

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

CENTURY SQUARE
1188 Bishop Street
Honolulu, Hawaii

REGISTRATION NO. 1060

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: September 28, 1981
Expires: June 2, 1982

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 NOVEMBER 22, 1978, AND INFORMATION SUBSEQUENTLY FILED AS OF SEPTEMBER 21, 1981. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report of February 16, 1979, and the Final Public Report of October 2, 1980 on CENTURY SQUARE, Registration No. 1060, the Developer reports that changes have been made in the plan or setup as presented in the November 22, 1978 Notice of Intention to Sell.

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 Preliminary Public Report (yellow paper stock) and the Final Public Report (white paper stock), becoming a part of CENTURY SQUARE 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 Preliminary and Final Public Reports and the Developer's Disclosure Abstract, and obtaining a receipt therefor.

2. The Developer of the Project has submitted to the Commission for examination the First Amendment to the Declaration for the Project, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on September 16, 1981 as Document No. 1084629, and the other revised documents essential to the issuance of this Supplementary Public Report.

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

4. Advertising and promotional matter has not been submitted to the Commission.

5. The Developer has requested and the Commission has granted an extension of the Final Public Report to June 2, 1982, which date coincides with the expiration of this report.

6. This Supplementary Public Report expires on June 2, 1982, unless the Commission, upon review of the registration, issues an order extending the effective date of this report.

The information under the topical headings, DESCRIPTION and ENCUMBRANCES AGAINST TITLE has been altered as hereinafter set forth. All other topical headings have not been disturbed.

DESCRIPTION:

1. Apartments: The Declaration of Horizontal Property Regime and plans submitted by the Developer indicate a condominium project consisting of one (1) thirty-six story building referred to as the "Tower" and one (1) eight-story building referred to as the "Roman Catholic Diocesan Center", both with four (4) basement parking levels, constructed principally of concrete. There are three hundred sixty-seven (367) condominium apartment units in the project contained in the buildings as follows:

(a) Three hundred sixty-five (365) condominium apartments are designated in the spaces within the perimeter and party walls, floors and ceilings of each of

the three hundred sixty-six (366) apartment units of the project (including Apartment 612, the Resident Manager's unit, which is a common element) contained in the Tower, which spaces together with appurtenant lanai air spaces, if any, are referred to as "Tower Apartments."

NOTE: In the Preliminary Public Report the Tower Apartments were referred to as the office and commercial apartments in the Tower.

The location of the three hundred sixty-six (366) apartment units contained in the Tower are as follows:

Apartment 501 is located on the fourth and fifth floors of the Tower and the roof of the Tower;

Apartment 502 is located on the fifth floor of the Tower;

Apartment 503 is located on the third and fifth floors of the Tower, the Basement 4th lowest level and the roof of the Tower;

Apartments 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611 and 612 (herein designated a common element), are located on the sixth floor of the Tower;

Apartments 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711 and 712 are located on the seventh floor of the Tower;

Apartments 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811 and 812 are located on the eighth floor of the Tower;

Apartments 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911 and 912 are located on the ninth floor of the Tower;

Apartments 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011 and 1012 are located on the tenth floor of the Tower;

Apartments 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111 and 1112 are located on the eleventh floor of the Tower;

Apartments 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211 and 1212 are located on the twelfth floor of the Tower;

Apartments 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311 and 1312 are located on the thirteenth floor of the Tower;

Apartments 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411 and 1412 are located on the fourteenth floor of the Tower;

Apartments 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511 and 1512 are located on the fifteenth floor of the Tower;

Apartments 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611 and 1612 are located on the sixteenth floor of the Tower;

Apartments 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711 and 1712 are located on the seventeenth floor of the Tower;

Apartments 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811 and 1812 are located on the eighteenth floor of the Tower;

Apartments 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911 and 1912 are located on the nineteenth floor of the Tower;

Apartments 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011 and 2012 are located on the twentieth floor of the Tower;

Apartments 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111 and 2112 are located on the twenty-first floor of the Tower;

Apartments 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211 and 2212 are located on the twenty-second floor of the Tower;

Apartments 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311 and 2312 are located on the twenty-third floor of the Tower;

Apartments 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411 and 2412 are located on the twenty-fourth floor of the Tower;

Apartments 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511 and 2512 are located on the twenty-fifth floor of the Tower;

