

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
CANTERBURY PLACE  
1910 Ala Moana Boulevard  
Waikiki, Honolulu, Hawaii

REGISTRATION NO. 791

### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated \_\_\_\_\_ issued by the Real Estate Commission on the above 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: October 9, 1975  
Expires: September 12, 1976

### 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JULY 11, 1975, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 9, 1975. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION AND DATA ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Report dated August 12, 1975, the Developer reports that changes have been made in the information which was presented in the Preliminary Public Report.

The changes subsequently made are determined to be a material revision to the information disclosed earlier.

This Supplementary Public Report (pink stock paper) amends the Preliminary Public Report (yellow stock paper), becoming a part of the Canterbury Place registration. The Developer is responsible for placing a true copy of the Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. It is also the responsibility of the Developer to obtain the required receipts signifying that the Purchaser has had an opportunity to read the two reports.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration and updating of the information disclosed therein.
3. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Commission rules and regulations promulgated thereunder which relate to horizontal property regime.
5. This Supplementary Public Report automatically expires September 12, 1976, unless another supplementary public report issues or the Commission, upon review of registration, issues an order extending the effective period of this report.

Except for the topical headings which follow, the information in the topical headings of the Preliminary Report dated August 12, 1975, has not been disturbed.

DESCRIPTION OF PROJECT: The 41st floor of the Project, which was described in the Preliminary Public Report as containing only one loft space Type V apartment, Apartment 41, (plus certain common elements), instead will be developed in the same manner as floors 32 through 40. All references to the Type V Apartment 41 are deleted. Instead, the 41st floor will contain five residential apartments, 1 Type I-Penthouse, 2 Type II-Penthouse, 1 Type III-Penthouse and 1 Type IV-Penthouse apartments, numbered 41-A, 41-B, 41-C, 41-D, and 41-E, respectively, and these apartments shall have the same access and amenities on the 41st floor as noted in the Preliminary Public Report for apartments on the 32nd through 40th floors. Consequently, the total number of apartments in the Project will be 151 (instead of 147), 146 (instead of 142) of which are residential apartments, and there will be 10 (instead of 9) Type I-Penthouse, 20 (instead of 18) Type II-Penthouse, 10 (instead of 9) Type III-Penthouse and 10 (instead of 9) Type IV-Penthouse apartments.

The areas of the various residential apartments have been revised as follows (note these areas are approximate gross areas):

<u>Apartment Type</u>	<u>Living Area</u>	<u>Lanai Area</u>	<u>Total</u>
I	1,270	280	1,550
I-Penthouse	1,268	553	1,821
II	1,096	284	1,380
II-Penthouse	1,180	284	1,464
III	817	350	1,167
III-Penthouse	816	338	1,154
IV-Penthouse	770	107	877

In addition to the appliances noted in the Preliminary Public Report, each residential apartment will have a second oven.

Except as noted above, the information contained under the topical heading "DESCRIPTION OF PROJECT" in the Preliminary Public Report has not been disturbed.

ALTERATION OF PROJECT: The information disclosed under this heading in the Preliminary Public Report concerned possible future development of Apartment 41, and in light of the information disclosed above, is no longer applicable and is deleted in its entirety.

PERCENTAGE OF UNDIVIDED OWNERSHIP AND COMMON EXPENSES, AND RESIDENTIAL EXPENSES AND UTILITIES EXPENSES. The percentage of undivided ownership for the various residential apartments, and residential apartments only, and the percentages of residential expenses for the residential apartments, have been revised as follows:

	<u>Undivided Ownership</u>	<u>Residential Expenses</u>
1. Each Type I Residential Apartment:	.736	.8
2. Each Type I-Penthouse Residential Apartment:	.828	.9
3. Each Type II Residential Apartment:	.644	.7
4. Each Type II-Penthouse Residential Apartment:	.736	.8
5. Each Type III Residential Apartment:	.483	.525
6. Each Type III-Penthouse Residential Apartment:	.506	.55
7. Each Type IV-Penthouse Residential Apartment:	.3772	.41

Except as noted above, the information contained in the Preliminary Public Report under the foregoing topical heading has not been disturbed.

PURCHASE MONEY HANDLING: The specimen Sales Contract has been revised to state (1) that in the event the Developer sells less than 34% (instead of the 50% previously stated in the Preliminary Public Report) of the residential apartments by March 1, 1976, (instead of December 1, 1975, as previously stated), then the Developer may cancel any Sales Contracts and (2) that if the Sales Contract is cancelled by the Developer or is terminated in the event that no Final Public Report is issued, then, in each such event, interest on a purchaser's down-payments placed in escrow, at the rate of 6% simple interest commencing on the date a purchaser made the first payment in full, shall be paid by the Developer at the time a purchaser's down-payments are refunded.

Except as noted above, the information contained in the Preliminary Public Report under the foregoing topical heading has not been disturbed.

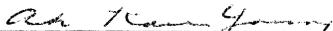
STATUS OF PROJECT: The Developer now estimates that arrangements for the financing and construction of the Project will be made no later than March 1976 and states the estimated completion date of the Project as being March 1978, and further states that if construction is not commenced for any reason prior to March 1, 1976, then or at any time thereafter until construction does commence, the Developer at his option may cancel any sales contract. (The specimen Sales Contract has been revised accordingly.)

Except as noted above, the information contained in the Preliminary Public Report under the foregoing topical heading has not been disturbed.

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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 July 11, 1975, and additional information subsequently filed as of October 9, 1975.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 791 filed with the Commission on July 11, 1975.

The report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be pink.

  
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(for) DOUGLAS R. SODEHANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

Department of Taxation  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

Registration No. 791

October 9, 1975