

Construction on schedule

Construction has been underway on the Waipouli Beach Resort since late last year and already foundations have been poured and structural elements are going up.

Unlimited Construction's Phil Brouillet, project senior manager, said everything is on schedule.

“Site utilities such as sewer, drain and electrical and mass grading for parking lots and site roads is ongoing, but building pad construction is now complete for all buildings A, B, C, D, H, G, F and E,” he said.



Going up: By May of this year, phase one and two of the resort was taking shape, including foundations and columns. Developers expect to complete the resort by the end of 2006.

“We expect Phase I, which is comprised of Buildings A through D and

the amenities, to be ready by June 30, 2006,” he said.

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Fast Facts:

General Contractor: Unlimited Construction, Kauai.

Concrete: McClone Construction, nationwide.

Amount: approx. 10,000 cubic yards.

Architects: Joel Lancor & Assoc., Honolulu.

Sitework: Earthworks Pacific, Inc.

Reinforcing Steel: South Pacific Steel, Inc.

Drywall, Insulation: Group Builders, Inc.

Tile and Stone: Welch Marble & Tile, Inc.

Mechanical, Plumbing, Fire Sprinkler: Dorvin D. Leis Company, Inc.

Electrical: R. Electric, Inc.

News & Notes

Lemongrass Grill



The Lemongrass Grill and Seafood & Sushi Bar sits just across the road from the Waipouli Beach Resort. The two-story, pagoda-inspired design is a landmark for diners seeking the highest quality, hand-selected seafood and sushi, prepared to order. The sparkling interior is Pacific Rim, and everywhere you look you'll see displays of fresh orchids, art, vases, paintings, carvings and sculptures that will fascinate you. The menu is largely of Chef Wally Nishimura's own invention. His focus is on seafood and includes the fresh fish of the day on Thai spiced eggplant, fried Kaua'i prawns, and salmon grilled with lemongrass and ginger. Orders from the sushi bar are presented on tiny surfboards that make their way to you via a waterway that surrounds the bar. The owner is a man simply known as “Mi.” Of Chinese heritage and raised in Laos, his food is inventive and exciting, combining elements of Burmese, Chinese, Lao, and Japanese cuisine with those of Thai cooking. And because it's just across the road, Waipouli Beach Resort staff are familiar faces there. We expect you will be, too.

Costco coming to Kauai

Yes, it's finally happened. Big-box retailer Costco is coming to Kauai. The Issaquah Washington-based company won approval to build a 150,000 square foot store and gas station on a 15-acre site near The Home Depot at Kukui Grove Village West.

The company must make traffic improvements and also use outside lighting that minimizes the impact on seabirds and follow a landscaping plan that uses native plants. Costco officials have said they hope to have the warehouse and gas station open for business this fall.

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Kauai real estate is sizzling hot

Californians, locals favor the Garden Isle

For those readers who purchased land, a home or a condo on Kauai lately – particularly at the Waipouli Beach Resort – you can rest assured that you did the right thing.

Prices for real estate on the Garden Island have seen appreciations of 100 percent in some areas over the last few years. By May of this year, median prices for a single-family home on Kauai was \$665,000 – up from \$465,000, or about 43 percent – from the same time last year.

The reason for the jump? People are flocking to Kauai, one of the truly last places in the state to find premium beachfront or ocean-view property in a pristine setting.

“Kauai is the last frontier in Hawaii,” said Keith Singleton, vice president of marketing for the Waipouli Beach Resort.

Californians are the number one buyers of Kauai real estate. Since January 2004, 521 single family homes

and condominiums on Kauai have been purchased by buyers based in California, according to the Hawaii Information Service, which tracks real estate data. New Yorkers came in second with 196 purchases.

Kauai real estate agents said sales of Kauai real estate to mainlanders increased dramatically after the Sept. 11, 2001, terrorist attacks because many no longer felt as comfortable traveling outside the country.

Yet even local Hawaii residents are coming to Kauai. Local investors represent anywhere from 24 percent to 31 percent of the buyers on islands outside of Oahu, said Rick Cassidy, owner of Data@work on Oahu. Of all major islands – Maui, Lanai, the Big Island and Kauai – Kauai is the most popular island among local residents, who make up about 31 percent of the buyers at resort properties. At least 35 percent of Waipouli's buyers are locals.

