

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
1010 HICHARDUS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON  
MAUI ELDORADO I  
Kaanapali, Lahaina  
Island and County of Maui, Hawaii

REGISTRATION NO. 182

### 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 until

- (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.

Issued: September 30, 1968  
Expires: October 30, 1969

#### SPECIAL ATTENTION

A comprehensive reading of the report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser and prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 22, 1967 AND INFORMATION SUBSEQUENTLY FILED UP TO AND INCLUDING AUGUST 20, 1968. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L.1967) EFFECTIVE JUNE 6, 1967.

1. The Developer has complied with Section 170A-13.6, R.L.H. 1955, and has fulfilled the requirements for the issuance of a Final Public Report prior to construction.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 182 dated November 16, 1967, the Developer has prepared, assembled and forwarded additional information to that filed in the September 22, 1967 submittal. This Final Public Report is made a part of the registration on MAUI ELDORADO I condominium project. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed August 8, 1968 with attached By-Laws filed in the office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 452675.

Note: The Developer advises that the Declaration filed is in the same form as previously submitted to the Commission except for changes relating to service lanais and also the provision for merger of other increments just as if the increments involved had been developed as one single project.

The Assistant Registrar of the Land Court has designated Land Court Condominium Map No. 59 to the project.

5. Advertising and promotional matter has been submitted pursuant to the rules and regulations of the Commission.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended, particularly ACT 244, L.1967, effective June 6, 1967) and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
7. This Final Public Report expires thirteen months from date of issuance September 30, 1968, unless a supplementary report is published or the Commission, upon review of the registration issues an order extending the effective period of this report.

NAME OF PROJECT: MAUI ELDORADO I

OWNERSHIP TO TITLE: The Developer has exercised the March 21, 1967 option. The Master Deed conveying the interest of AMFAC, INC., a Hawaii corporation, dated June 28, 1968, to Ralph Lucas Hoyle, Jr. and Erik Lund Jacobsen, doing business under the name of "The Maui Eldorado Development Company", a joint venture, was filed as Document No. 44778 in the office of the recording officer. The Mortgage dated June 28, 1968 in favor of AMFAC, INC. was filed as Document No. 448536.

STATUS OF PROJECT: The Developer has submitted a copy of the Construction Agreement executed July 1, 1968. The contractor in this agreement is identified as Custom Builders, Ltd., a Hawaii corporation. Evidence of 100% performance bond to complete the project has been filed as part of this registration. Construction started on or about July 1, 1968. The building contract states that all work is to be completed on or before January 31, 1969.

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 The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted September 22, 1967 and information subsequently filed as of August 20, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 182 accepted by the Commission on September 22, 1967.

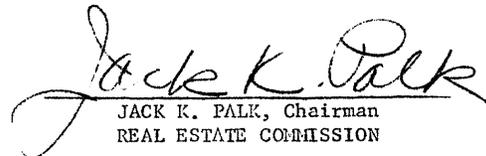
The report when reproduced shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white.

REB/f

Distribution:

DEPARTMENT OF TAXATION  
 BUREAU OF CONVEYANCES  
 PLANNING & TRAFFIC COMM., COUNTY OF MAUI  
 FEDERAL HOUSING ADMINISTRATION  
 ESCROW AGENT

September 30, 1968  
 Registration No. 182

  
 JACK K. PALK, Chairman  
 REAL ESTATE COMMISSION