

ALEXANDER & BALDWIN

CEO: Allen Doane

Size of Kauai Landholdings: 21,045

Primary Land Uses: Agriculture, watershed conservation and development

Ownership: Publicly traded corporation (NASDAQ:ALEX)

Headquarters: 822 Bishop St., Honolulu, HI 96813, (808) 525-6611, www.alexanderbaldwin.com

History: A&B was founded on Maui in 1870 as a sugar-growing partnership between Samuel T. Alexander and Henry Perrine Baldwin. In 1889 Alexander and Baldwin helped found the Hawaiian Sugar Company on leased lands at Makaweli on Kauai. In 1909, A&B began its association with McBryde Sugar Company in Eleele, eventually becoming sole owner. It acquired other land to support these sugar operations. In 1995, A&B's agricultural focus shifted from sugar to coffee; its "Kauai Coffee" Company now operates a large coffee estate on 3,400 acres of land across southern Kauai. A&B also owns conservation land in north/central Kauai, producing clean hydroelectric power to fuel its coffee operations. ❖

Kauai Real Estate MAGAZINE

A full color publication containing hundreds of listings for sale on the Garden Island.
Bi-monthly.
\$29 for 1 year (6 issues);
\$52 for 2 years.
**Call: 1-800-835-0583 or
(808) 822-7449**
or online at HawaiiGateway.com
H&S PUBLISHING, 1579 Kuhio Highway, Ste 104
Kapaa, HI 96746

BUILDING PERMITS

Permits Required to Build a Residence on Kauai

- ✦ **Building Division, Department of Public Works, County of Kauai** — Receive a building permit after filing an application and contractor's statement.
- ✦ **Planning Department, County of Kauai** — Zoning permit ensures that plans comply with zoning requirements.
- ✦ **Department of Water, County of Kauai** — Reviews building permit application to verify that sufficient water facilities are available for domestic and fire protection use.
- ✦ **Engineering Division, Department of Public Works, County of Kauai** — Provides flood studies to minimize construction in flood-prone areas, assigns house numbers, and reviews access and parking.
- ✦ **Fire Department, County of Kauai** — In addition to reviewing and approving plans for commercial building permits, the Fire Department may review residential building permit applications for safety and code compliance.
- ✦ **Division of Wastewater Management, Department of Public Works, County of Kauai** — Reviews, approves, and issues permits for sewer line connections into the public wastewater system.
- ✦ **Environmental Health Services, Department of Health, State of Hawaii** — Reviews plans for all commercial buildings and multi-family residential buildings to verify that they conform to state health and sanitation regulations. Once all agencies have approved the plans, the Building Division issues the permit (for a fee).

(Check the Government Guide section for addresses and phone numbers of the agencies listed above.)

DEVELOPMENT

- ✦ **Kukuiula, Alexander & Baldwin's** 1,500-unit residential project with DMB Associates on the South Shore begins with site clearance. Roads, a sewage facility, golf course, and retail center are likely to precede several years of home construction.
- ✦ **Knudsen Trust** is proposing up to 500 single and multi-family units on part of its major South Shore landholdings. Government approvals for the Village at Poipu are being sought, but the construction of an initial phase of about 50 units could begin shortly.
- ✦ Knudsen also has plans for a retail center in Koloa town.
- ✦ On **Grove Farm** land in the Puhi-Puakea area, the 88 lots of its Pikake I housing project sold out in six days recently and more phases are coming soon. All Grove Farm projects in this area are mandated to be 60% affordable housing. (For affordability guidelines see the Housing and Community Development Corporation of Hawaii website: www.hcdch.state.hi.us/hsgstats.html.)
- ✦ At the **Hanamaulu Triangle** near the airport, Schuler Homes is building 440 homes (40% affordable housing).
- ✦ The **Kauai County Planning Department** estimates that there are over 11,000 units in 46 projects (resorts, affordable housing, etc.) that are zoned and in the pipeline for construction over the next five years.

Source: Economic Forecast - Kauai Edition 2005-2006, First Hawaiian Bank

HIGHLIGHTS

PRINCIPAL REAL PROPERTY TAX PAYERS - COUNTY OF KAUAI

(Fiscal Year Ended June 30, 2004--Unaudited)

RANK	TAXPAYER	TYPE OF BUSINESS	ASSESSED VALUATION	AMOUNT OF TAXES	% OF TOTAL COUNTY ASSESSED VALUATION
1	Princeville Corporation	Resort Dev.	\$156,656,900	\$2,089,790	2.1
2	Marriott Kauai Ownership	Real Estate Dev.	237,208,500	1,891,332	3.2
3	Grove Farm Company, Inc.	Real Estate Dev.	156,028,500	1,447,608	2.1
4	Knudsen, Eric A. Trust	Resort Dev.	148,066,500	1,302,660	2
5	Kawailoa Development	Resort Dev.	140,704,800	1,123,208	1.9
6	Pahio Management Inc.	Resort Dev.	124,523,100	994,812	1.7
7	Poipu Resort Partnership	Resort Dev.	98,317,500	781,394	1.3
8	Niu Pia Farms, Ltd.	R.E. Holdings	66,725,800	578,516	0.9
9	Alexander & Baldwin, Inc.	R.E. Holdings	69,209,700	496,166	0.9
10	Weinberg Foundation, Inc.	R.E. Holdings	69,467,500	475,282	0.9
			\$1,266,908,800	\$11,180,768	17.3

Source: Department of Finance, Real Property Tax Division