

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

## FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
CASA DE EMDEKO  
Alii Drive, North Kona  
Island, County and State of Hawaii

REGISTRATION NO. 219

### 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: July 9, 1969  
Expires: August 9, 1970

#### 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 JULY 29, 1968 AND INFORMATION SUBSEQUENTLY FILED AS LATE AS JULY 26, 1969. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING CHANGES IN THE PLAN, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. The Developer has complied with Section 514.14, Hawaii Revised Statutes and has fulfilled the requirements for the issuance of a Final Public Report.
2. Since the issuance of the Commission's Preliminary Public Report on Registration No. 219, dated December 17, 1968, the Developer has prepared, assembled and forwarded additional information which reflects material changes in the project.

This Final Public Report is made a part of the registration on CASA DE EMDEKO 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.

The Developer, under date April 9, 1969, reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the Bureau of Conveyances, State of Hawaii.

The Declaration of Horizontal Property Regime, executed February 19, 1969, with By-Laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii on March 12, 1969 in Liber 6439, Page 410.

The approved Floor Plans showing the layout, location, apartment number etc. have been designated Condominium Map No. 128 by the Registrar, Bureau of Conveyances.

4. Advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report expires thirteen months from the date of issuance, July 9, 1969, 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: CASA DE EMDEKO

The subject headings LOCATION, TAX KEY, ZONING, DEVELOPER, ATTORNEY REPRESENTING DEVELOPER, DESCRIPTION, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED PURCHASER, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, OWNERSHIP TO TITLE, ENCUMBRANCES AGAINST TITLE and PURCHASE MONEY HANDLING, in the earlier issued Preliminary Public Report have not been disturbed.

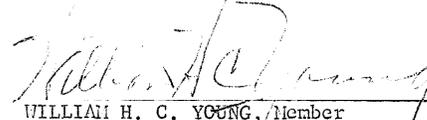
MANAGEMENT AND OPERATIONS: The administration of the project vests with the Board of Directors, who are vested with this responsibility in the By-Laws of the Association of Apartment Owners. The Board of Directors shall annually employ a responsible corporate Managing Agent. The initial Managing Agent has been identified as Emdeko Development of Hawaii, Inc., P. O. Box 850, Kailua Kona, Hawaii 96740.

STATUS OF PROJECT: On June 26, 1969 the Developer advised the Commission that the construction contract with Roebuck Construction Company has been terminated under a unilateral agreement. The Developer, EMDEKO DEVELOPMENT OF HAWAII, INC., a Utah corporation, qualified to do business in the State of Hawaii, has undertaken construction of the project. Its performance of this construction is bonded by EMDEKO INTERNATIONAL, INC., in favor of all purchasers of the project. This bond is guaranteed by the principal stockholders of EMDEKO INTERNATIONAL, INC. Construction commenced November 1968 and completion for occupancy is expected in fourteen months on or about March 1, 1970.

-----  
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 July 29, 1968 and information subsequently filed as late as June 26, 1969.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 219 filed with the Commission on July 29, 1968.

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.

  
WILLIAM H. C. YOUNG, Member  
REAL ESTATE COMMISSION  
STATE OF HAWAII

REB:sw

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION, COUNTY OF HAWAII  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

July 9, 1969  
Registration No. 219