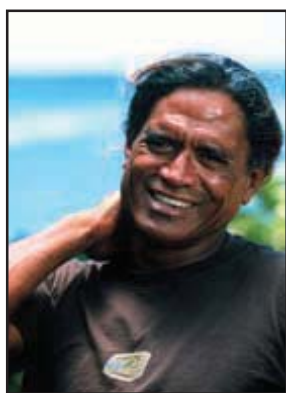
Buying property on the neighbor islands is more convenient for Hawaii residents than destinations requiring lengthy plane rides and more preparation, Singleton said.

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Kauai Personality: Titus Kinimaka

Titus Nihi Kinimaka, 50, is one of those Kauai personalities with whom any Kauai resident -- or future resident -- should be familiar. This championship surfer and expert waterman is a long-time friend of the Singleton family, so expect to see him around the Waipouli Beach Resort from time to time.

Titus is one of the last remaining professional big-wave riders of pure Hawaiian descent. Owner of the Hawaiian School of Surfing in Hanalei, Titus has spent nearly his whole life meeting clients on the beach near the beautiful Hanalei pier and providing hours of lessons in the gentle waters of Hanalei, spreading his Aloha and Hawaiian culture with all his clients. A member of the Quick Silver surfing team, Titus is still competing in big-wave events, including the last Eddie Aikau big-wave invitational, the



most prestigious surfing event on the planet. There can be no doubt that his clients are learning from the best. (Some of the following comes from an interview with Titus that appeared in Towsurfer.com in 2003, just months before the release of his biographical feature film, “Nihi: The Edge of Everything.”)

Titus comes from a family of 16 brothers and sisters, 8 boys and 8 girls. Growing up on the island of Kauai, Titus was taught to surf by his mother at the age of three, but was mentored by his older brother, Percy, and some of the icons of surfing: Duke Kahanamoku and Rabbit Kekai, among them.

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Blo

Milestones: 20 first-place surfing event finishes since 1965. Competitor in last two Duke Kahanamoku Invitationals and a Quiksilver Eddie Aikau invited competitor since 1986.

Exposure: In nearly every surfing magazine. Featured actor in: The Hawaiians, 1964; Donavan's Reef, 1964, In God's Hands, 1995; Peace Wave, 2001; Bo Dereks' 1995 television series Wind on Water; “Nihi,” a 2003 release featuring the life, times and surfing exploits of Titus himself; surf fashion model in June 2003 issue of Playboy and stuntman on the Hollywood films, “North” and “Six Days Seven Nights”; Riding Giants, 2004.

Achievements: 1st man to surf the Kings Reef, which gets to more than 60 feet. Titus was awarded Waterman of the Year in 1996 by the State of Hawaii Lifeguard Association for outstanding rescues as a lifeguard. Accomplished musician, releasing five Hawaiian-music CD's. Titus spent the last twenty years traveling the world as an ambassador for surfing and the Hawaiian culture from Japan to Europe.

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"Phase II, which is comprised of Buildings E through H, is scheduled for turnover September 30, 2006."

Much of the cement work has been done by McClone Construction, a national firm specializing in structural concrete for over 29 years and with offices in Washington state, California and Virginia.

"We've worked with McClone Construction on the Marriott Waiohai project and were very satisfied with their performance," Brouillet said. "They've selected for their ability to do quality work within the scheduled amount of time and the budgets established."

The logistics of moving, making and pouring some 10,000 cubic yards of concrete is daunting, particularly when the final destination is far away from resources.

"In Hawaii, resources are limited, so in order to keep continuity, much more coordination is needed," said Tim Eble, vice president at McClone's Seattle operations.

So communication and a deep understanding of working conditions help to smooth the way.

"Unlimited and McClone get along real well," Eble said. "This is a team approach."

The concrete is batched on Kauai using local sand and aggregates, but the cement itself is imported, Brouillet said.

Nearly half of concrete work poured by this summer, the Waipouli Beach Resort is taking shape.

Peru: stone factory visit

Waipouli Beach Resort buyers are scouring the globe for the finest building materials. Earlier this



Waipouli Stone: Workers at a stone factory in Peru hoist massive blocks of Travertine stone quarried from the Andes. The high-quality, low-maintenance stone will be used at the Waipouli Beach Resort for things like kitchens, bathrooms, lanais and common areas.

summer, WBR representatives traveled to Peru to visit the stone factory where Waipouli's Travertine stone is processed.

