

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

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

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
THE TWENTY ONE HUNDRED
2100 Date Street
Honolulu, Oahu, Hawaii

REGISTRATION NO. 1033

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: February 27, 1979
Expires: March 27, 1980

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 September 11, 1978 and information subsequently filed as of February 21, 1979. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report dated October 27, 1978, on THE TWENTY ONE HUNDRED, Registration No. 982, the Developer has prepared and forwarded additional information to that filed in the September 11, 1978 submittal.
2. The Developer has submitted to the Commission for examination all documents necessary for the issuance of this Final Public Report.

3. Advertising or promotional matter has been submitted pursuant to Chapter 514A of the Hawaii Revised Statutes and the rules and regulations promulgated by the Commission.
4. The revised basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, Trust Agreement among the fee owners and a copy of the Condominium Map) have been recorded in the office of the recording officer as Land Court Document No. 920759. The Project is covered under Condominium Map No. 358. Copies of the revised documents are available for review by purchasers or prospective purchasers at the Developer's sales office.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A of the Hawaii Revised Statutes, the Horizontal Property Act and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, February 27, 1979, unless a Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.
7. This Final Public Report is made a part of the registration on "THE TWENTY ONE HUNDRED" condominium project. The Developer is responsible for placing a true copy of this Final Public Report (white paper stock), and the Preliminary Public Report (yellow paper stock) in the hands of all purchasers and prospective purchasers and for securing a signed copy of the Receipt for each of such Horizontal Property Regime Public Reports from such persons.

The information in the topical headings of the Preliminary Public Report dated October 23, 1978, is unchanged except for DESCRIPTION, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, OWNERSHIP TO TITLE and ENCUMBRANCES AGAINST TITLE.

DESCRIPTION: The six (6) stories of the adjoining parking garage structure have been revised to have two parking levels on each story including the ground floor instead of the ground floor having only one level as indicated in the Preliminary Public Report. The Declaration of Horizontal Property Regime has also been revised to reflect the net square footages of apartments in addition to gross square footages ("net" meaning exclusive of perimeter, party and interior load-bearing walls but including lanais), the net amounts being 432 square feet for each 01 unit, 602 square feet for each 02 unit, 666 square feet for each 03 unit, 582 square feet for each 04 unit, 860 square feet for each 05 unit, 666 square feet for each 06 unit and 432 square feet for each 07 unit. Also, parking stall assignments have been clarified as shown on the Exhibit hereto, by designating stalls for compact cars with a "C" and by identifying the guest stalls by number.

COMMON ELEMENTS: The Declaration reflects that the common elements shall include the limited common elements and all other portions of the Project other than the apartments, including specifically, but not limited to:

- (a) Said land in fee simple.
- (b) The easements, if any, described in Exhibit A attached to Declaration.
- (c) All foundations, floor slabs, beams, columns, supports, girders, unfinished perimeter, party and load-bearing walls, walkways, ramps, fences, railings and roofs.
- (d) All driveways, roadways, pavements, and walkways and all planted areas, grounds and landscaping, any area reserved for private park purposes including the swimming pool and any other recreational areas, the reception area and refuse facilities.
- (e) All parking areas, ramps and parking stalls (except those assigned and to be assigned as limited common elements.
- (f) All common laundry facilities and storage rooms, if any, the trash room, the electricity vault room, the party room, the elevator lobby, the elevators, stairways and stairwells, exterior corridors, the resident manager's office, the entry to the residential tower, the lobby and mailroom thereof.
- (g) All ducts, electrical equipment, wiring, pipes and other central and appurtenant transmission facilities and installations over, under, and across the project which serve more than one apartment for services such as power, light, water, sewer, telephone and radio and television signal distribution.
- (h) The resident manager's apartment on the ground floor which includes all fixtures, interior finished surfaces, walls and partitions contained therein, together with its adjacent lanai and together with the Resident Manager's parking stall No. 8.
- (i) Any and all other apparatus and installations of common use and all other parts of the project necessary or convenient to its existence, maintenance and safety or normally in common use.

LIMITED COMMON ELEMENTS: The definition of limited common element has been modified and a new subsection (c) added to read as follows: Certain parts of the common elements (the "limited common elements") are designated and set aside for the exclusive use of certain apartments individually. The costs and expenses of every description pertaining to the limited common elements, including but not limited to the

costs of maintenance, repair, replacement, improvement or additions to the limited common elements shall be charged to apartment owners owning apartments to which the limited common elements are appurtenant in proportion to the common interests appurtenant to their respective apartments as set forth in the Declaration rather than to all apartment owners collectively.

