

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
CORAL TERRACE APARTMENTS
2222 and 2224 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 but may only take reservations therefore after

- (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: May 21, 1968
Expires: June 21, 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 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 FEBRUARY 29, 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. CORAL TERRACE APARTMENTS is a proposed fee simple condominium project consisting of thirty-six (36) units arranged throughout a single eleven (11) story building. The structure will have thirty-six (36) parking stalls available on the basement level and the ground floor level, the upper nine (9) floors will contain the residential units.
2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have not been filed in the office of the recording officer.

4. Advertising and promotional matter has been submitted pursuant to the rules and regulations of the Commission.
5. 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 Regime.
6. This Preliminary Public Report automatically expires thirteen (13) months after date of issuance, May 21, 1968, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of the report.

NAME OR PROJECT: CORAL TERRACE APARTMENTS

LOCATION: The approximate 9,434 square feet, in fee simple, to be committed to the regime is situate on the mauka (northerly) side of the twenty-two hundred block where Royal Hawaiian Avenue meets Aloha Drive, between Levers Street (Ewa or west) and Seaside Avenue (Diamond Head or east) at Waikiki, Honolulu, Island of Oahu, Hawaii.

TAX KEY: FIRST DIVISION 2-6-20-40 and 41

ZONING: Hotel Apartment

DEVELOPER: Individual, Axel Ornelles, husband of Geraldine Barbour Ornelles, whose residence and post office address is 1184 Waiholo Place, Honolulu, Hawaii.

ATTORNEY REPRESENTING DEVELOPER: Axel Ornelles, 1060 Bishop Street, Honolulu, Hawaii. Telephone 531-991.

DESCRIPTION: This will be a fee simple condominium complex consisting of a multi-story reinforced concrete building containing 36 units. There will be a basement with various rooms for utility purposes, as more fully described in the proposed Declaration of Horizontal Property Regime. There will be 13 parking spaces located on the basement floor. On the ground floor there will be drive-ways, 13 parking spaces, service yard, foyer, elevator and stair areas. The building will have 9 floors of condominium units. There will be 36 two-bedroom, two-bath units. Each unit will be numbered as shown on the floor plans to be filed with the Declaration in the office of the recording officer and will be in accordance with said plans, and all residential apartments shall have immediate access to the hallways or corridors located on their respective floors.

The arrangement of the building's spaces is as follows:

- (a) Basement. There will be 13 parking stalls in the basement with an access ramp. There will also be a stairway. There will be a utility room, an elevator stop with pit below, and a sump pit.
- (b) Ground Floor. The ground floor will have Stairway No. 1, Stairway No. 2, a foyer adjoining the elevator, a service yard, and 13 parking stalls with access driveways.
- (c) First through Ninth Floors. The first through the ninth floors shall each contain 4 units on each floor. There are 36 two-bedroom, two-bath units divided into four types of units. The first type contains approximately 1,115 square feet in floor area including 174 square feet of lanai area and consists of 2 bedrooms, 2 baths, a lanai and a combination living room-kitchen. Each of the 9 apartments is designated by a number ending with the digit 1 on each floor.

The second type consists of the same rooms but has an approximate total area of 1,110 square feet including a 174 square feet lanai. Each of these nine apartments is designated by a number ending with the digit 2 on each floor.

The third type consists of the same rooms but has an approximate total area of 940 square feet including a 175 square feet lanai. Each of these nine apartments is designated by a number ending with the digit 3 on each floor.

The fourth type consists of the same rooms but has an approximate total area of 995 square feet including a 175 square feet lanai. Each of these nine apartments is designated by a number ending with the digit 4 on each floor.

- (d) Roof Structure. The roof structure shall contain an elevator machine room.

The boundary lines of each apartment unit above the ground floor are the bearing walls, floors, ceilings, and the exterior edge of all lanais or the exterior glass line where no lanais occur. The apartment units shall not be deemed to include the interior load-bearing walls although area calculations are based on center-line measurements, nor any pipes, vires, conduits, chases, or other utility lines running through units and serving more than one unit, the same being deemed common elements. The apartment units shall include all paint, wall paper, tile, stain or other finishing on interior surfaces, the air space encompassed within the boundary lines, and all built-in fixtures.

COMMON ELEMENTS: The proposed Declaration states that the common elements of the project include the following: (a) The fee simple lands above described; (b) The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, ramps, driveways, entrances and exits of the building; (c) The flat roofs, yards, and maintenance facilities for any and all central and appurtenant installations for services such as, power, telephone, light, gas, hot and cold water, and all pipes, vires, ducts, cables, and conduits used or useful in connection with such installations; (d) The elevator, elevator shaft, machine room, tanks, pumps, motors, fans, compressors, ducts and, in general, all apparatus and installations existing for common use; and (e) All other parts of the property necessary or convenient to its existence, maintenance and safety or normally in common use for the operation of the building or the common elements.

LIMITED COMMON ELEMENTS: The limited common elements, according to the proposed Declaration, shall consist of one parking stall for the exclusive use of each unit and designated on the floor plans to be placed on record by a number corresponding to the number of such unit.