"The product was rumored to be the best in the industry and our high expectations were surpassed," said Heather Singleton, WBR's project sales manager. "We experienced a majority of the production process. It was A-plus all the way. Not only does this company use a majority of its bi-product, but the working conditions were excellent. With this stone, Waipouli will be a place like no other in the islands."

The stone comes by ocean freight and takes three to six weeks to get to Kauai, Brouillet said.

"It'll be all stone, no ceramic tile," said Peter Robson, owner of Unlimited Construction, who said there will be other material upgrades, including Indonesian Marabou wood for trims and doors.

In April, the stanchions were going up on Phase one and two. With most of the concrete work done by this summer, it won't be too long before interiors and finishes are underway.

"There are some substantial upgrades from what was envisioned. I can say honestly that the buyers will be very happy with the results."

Peter Robson,
Unlimited Construction



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"Waipouli Beach is a place where buyers can get away from Honolulu and come to a place where it's much more rural and quiet," Singleton said. And it's a good investment, too.

Honolulu attorney Kale Feldman, of the law firm Wong, Feldman & Kim, bought into Waipouli Beach because it looked like a good investment that could also bring value as a personal vacation home or rental. Feldman said he favored buying in Hawaii over other popular resort destinations because the proximity makes it easier to use and track his investment.

"If you buy it in Hawaii, it isn't hard to jump in your car or a plane to go see it," Feldman said.

News & Notes (cont.)

Wailua Golf Course

The Wailua Golf Course just a few miles south of the Waipouli Beach Resort toward Lihue is the only county-owned course on the island. Only 10 short years ago, the course was rated as one of the best in the country. But world-class competition has driven it off that list. Still, its oceanside layout and convenience to population centers makes it the most popular course on the island -- all at fraction of the price of the Princeville Resort courses to the north and the Kauai Lagoons courses to the south. Described by Golf Digest as "an extraordinary site," hole after hole is hemmed in by straight rows of cook pines, ironwoods and palms. The course was designed by Toyo Shirai, the "Arnold Palmer of Hawaii." He remodeled the front and added the back nine in 1962. It's all just two miles from the Waipouli Beach Resort. Wailua Golf Course, 3-5351 Kuhio Hwy, 808-246-2793. Green fees: \$32 weekdays, \$44 weekends (non-residents). Walking allowed anytime.

Waipouli Beach Resort

Winner of the 2005 "Pele Award" for Excellence in Marketing.

Member of the American Advertising Federation.



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"Duke used to come to Kauai and my job was to make sure he had two clean towels and a cold drink," Titus recalled. "I was real young and didn't really know why he was so important, but he was respected by everyone. He was a soft spoken guy who was treated like royalty and lived up to it with his kindness and generosity."

It's that kind of generosity of spirit and "Aloha" that Titus now brings to those who ask him to teach them the fine art of surfing.

They're in good hands. Titus' skills as a waterman are so prodigious that, by the age of seven, he was life guarding on the beaches of Kauai, proficient in CPR and other lifesaving techniques. As a boy, he won surf contests against those twice his age and, by his teens, was recognized as one of the best surfers to have ever hit the waves.

Titus was the first man known to have surfed a rugged far-off-shore break called King's Reef on Kauai. The surf there can get to more than 60 feet, so it takes skill and guts to even

get in the water, let alone surf.

"It was one of the most memorable personal experiences in surfing," he said. That, along with his first cutback on a hydrofoil. Titus is a pioneer of the surfing technique where surfers are pulled into huge waves on jet skis, then left alone to surf it. Today, he's doing it all on a hydrofoil, further pushing the envelope -- and his reputation as a surfer willing to experience the edge.

"In my world, a man walking the earth is a pure form of energy," Kinimaka said. "And likewise, a wave traveling across the sea is a pure form of energy. When they combine it takes it to a new, third level if you will, that is unique to those two forms of energy. It creates a one of a kind expression of freedom that they both experience. The wave has got to feel the surfer's energy."

To reach Titus Kinimaka's Hawaiian School of Surfing, call 808-652-1116.

The Hawaiian School of Surfing



Up and riding: Dawn Matze, new buyer at the Waipouli Beach Resort and student of Titus Kinimaka, is up and riding on her first try thanks to the gentle surf at Hanalei Bay and the training provided by the Hawaiian School of Surfing at Hanalei Bay. Owned by Kinimaka, Titus often meets his clients out at the Hanalei pier and gives the lessons himself. Soft-surfaced surfboards make it fun, while gentle surf gives just the push beginners need to stand up almost immediately.