Apartments 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611 and 2612 are located on the twenty-sixth floor of the Tower;

Apartments 2701, 2702, 2703, 2704, 2705, 2706, 2707, 2708, 2709, 2710, 2711 and 2712 are located on the twenty-seventh floor of the Tower;

Apartments 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811 and 2812 are located on the twenty-eighth floor of the Tower;

Apartments 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911 and 2912 are located on the twenty-ninth floor of the Tower;

Apartments 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011 and 3012 are located on the thirtieth floor of the Tower;

Apartments 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3108, 3109, 3110, 3111 and 3112 are located on the thirty-first floor of the Tower;

Apartments 3201, 3202, 3203, 3204, 3205, 3206, 3207, 3208, 3209, 3210, 3211 and 3212 are located on the thirty-second floor of the Tower;

Apartments 3301, 3302, 3303, 3304, 3305, 3306, 3307, 3308, 3309, 3310, 3311 and 3312 are located on the thirty-third floor of the Tower;

Apartments 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411 and 3412 are located on the thirty-fourth floor of the Tower;

Apartments 3500, 3507, 3508, 3509, 3510, 3511 and 3512 are located on the thirty-fifth floor of the Tower;

Apartments 3607, 3608, 3609, 3610, 3611, 3612, PH1 and PH2 are located on the thirty-sixth floor of the Tower;

(b) One additional condominium apartment, referred to as Apartment A, is the eight-story building referred to as the Roman Catholic Diocesan Center.

2. Description. A description of each of the apartments, designating the layout, number of rooms, approximate floor area thereof and common interest appurtenant thereto, is as follows:

The Apartment A is an eight-story building and contains three (3) offices, a storage area, a parish meeting hall, reception area, men's and women's toilets and open court on the first floor; eight (8) offices, the Catholic Herald and two (2) toilets on the second floor; a business office, reception area, two (2) toilets, five (5) offices, supply room, lunch room and xerox room on the third floor; six (6) offices, a file and record room and a bathroom on the fourth floor; two (2) guest rooms, two (2) bathrooms, a general storage room, a conference room, a cathedral storage room and two (2) toilets on the fifth floor; three (3) suites, a counting room, a guest room, four (4) bathrooms and linen room on the sixth floor; four (4) suites and four (4) bathrooms on the seventh floor; and a kitchen, laundry and lunch room, cook's quarters, housekeeper's quarters, lounge with sink and wine cabinet area, dining room, lanai, toilets and two (2) bathrooms on the eighth floor; and said Apartment A contains a total area of approximately 16,640 square feet and shall have appurtenant thereto a common interest of 7.20384%;

Apartment 503 contains three (3) offices, two (2) toilets, a coffee counter, board room and theatre, a hall, a storage area and reception area on the fifth floor, the telephone equipment room located on the third floor, the lower equipment room, a television antenna and upper equipment room located on the roof of the building and two storage areas (storage rooms A and B) located in the basement (4th lowest level), and contains a total area of approximately 2,862 square feet and shall have appurtenant thereto a common interest of .932168%;

Apartment 501 contains a swimming pool, a reception area, a women's spa with an entry area, massage room, sauna, locker room with toilet, dressing and shower areas, jacuzzi, exercise area and planter, and a men's spa with an entry area, four (4) massage rooms, locker room with toilet, dressing and shower areas, sauna, jacuzzi, exercise area, towel storage area on the fifth floor, recreation decks on the roof of the building and a laundry room on the fourth floor of the Tower, and contains a total area of approximately 7,904 square feet, and shall have appurtenant thereto a common interest of 2.813947%;

Apartment 502 contains six (6) rooms, a toilet, an office, a waiting room and a hallway and contains a total area of approximately 960 square feet, and shall have appurtenant thereto a common interest of .41443%;

Apartments 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2001, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301 and 3401 each contain an office, a reception area, a coffee counter, a bathroom with shower and a total area of approximately 400 square feet, and shall have appurtenant thereto a common interest of .21434%;

Apartments 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1702, 1802, 1902, 2002, 2102, 2202, 2302, 2402, 2502, 2602, 2702, 2802, 2902, 3002, 3102, 3202, 3302 and 3402 each contain an office, a reception area, a coffee counter, a bathroom with jacuzzi and a total area of approximately 506 square feet, and shall have appurtenant thereto a common interest of .27115%;

