

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
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HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
CORAL TERRACE APARTMENTS
2222 Aloha Drive
Honolulu, Hawaii

REGISTRATION NO. 200

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 16, 1968
Expires: August 16, 1969

SPECIAL ATTENTION

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

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 23, 1968 AND INFORMATION SUBSEQUENTLY FILED JULY 9, 1968.

1. The Developer has complied with Section 170A-13.6, R.L.H., 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. 200 dated May 21, 1968, the Developer has prepared, assembled and forwarded additional information to that filed in the January 23, 1968 submittal. This Final Public Report is made a part of the registration on the CORAL TERRACE APARTMENTS 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 Developer, under date July 2, 1968, 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 office of the recording officer.

The Declaration of Horizontal Property Regime, with By-Laws attached, has been recorded July 2, 1968 in the Office of the Assistant Registrar of the Land Court as Land Court Document No. 447869.

Condominium Map No. 57 showing the layout, location, apartment numbers, etc., was also filed in the Office of the Assistant Registrar on July 2, 1968.

5. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by 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 by ACT 244, L. 1967 and 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 the date of issuance, July 16, 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: CORAL TERRACE APARTMENTS

DEVELOPER: The individual, Axel Ornelles, husband of Geraldine Barbour Ornelles, whose residence and post office address is 1184 Waiholo Place, Honolulu, Hawaii, being the Developer identified in the Notice of Intention, has on July 2, 1968 represented to the Commission that before construction is begun, the entire CORAL TERRACE APARTMENTS condominium project will be sold to Fidelity Land and Management Corporation, a Hawaii corporation qualified to do business in this state before the Director, Department of Regulatory Agencies, State of Hawaii, on November 16, 1967. The principal place of business is Room 301, 1060 Bishop Street, Honolulu, Hawaii, and the officers are:

Axel Ornelles	President and Director	1184 Waiholo Place Honolulu, Hawaii
Lawrence Stevens	Vice President and Director	1020 Kealaolu Avenue Honolulu, Hawaii
Lydia M. Stevens	Secretary and Director	1020 Kealaolu Avenue Honolulu, Hawaii
Geraldine B. Ornelles	Treasurer and Director	1184 Waiholo Place Honolulu, Hawaii

No additional changes have been made in the plans, setup and specifications. The information disclosed in the Commission's Preliminary Public Report of May 21, 1968 should be carefully reviewed by purchaser and prospective purchaser.

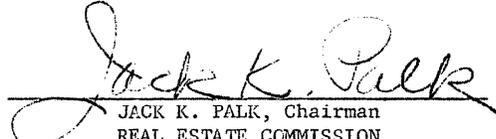
STATUS OF PROJECT: A building contract was executed on June 7, 1968 by and between Fidelity Land and Management Corporation, as "Owner," and Enomoto Bros. Contractors, Inc., as "Contractor." Evidence of a performance bond of not less than 100 per cent of the cost of construction has been filed with the Commission on July 9, 1968. The Developer has advised the Commission that

construction will begin about July 15, 1968 and it is anticipated that the building will be completed and ready for occupancy before May 15, 1969.

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 January 23, 1968 and information subsequently filed as of July 9, 1968.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 200 accepted by the Commission on January 23, 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.


JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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July 16, 1968
Registration No. 200

