

# 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

PACIFIC INTERNATIONAL HOTEL  
2509 Ala Wai Boulevard  
Honolulu, Hawaii

REGISTRATION NO. 871

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

It was prepared as a supplement to an earlier Report dated September 9, 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: November 8, 1976  
Expires: October 9, 1977

### 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 TO SELL SUBMITTED AUGUST 5, 1976 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF NOVEMBER 4, 1976. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report of September 9, 1976 on PACIFIC INTERNATIONAL HOTEL, Registration No. 871, the Developer reports that changes have been made in the plan or setup as presented in the Notice of Intention to Sell filed August 5, 1976.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), becoming a part of the PACIFIC INTERNATIONAL HOTEL registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Final Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read all reports.

2. 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 Supplementary Public Report.

The Developer reports that the basic documents (Declaration of Horizontal Property Regime, as amended, 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 dated August 11, 1976, with By-Laws attached, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 776938. An amendment to the Declaration dated August 27, 1976 was filed as aforesaid as Document No. 778945.

Condominium Map No. 287 showing the layout, location and apartment numbers was recorded in said Bureau of Conveyances.

3. No advertising and promotional matter have as yet been submitted pursuant to the rules and regulations promulgated by the Commission.

4. This Supplementary Public Report automatically expires on October 9, 1977, unless another Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

THE DEVELOPER HAS ADVISED THE COMMISSION THAT THE APARTMENT UNITS WILL BE SOLD IN CANADA AND IN THE STATE OF HAWAII, BUT THAT NO DISCRIMINATION WILL BE MADE AGAINST RESIDENTS OF THE STATE OF HAWAII, WHO WILL BE FREE TO PURCHASE APARTMENT UNITS AT THE SAME PRICES AND UPON THE SAME TERMS AND CONDITIONS AS MAY BE OFFERED TO THE CANADIAN PURCHASERS. INASMUCH

AS THERE WILL BE NO COMMON RENTAL PROGRAM, THERE WILL BE NO RESTRICTION ON THE RE-SALE OF APARTMENT UNITS TO RESIDENTS OR NON-RESIDENTS OF THE STATE OF HAWAII.

The information in the topical headings, DEVELOPER, INTEREST TO BE CONVEYED TO PURCHASERS, OWNERSHIP OF TITLE and ENCUMBRANCES AGAINST TITLE of the Final Public Report of September 9, 1976 has been altered as follows. All other topical headings have not been disturbed.

DEVELOPER: CANTEX DEVELOPMENT CORPORATION, a Canadian corporation, the principal place of business and post office address of which is 68 Water Street, Vancouver, British Columbia, has replaced Income Builders, Inc., a Hawaii corporation, as developer of the project. Its corporate officers are: William L. Ling, 145-3300 Capilano Road, North Vancouver, British Columbia - President; and Janet Schmalz, 145-3300 Capilano Road, North Vancouver, British Columbia - Secretary.

INTEREST TO BE CONVEYED TO PURCHASERS: Each purchaser will secure an Assignment of Condominium Conveyance Document conveying an apartment together with said undivided percentage interest in the common elements of the buildings of the project and demising the same undivided percentage interest in the lands of the project instead of a Condominium Conveyance Document.

OWNERSHIP OF TITLE: The Developer represents that Canam Development Corporation obtained the fee title to the property submitted to the Regime by Deed dated September 29, 1976, filed as aforesaid as Document No. 783840. The said Canam Development Corporation has issued fifty-four (54) separate Condominium Conveyance Documents, each conveying an apartment of the project together with an undivided percentage interest in the common elements of the buildings of the project and demising the same undivided percentage interest in the lands of the project, to the Developer.

ENCUMBRANCES AGAINST TITLE: Preliminary Public Report issued by Security Title Corporation, dated October 1, 1976, certifies the following encumbrances against title to the property:

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, First Division.
2. The covenants, agreements, obligations and conditions set forth in that certain Declaration of Horizontal Property Regime dated August 11, 1976, filed in said Office of the Assistant Registrar as Document No. 776938 and the By-Laws attached thereto.

By instrument dated August 27, 1976, filed in said Office of the Assistant Registrar as Document No. 778945 the Declaration and By-Laws were amended.

3. Condominium Map No. 287 filed in said Office of the Assistant Registrar on August 12, 1976.

4. Mortgages in favor of Pacific Savings and Loan Association, State of Hawaii, all dated September 29, 1976, and all filed as aforesaid as Document Nos. 783842; 783844; 783846; 783848; 783850; 783852; 783854; 783856; 783858; 783860; 783862; 783864; 783866; 783868; 783870; 783872; 783874; 783876; 783878; 783880; 783882; 783884; 783886; 783888; 783890; 783892; 783894; 783896; 783898; 783900; 783902; 783904; 783906; 783908; 783910; 783912; 783914; 783916; 783918; 783920; 783922; 783924; 783926; 783928; 783930; 783932; 783934; 783936; 783938; 783940; 783942; 783944; 783946; 783948.

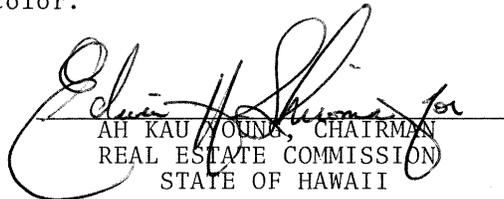
5. The terms and provisions of those certain Ground Leases and Apartment Deeds made by and between CANAM DEVELOPMENT CORPORATION, a Texas corporation, as Lessor and Grantor, and CANTEX DEVELOPEMTH CORPORATION, a Canadian corporation, as Lessee and Grantee, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document Nos. 783841; 783843; 783845; 783847; 783849; 783851; 783853; 783855; 783857; 783859; 783861; 783863; 783865; 783867; 783869; 783871; 783873; 783875; 783877; 783879; 783881; 783883; 783885; 783887; 783889; 783891; 783893; 783895; 783897; 783899; 783901; 783903; 783905; 783907; 783909; 783911; 783913; 783915; 783917; 783919; 783921; 783923; 783925; 783927; 783929; 783931; 783933; 783935; 783937; 783939; 783941; 783943; 783945; 783947.

6. Any and all easements encumbering the apartments and/or the common interest appurtenant thereto, as created by or mentioned in said Declaration, as amended, and/or as delineated on said Condominium Map No. 287.

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The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted August 5, 1976 and information subsequently filed as of November 4, 1976.

THIS SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT IS MADE A PART OF REGISTRATION NO. 871 filed with the Commission August 5, 1976.

This report when reproduced shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

  
AH KAU YOUNG, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION, CITY  
AND COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 871

November 8, 1976