Apartments 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803, 1903, 2003, 2103, 2203, 2303, 2403, 2503, 2603, 2703, 2803, 2903, 3003, 3103, 3203, 3303 and 3403 each contain two (2) offices, a reception area, a coffee counter, a bathroom with shower and a total area of approximately 410 square feet, and shall have appurtenant thereto a common interest of .2197%;

Apartments 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2004, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304 and 3404 each contain (2) two

offices, a reception area, a coffee counter, a bathroom with jacuzzi and a total area of approximately 395 square feet, and shall have appurtenant thereto a common interest of .21167%;

Apartments 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805, 1905, 2005, 2105, 2205, 2305, 2405, 2505, 2605, 2705, 2805, 2905, 3005, 3105, 3205, 3305 and 3405 each contain an office, a reception area, a coffee counter, a bathroom with jacuzzi and a total area of approximately 500 square feet, and shall have appurtenant thereto a common interest of .26793%;

Apartments 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806, 1906, 2006, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206, 3306 and 3406 each contain an office, a reception area, a coffee counter, a bathroom with shower and a total area of approximately 436 square feet, and shall have appurtenant thereto a common interest of .23364%;

Apartments 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807, 1907, 2007, 2107, 2207, 2307, 2407, 2507, 2607, 2707, 2807, 2907, 3007, 3107, 3207, 3307, 3407 and 3507 each contain an office, a reception area, a coffee counter, a bathroom with shower and a total area of approximately 436 square feet, and shall have appurtenant thereto a common interest of .23364%;

Apartments 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808, 1908, 2008, 2108, 2208, 2308, 2408, 2508, 2608, 2708, 2808, 2908, 3008, 3108, 3208, 3308, 3408 and 3508 each contain an office, a reception area, a coffee counter and a bathroom with jacuzzi and a total area of approximately 500 square feet, and shall have appurtenant thereto a common interest of .26793%;

Apartments 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809, 1909, 2009, 2109, 2209, 2309, 2409, 2509, 2609, 2709, 2809, 2909, 3009, 3109, 3209, 3309, 3409 and 3509 each contain two (2) offices, a reception area, a coffee counter and a bathroom with jacuzzi and a total area of approximately 395 square feet, and shall have appurtenant thereto a common interest of .21167%;

Apartments 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810, 1910, 2010, 2110, 2210, 2310, 2410, 2510, 2610, 2710, 2810, 2910, 3010, 3110, 3210, 3310, 3410 and 3510 each contain two (2) offices, a reception area, a coffee counter and a bathroom with shower and a total area of approximately 410 square feet, and shall have appurtenant thereto a common interest of .2197%;

Apartments 611, 711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811, 1911, 2011, 2111, 2211, 2311, 2411, 2511, 2611, 2711, 2811, 2911, 3011, 3111, 3211, 3311, 3411 and 3511 each contain an office, a reception area, a coffee counter and a bathroom with jacuzzi and a total area of approximately 506 square feet, and shall have appurtenant thereto a common interest of .27115%;

Apartments 712, 812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812, 1912, 2012, 2112, 2212, 2312, 2412, 2512, 2612, 2712, 2812, 2912, 3012, 3112, 3212, 3312, 3412 and 3512 each contain an office, a reception area, a coffee counter and a bathroom with shower and a total area of approximately 400 square feet (Apartment 612, a common element is also built according to this floor plan), and shall have appurtenant thereto a common interest of .21434%;

Apartment 3500 contains a master bedroom, a living room, a dining room, a kitchen, a guest room, a housekeeping room, a hall, four (4) bathrooms and contains a total area of approximately 2,738 square feet, and shall have appurtenant thereto a common interest of 1.26722%;

Apartment 3607 contains an office, a reception area, a coffee counter, a bathroom with shower and a total area of approximately 436 square feet, and shall have appurtenant thereto a common interest of .29064%;

Apartment 3608 contains an office, a reception area, a coffee counter and a bathroom with jacuzzi and a total area of approximately 500 square feet, and shall have appurtenant thereto a common interest of .334930%;

Apartment 3609 contains two offices, a reception area, a coffee counter and a bathroom with jacuzzi and a total area of approximately 395 square feet, and shall have appurtenant thereto a common interest of .264600%;

