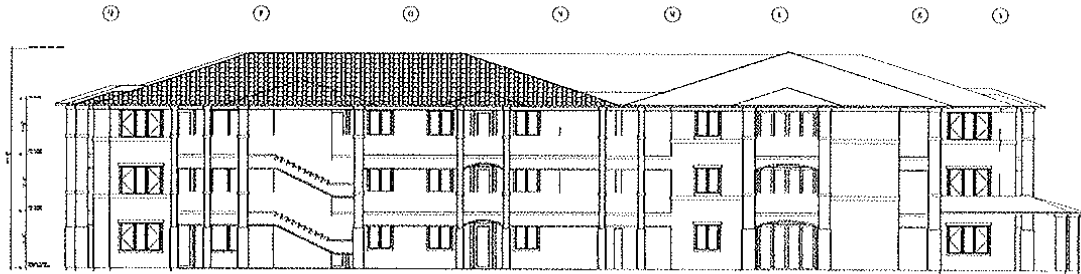


Plan B Upper Floors -- 2 BD 2 BA (end)

1/4" = 1'-0"

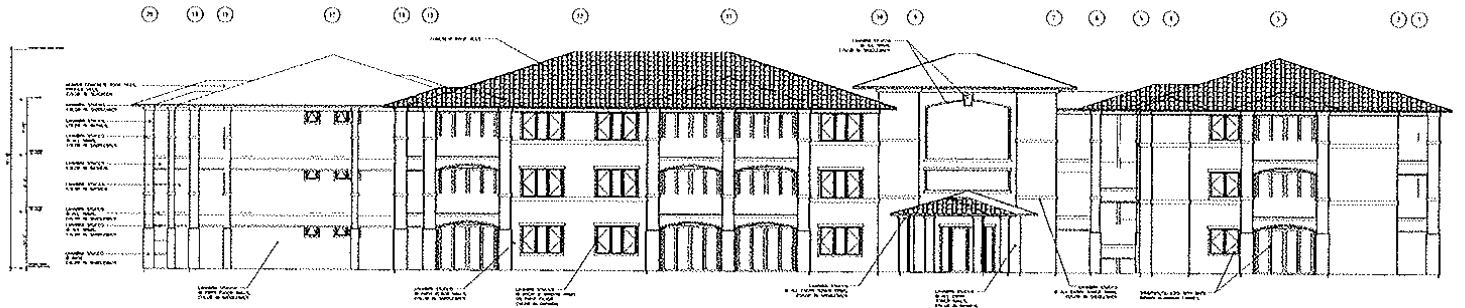
enclosed: 1055 sq ft/tonic. 81 sq ft

Approx. 25ft x 45ft



ELEVATION 3

1/8"=1'-0"



ELEVATION 4

1/8"=1'-0"

Viewland Resorts

Finishes

Exterior

- maintenance free acrylic stucco, stone accents and entrances
- long life asphalt shingle roofing
- no rust vinyl clad windows
- insulated exterior walls

Interior

- travertine stone tile flooring / carpet flooring / wood flooring
- granite countertops
- stainless steel appliances (refrigerator, range, dishwasher)

Eco Friendly Building

- energy efficient windows
- temperature resistant exterior finishing and insulations to lower energy consumption
- low energy lighting
- low flow plumbing fixtures

Richard Wilson Resume

PROFESSIONAL EXPERIENCE

2006-present JAGR Land Developments

Camrose, AB

Treasurer



- JAGR Land Developments (Andrew, Gary, Richard)
- A joint venture company currently doing several development and housing projects.
- Currently completing a 48 lot housing development known as Sanctuary Estates

2005-present Viewland Resorts Ltd.

Pigeon Lake, AB

President



- Created a 76 lot resort subdivision overlooking Battle River in Alberta
- Currently completing the project and marketing lots (over 50 presales as of September 2007)

2002-2003 Westview Health Region

Public Administrator

- Established regionalization plan for a smooth merger with the Aspen and Capital Health Regions
- Restructured budget to make region more efficient to meet Alberta Health's mandate for a balanced budget

Viewland Resorts

2000- present Eco Waste Water Management

President

- ❑ Established Eco Waste Water Management to Build and maintain water and waste water facilities at Sunset Harbour

1998-Present Sunset Harbour Developments

Pigeon Lake, AB

President



- Visionary in creating the lakefront and marina community
- Surpassed all expectations in reference to environment regulations
- Completing the final sales and wrap up of company

1997-Present Chamber of Commerce
AB

Pigeon Lake,

Board Member

- Active fund raiser to support local charities
- Established the Pigeon Lake Regional Annual Hole-In-One golf tournament, and current Chairman of the golf committee

1996-2003 Crossroads Regional Health Authority

Chairman of the Board

- Through established, trusted relationships, Crossroads was able to extend its resources by doing partnership programs with various organizations
- One of the few regions that successfully balanced its budget every year from inception
- Served on various committees including Council of Chairs, the Legislative Review Committee for the Public Health Authority Association
- Known as the “little region that could”

1993-1998 Wetaskiwin Regional School Board

Wetaskiwin, AB

Vice Chair

- Served five years as a board member, three years as vice chair on the school board.
- Initiated and successfully raised funds for construction of new schools in our division

Viewland Resorts

1992-2007 County of Wetaskiwin

Wetaskiwin, AB

Councillor



- Served as Deputy Reeve of the County
- Served as Vice Chair of the Agriculture Service Board
- Received 15 year pin for service as County Councillor
- Served on many committees, including the newly established joint economic development initiative board, planning and development committee, agricultural service board, and North-East Pigeon Lake Sewer commission
- Constantly striving to create a vision for a safe, and vibrant community

1988-1991 R& R Automotive

Ma-Me O Beach, AB

Owner & Manager

- Efficiently operated a full service automotive centre
- Tripled profit margins over a three year period

1985-1991 Rick's Construction and Rick's Backhoe Service

Falun, AB

Owner & Manager

- Established and profitably operated construction companies

1981-1985 Hussey Construction

Falun, AB

Journeyman Carpenter

- Apprenticed as a journeyman carpenter

1976-1981 Ber-Zel Building Materials

Pigeon Lake, AB

Assistant Manager

- Shareholder and assistant Manager of a building and hardware supplies store

CERTIFICATIONS

- Journeyman Carpenter (Northern Alberta Institute of Technology)
- Business Certificate (Northern Alberta Institute of Technology)
- Powder Activated Tools Certificate
- Community Economic Development (Economic Development of Alberta)
- Marriage Commissioner
- Inter Nachi Certified Home Inspector