(c) Each mailbox adjacent to the mailroom shall be a limited common element designated for and appurtenant to the respective apartment bearing the same number as that designated upon the inner and outer doors of the mailbox rather than being treated as a common element.

OWNERSHIP TO TITLE: The updated Preliminary Report issued January 29, 1979, prepared by Title Guaranty of Hawaii, Inc. of Honolulu, Hawaii, indicates that title to the land has been transferred and is now vested in First Hawaiian Bank, a Hawaii corporation, as Trustee.

ENCUMBRANCES AGAINST TITLE: The updated Preliminary Report dated January 29, 1979, prepared by Title Guaranty of Hawaii, Inc. describes the following changes in encumbrances:

1. AS TO PARCEL FIRST ONLY (LOT 1 TAX KEY 2-7-2-30). The Master Lease, dated August 8, 1974, entered into by and between Kenneth Goo Akona and Hazel Lun Akona, husband and wife, as Lessor, and Blackfield Hawaii Corporation, a Hawaii corporation, as Lessee, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 695243, has been amended by document entitled "Amendment of Master Lease", dated October 20, 1978, filed in said Office as Document No. 911172, and noted on Transfer Certificate of Title No. 206,366 issued to First Hawaiian Bank, a Hawaii corporation, as Trustee.
2. AS TO PARCEL SECOND ONLY (LOTS C, B-2, D AND E-1 TAX KEY 2-7-2-31).

(a) The Master Lease, dated July 26, 1974, entered into by and between James Hiroki Yamamoto, husband of Etsuko Yamamoto, Beverly Fusako Tanemura, wife of Richard Masuo Tanemura, Joseph Mitsuo Yamamoto, husband of Elly Yuriko Yamamoto, and Shigeo Yamamoto, husband of Violet Masako Yamamoto, as Lessor, and Blackfield Hawaii Corporation, a Hawaii corporation, as Lessee, and filed in said Office as Document No. 695235, has been amended by document entitled "Amendment of Master Lease", dated October 20, 1978, filed in said Office as Document No. 911173, and noted on Transfer Certificate of Title No. 206,366 issued to First Hawaiian Bank, a Hawaii corporation, as Trustee.

(b) Other encumbrances against PARCEL SECOND ONLY which appeared in the Preliminary Public Report have been released except Hawaii Thrift and Loan mortgage as recorded in Document No. 760818 together with Amendment Document No. 915430 remain a lien on said parcel.

3. AS TO PARCEL THIRD ONLY (LOT B-1 TAX KEY 2-7-2-34).
The Master Lease, dated August 22, 1974, entered into by and between Chung Wah Jung Gung Hui Realty Company, Limited, a Hawaii corporation, as Lessor, and Blackfield Hawaii Corporation, a Hawaii corporation, as Lessee, and filed in said Office as Document No. 695234, has been amended by document entitled "Amendment of Master Lease", dated October 20, 1978, filed in said Office as Document No. 911174, and noted on Transfer Certificate of Title No. 206,366 issued to First Hawaiian Bank, a Hawaii corporation, as Trustee.
4. AS TO PARCEL FOURTH ONLY (LOT F TAX KEY 2-7-2-45). The Master Lease, dated August 23, 1974, entered into by and between Hideo Toda and Ann Shigeiko Toda, husband and wife, as Lessor, and Blackfield Hawaii Corporation, a Hawaii corporation, as Lessee, and filed in said Office as Document No. 695236, has been amended by document entitled "Amendment of Master Lease", dated October 20, 1978, filed in said Office as Document No. 911175, and noted on Transfer Certificate of Title No. 206,366 issued to First Hawaiian Bank, a Hawaii corporation, as Trustee.
5. The terms, conditions and provisions of that certain Trust Agreement dated October 27, 1978 entered into by and between Kenneth Goo Akona and Hazel Lun Akona, husband and wife, James Hiroki Yamamoto, unmarried, Beverly Fusako Tanemura, wife of Richard Masuo Tanemura, Joseph Mitsuo Yamamoto, husband of Elly Yuriko Yamamoto, Shigeo Yamamoto, husband of Violet Masako Yamamoto, Chung Wah Jung Gung Hui Realty Company, Ltd., a Hawaii corporation, and Hideo Toda and Ann Shigeiko Toda, husband and wife, as Settlers, and First Hawaiian Bank, a Hawaii corporation, as Trustee, filed in said Office as Document No. 911176 and noted on Transfer Certificate of Title No. 206366 issued to First Hawaiian Bank, Trustee.
6. The terms, conditions and provisions of that certain Declaration of Restrictive Covenants (Park) dated November 3, 1978, executed by First Hawaiian Bank, a Hawaii corporation, as Trustee, and Blackfield Hawaii Corporation, a Hawaii corporation, as Developer, and filed in said Office as Document No. 913855, and noted on Transfer Certificate of Title No. 206,366 issued to First Hawaiian Bank, a Hawaii corporation, as Trustee.
7. The terms, conditions and provisions of that certain Declaration of Horizontal Property Regime dated January 24, 1979, executed by First Hawaiian Bank, a Hawaii corporation, as Trustee, and Blackfield Hawaii Corporation, a Hawaii corporation, as Developer, and filed in said Office as Document No. 920759, and noted on Transfer Certificate of Title No. 206,366 issued to First Hawaiian Bank, a Hawaii corporation, as Trustee.