Apartment 3610 contains two offices, a reception area, a coffee counter and a bathroom with shower and a total area of approximately 410 square feet, and shall have appurtenant thereto a common interest of .274640%;

Apartment 3611 contains an office, a reception area, a coffee counter and a bathroom with jacuzzi and a total area of approximately 306 square feet, and shall have appurtenant thereto a common interest of .338954%;

Apartment 3612 contains an office, a reception area, a coffee counter and a bathroom with shower and a total area of approximately 400 square feet and shall have appurtenant thereto a common interest of .267940%;

Apartment PH1 contains four offices, a reception area, a coffee counter, two (2) bathrooms (one with

shower and one with jacuzzi) and contains a total area of approximately 1,126 square feet, and shall have appurtenant thereto a common interest of .753294%;

Apartment PH2 contains a kitchen, a cashier's area, dining room, office, men's toilet and women's toilet on the thirty-sixth floor, and a lounge area on the roof of the building and contains a total area of approximately 2,372 square feet, and shall have appurtenant thereto a common interest of 1.368943%.

3. The respective apartments shall not be deemed to include the undecorated or unfinished surfaces of the perimeter or party walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility or service lines running through such apartment which are utilized for or serve more than one apartment. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls, doors and door frames, windows and window frames, the lanai air space (if any), the inner decorated or finished surfaces of all walls, floors and ceilings and all fixtures originally installed therein.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report, as updated August 14, 1981, discloses that the following are encumbrances against title to the property:

1. For taxes that may be due and owing and a lien on the land, reference is hereby made to the Office of the Tax Assessor of the First Division, City and County of Honolulu.

2. Easement B (10 feet wide) for sewer and water purposes over and across Lot 3-A-2, as shown on Map 6, as set forth by Land Court Order No. 52405.

3. The terms and provisions of that certain Master Lease dated January 23, 1979 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1009209, made by and between Roman Catholic Church in the State of Hawaii, a Hawaii ecclesiastical corporation, as Lessor, and Century Center, Ltd., a Hawaii corporation, as Lessee.

4. Condominium Map No. 431, filed as aforesaid on August 21, 1980.

5. The covenants, agreements, obligations, conditions and other provisions set forth in that DECLARATION OF HORIZONTAL PROPERTY REGIME OF CENTURY SQUARE dated January 31, 1980 filed as aforesaid as Document No. 1027690 and the By-Laws attached thereto.

6. That certain mortgage dated September 26, 1980, made by CENTURY CENTER, LTD., a Hawaii corporation,

as Mortgagor, to HONOLULU FEDERAL SAVINGS AND LOAN ASSOCIATION, a federal savings and loan association, as Mortgagee, recorded as aforesaid as Document No. 1035588.

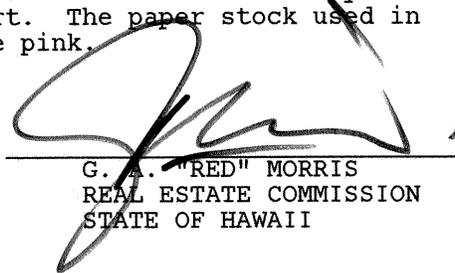
7. That certain Financing Statement dated September 26, 1980, made by CENTURY CENTER, LTD. in favor of HONOLULU FEDERAL SAVINGS AND LOAN ASSOCIATION, recorded in the Bureau of Conveyances of the State of Hawaii in Book 15045, Page 783.

8. Undated Financing Statement covering certain fixtures located on the real property, given as security by THOMAS FUJIKAWA PAINTING CO., INC. in favor of CENTURY CENTER, LTD., recorded in said Bureau of Conveyances in Book 15579, Page 535.

9. Undated Financing Statement covering certain fixtures located on the real property, given as security by GRANGER PACIFIC, INC. in favor of CENTURY CENTER, LTD., recorded in said Bureau of Conveyances in Book 15579, Page 537.

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 November 22, 1978, and additional information subsequently filed as of September 21, 1981.

This is a SUPPLEMENTAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 1060 filed with the Commission on November 22, 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 pink.



G. A. "RED" MORRIS
REAL ESTATE COMMISSION
STATE OF HAWAII

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

REGISTRATION NO. 1060

September 28, 1981