

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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

## 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 August 12, 1975, October 9, 1975 & February 23, 1976 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: December 9, 1977  
Expires: July 22, 1978

#### 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 DECEMBER 7, 1977. 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 Final Report dated February 23, 1976, the Developer reports that changes have been made in the information which was presented in the Final Public Report.

The changes affect primarily the Commercial Units and the limited common elements appurtenant thereto called

"commercial elements" which are not being sold. However, the changes subsequently made are determined to be a material revision to the information disclosed earlier.

This Second Supplementary Public Report (pink stock paper) amends the Final Public Report (white stock paper), becoming a part of the Canterbury Place registration. The Developer is responsible for placing a true copy of the Second Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with copies of all previous Public Reports. It is also the responsibility of the Developer to obtain the required receipts signifying that the Purchaser has had an opportunity to read the previous 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. The Second Amendment of Declaration of Horizontal Property Regime: Canterbury Place has been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 849219 and has been recorded in the Bureau of Conveyances of the State of Hawaii in Book 12592, page 458.
4. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
5. 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.
6. This Second Supplementary Public Report automatically expires July 22, 1978, unless another supplementary public report issues or the Commission, upon review of registration, issues an order extending the effective period of this report.

The Developer has requested and the Commission has granted an extension of the Final Public Report, through this Second Supplementary Public Report, to July 22, 1978.

Except for the topical headings which follow, the information in the topical headings of the Preliminary, Supplementary and Final Reports dated August 12, 1975, October 9, 1975 and February 23, 1977 respectively, has not been disturbed.

Commercial Units and Commercial (Limited Common) Elements.

As reflected in an Amended Sheet "A-1" of the Condominium Map, Commercial Units Nos. 1 and 2 on the basement floor are relocated further away from the street into the basement of the building and reconfigured in loft space accordingly. The access and stairways of the "Adjacent Commercial Elements (being a limited common element to the commercial apartments and denominated as a commercial element), have been modified and the area increased. Commercial Unit No. 5

does not include rampways and stairways from the Unit to the street and Adjacent Commercial Elements.

PARKING. Stall No. 31 is deleted.

The Developer has reserved the right to make the foregoing changes in paragraph 13 of the Sales Contract.

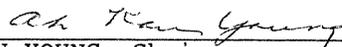
STATUS OF PROJECT. The Developer anticipates that construction of the Project, excluding the Commercial Units and Adjacent Commercial Elements on the basement level, may be completed so that purchasers may take occupancy as soon as December 21, 1977. However, the projected date of occupancy is not a firm date and may be extended into 1978. Purchasers are advised that they are now being required to preclose their apartment purchases pursuant to paragraph 4 of the Sales Contract.

Except as noted above, the information contained in the previous Public Reports under the foregoing topical headings 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 December 7, 1977.

This SECOND 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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AH KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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Registration No. 791

December 9, 1977