8. Condominium Map No. 358 filed in said Office.
9. The terms, conditions and provisions of that certain Real Property Mortgage and Financing Statement dated January 9, 1979 made by and between the Developer, as Mortgagor, and First Hawaiian Bank, a Hawaii corporation, as Mortgagee, filed in said Office as Document No. 917991, and noted on Transfer Certificate of Title No. 206366.
10. For any real property taxes that are due and owing, reference is made to the Office of the Tax Assessor, First Division.

NOTE: The Developer's construction mortgage described in 9 above on its leasehold interest will be released and discharged of record as to each condominium apartment prior to its being transferred to a Purchaser.

NOTE: Prospective Purchasers should be aware that:

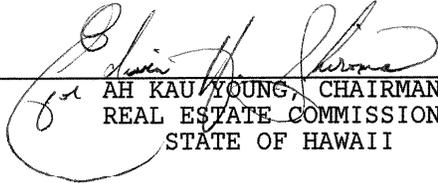
1. The Mortgage and other liens which will secure the Developer's interim construction loan (renewals and extensions) for the construction of the Project shall be and remain at all times a superior lien on the Project, and Purchasers will be required to waive and subordinate their interests under the Sales Contract in favor of the priority of all such liens. The Developer has signed a commitment letter with First Hawaiian Bank to provide the interim construction loan for the Project in the total amount of \$7,000,000 at a rate of interest per annum of one and one-half percent (1-1/2%) over the prime rate of interest charged by First Hawaiian Bank from time to time, repayable in full sixteen (16) months from the date of closing of the loan. The interim construction loan will carry a rate of an additional four percent (4%) per annum on unpaid principal in the event of default in complying with the terms of the loan.

2. The specimen Sales Contract and Purchasers' Letter filed with the Real Estate Commission provide that the contract constitutes only a reservation agreement until such time as the Developer mails the Purchasers' Letter to the Buyer notifying the Buyer that the Developer has determined that the Project can go forward, the Buyer acknowledges receipt of the Letter and signs and returns four (4) copies to the Developer within thirty (30) days indicating the Buyer's intent to purchase. Upon receipt of the Letter by the Developer, the Sales Contract ceases to be a reservation agreement, and the Sales Contract becomes binding.

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 September 11, 1978 and information subsequently filed as of February 21, 1979.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1033 filed with the Commission on September 11, 1978.

This Report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white 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. 1033

February 27, 1979

EXHIBIT

Each of the following assigned numbered parking stalls is designated with a "C" to show that the stall is suitable for compact automobiles only:

<u>Apartment No.</u>	<u>Parking Stall Number</u>
101	190-C
102	191-C
103	192-C
104	193-C
106	194-C
107	195-C
201	196-C
202	183-C
203	155-C
204	156-C
206	157-C
207	158-C
301	159-C
302	160-C
303	161-C
304	120-C
306	121-C
307	122-C
401	85-C
402	86-C
403	87-C
404	50-C
406	51-C
407	52-C
501	15-C
502	16-C
503	17-C
504	18-C
506	19-C
507	20-C
601	21-C
602	30-C
603	31-C
604	32-C
1606	53C-56C inclusive; (all compact) 88C-91C inclusive; (all compact) 123C-126C inclusive; (all compact)

NOTE: The six (6) guest parking stalls are identified as parking stalls 9G through 14G inclusive.