INTEREST TO BE CONVEYED PURCHASER: Each apartment unit shall have appurtenant thereto an equal undivided 2.7777/ percentage (1/36) interest in the common elements as specified and established herein for such, and known as the "common interest." The aggregate of the common interests of all the owners shall be the basis for determination of assessments and allocations of common expenses, division and distribution of common profits, for voting in the Association of Coral Terrace Condominium Apartment Owners, and for all other related purposes.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The entire building above the ground floor except the roof structure is intended for residential use and shall be used for no other purpose, in accordance with the terms of the proposed Declaration, the By-Laws of the Association of Coral Terrace Condominium Apartment Owners, and the House Rules, as they exist or as they may be amended from time to time, and each Owner shall also observe, comply with and perform all applicable laws, ordinances and rules and regulations of all governmental agencies.

OWNERSHIP TO TITLE: The Notice of Intention discloses that the Developer is vested with the fee title to the Land Court lots committed to the project. Documentation in support of this ownership has been made a part of the registration with the Commission, in the following manner: Transfer Certificate of Title No. 117,790 and Transfer Certificate of Title No. 117,789 reflect that title rests with Axel Ornelles, husband of Geraldine Barbour Ornelles. Similarly the Preliminary Report of Title made by the abstractor, Security Title Corporation, on January 9, 1968 shows that title to the land is vested in Axel Ornelles.

ENCUMBRANCES AGAINST TITLE: Taxes: Real Property Taxes for the year 1968 are a lien; rate pending. Grant - in favor of the Hawaiian Electric Company, Inc., granting a perpetual right of easement as to Lot 38-B and Lot 37-B for purpose of electric light, electric power or telephone line type of utilities. Grant - in favor of the Hawaiian Telephone Company, granting a perpetual right to be used in common with Hawaiian Electric Company, Inc., to build, construct, maintain distribution boxes in, along, across and under Lot 37-B. Grant - in favor of Hawaiian Telephone Company, granting a perpetual right to be used in common with Hawaiian Electric Company, Inc., to build, etc., distribution boxes, etc., in, along, across and under Lot 38-B. Mortgage dated November 17, 1967 filed in Office of Assistant Registrar of the Land Court as Document No. 431651, made by Axel Ornelles, husband of Geraldine Barbour Ornelles, as Mortgagor, to American Savings & Loan Association, a Utah corporation, as Mortgagee, to secure the repayment of the sum of \$30,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to. (Affects Lot 38-A and Lot 38-B.) Waiver of dower by Geraldine Barbour Ornelles. Mortgage - dated November 17, 1967, filed in said Office of Assistant Registrar as Document No. 431653, made by Axel Ornelles, husband of Geraldine Barbour Ornelles, as Mortgagor, to American Savings & Loan Association, a Utah corporation, as Mortgagee, to secure the repayment of the sum of \$50,000.00, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to. (Affects Lot 37-A and Lot 37-B.) Waiver of dower by Geraldine Barbour Ornelles. Mortgage - dated November 17, 1967, filed in said Office of the Assistant Registrar as Document No. 431654, made by Axel Ornelles, husband of Geraldine Barbour Ornelles, as Mortgagor, to Hazel McNamara von Arnswaldt, wife of George Mahoe von Arnswaldt, as Mortgagee, any additional advances and other amounts secured thereby, all according to the terms of that certain promissory note of said mortgagor therein referred to. Waiver of dower by Geraldine Barbour Ornelles.

PURCHASE MONEY HANDLING: A copy of the Escrow Agreement, made January 23, 1968, between Security Title Corporation, a Hawaii corporation, as "Escrow" and Axel Ornelles, as "Developer," has been submitted to the Commission as part of this registration. The specimen Agreement of Purchase and Sale and the executed Escrow Agreement have been examined. The documentation provides that the sale contract will not become effective until the Commission issues its Final Public Report on the project and the purchaser has given his receipt for a copy of same. If the Final Public Report is not issued within one year after issuance of this Preliminary Public Report, the sale contract provides that all money paid by the purchaser shall be refunded and the contract automatically cancelled. Trust funds will be returned at purchasers' written requests if there is any change in the condominium building plans subsequent to execution of Agreement of Purchase and Sale requiring approval of a County or City and County Officer having jurisdiction over issuance of permits for construction of buildings, unless purchasers agree in writing to such change.

It is incumbent upon the purchaser and prospective purchaser that he reads, with care, the Agreement of Purchase and Sale and the executed Escrow Agreement. The Escrow Agreement establishes how the proceeds from the sale of units and all sums from any source are placed in trust, as well as the retention, disbursement and refund of said trust funds.

MANAGEMENT AND OPERATION: The proposed Declaration of Horizontal Property Regime states that the administration of the project shall be vested in the Association of Coral Terrace Apartments Condominium Owners, whose members

include all of the owners of apartment units, in accordance with the By-Laws of the Association. The By-Laws vest the Board of Directors with the authority to employ and at all times maintain a responsible managing agent. The specimen Agreement of Purchase and Sale represents that the Developer will employ First National Bank of Hawaii, Honolulu, Hawaii, as the first Managing Agent.

STATUS OF PROJECT: No building contract has been executed as of the date of this Preliminary Public Report. The Developer advises that the bid has gone to Enomoto Bros. Contractors, Inc., a Hawaii corporation, and it is anticipated that groundbreaking and commencement of building to start during the week of June 17-21, 1968. Construction time for Coral Terrace Apartments is estimated to be eleven (11) months.

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 February 29, 1968.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 200 filed with the Commission on January 23, 1968.

The report when reproduced shall be a true copy of the Commission's public report. The paper stock must be yellow in color.



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

REB: va

Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, C&C OF HONOLULU
FEDERAL HOUSING ADMINISTRATION

May 21, 1968
Registration No. 200

