

**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  
CENTURY WEST  
3161 Ala Ilima Street  
Honolulu, Hawaii

REGISTRATION NO. 498

**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: January 19, 1973  
Expires: February 19, 1974

SPECIAL ATTENTION

A comprehensive reading of the 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 21, 1972, AND INFORMATION SUBSEQUENTLY FILED AS OF JANUARY 12, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO, CHAPTER 514, HAWAII REVISED STATUTES.

1. CENTURY WEST is a proposed leasehold condominium project consisting of a twenty-two floor building, with basement, containing three hundred fifty-one (351) condominium apartment units, and a separate seven-level parking building. Three hundred fifty-one condominium apartment units are being offered for sale, each with at least one parking stall.

2. The documentation submitted by the Developer reflects that the purchasers will acquire a leasehold interest in the apartment unit purchased for a term expiring sixty-five years from July 1, 1973.

Sixty-five years from July 1, 1973 will be June 30, 2038.

The Developer is held responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers.

Securing a signed copy of the receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer has complied with Section 514-15, Hawaii Revised Statutes, and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.
4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
5. The basic documents (Declaration of Horizontal Property Regime of Century West, By-Laws of the Association of Apartment Owners of Century West and a copy of the floor plans) have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

The Declaration of Horizontal Property Regime of Century West, with By-Laws of the Association of Apartment Owners of Century West, dated November 13, 1972 were filed in said Office as Document No. 607172 and noted on Transfer Certificate of Title No. 135,353. The First Amendment to the Declaration of Horizontal Property Regime of Century West, dated January 3, 1973, was filed in said Office as Document No. 613505.

The Assistant Registrar has designated Condominium Map No. 149 to the project floor plans.

6. No advertising and promotional matter has been submitted to the Commission.
7. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the condominium Rules and Regulations which relate to Horizontal Property Regimes.

8. This Final Public Report automatically expires thirteen (13) months after date of issuance, January 19, 1973, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

NAME OF PROJECT: CENTURY WEST

LOCATION: The 3.92 acres of leasehold land committed to the Horizontal Property Regime consists of Lot 2973, as shown on Map 387, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1074, said lot being situate at 3161 Ala Ilima Street in the City and County of Honolulu, State of Hawaii.

TAX KEY: FIRST DIVISION 1-1-60-11.

ZONING: A-3 (Apartment)

DEVELOPER: BLACKFIELD HAWAII CORPORATION, a Hawaii corporation, having its principal place of business and post office address at 320 Ward Avenue, Honolulu, Hawaii, is the Developer (telephone 538-3841) and has the following officers and directors:

William Blackfield	Chairman of the Board, Treasurer and Director
Clarence R. Short	President, Secretary and Director
Robert M. Dunlap	Vice President and Controller
Glen Fredholm	Vice President, Design
James R. Knapp	Vice President and Director
David L. Rovens	Vice President, Construction
Stephen F. Santangelo	Vice President, Marketing
Hisashi Tanaka	Vice President, Engineering, and Assistant Secretary
William R. Bigelow	Assistant Secretary and Assistant Treasurer
Fumio Hidano	Assistant Controller
Allan C. Beall	Director
Don R. Cowell	Director
Paul A. Miller	Director
Joseph R. Rensch	Director
William R. Thomas	Director

ATTORNEY REPRESENTING DEVELOPER: Ashford & Wriston (Attention: Galen C. K. Leong), 235 Queen Street, Honolulu, Hawaii. Telephone 531-3761.

DESCRIPTION: The Declaration of Horizontal Property Regime ~~reflects~~ that the project shall consist of three hundred fifty-one (351) freehold estates, separately designated and legally described in the spaces or areas contained within the perimeter walls, floors and ceiling of each of the three hundred fifty-one (351) apartments in the project contained in the twenty-two floor building as described in the Declaration and shown on the floor plans and further described as follows:

- A. Apartments. Three hundred fifty-one (351) estates are hereby designated as apartments in the spaces within the perimeter walls, floors and ceilings of each of the three hundred fifty-one apartments of the project contained in the twenty-two story apartment building as described herein and shown on said Condominium Map. Each apartment is numbered and located as shown on said Condominium Map and contains the number of rooms and approximate gross floor area according to the plan designated for each apartment. The last two digits in an apartment number indicate the position of the apartment on the floor. The first digit in an apartment number containing three digits, or the first two digits in an apartment number containing four digits, indicates the floor on which the apartment is located. Beginning with the ground floor, the floors are numbered, in ascending order with the numbers 1 through 12, and 14 through 23.
- B. Said plans are designated A, B and C and are further described as follows:
  - (1) A Plan A apartment contains 7 rooms (2 bedrooms, 2 baths, a living-dining room, kitchen and storage room and a lanai) with an approximate gross floor area, including the lanai, of 865 square feet. Certain Plan A apartments are either the opposite hand or mirror image of the typical Plan A apartment shown on the plans, but all such apartments are referred to as Plan A apartments.
  - (2) A Plan B apartment contains 7 rooms (2 bedrooms, 2 baths, a living-dining room, kitchen and storage room and a lanai) with an approximate gross floor area, including the lanai, of 870 square feet. Certain Plan B apartments are either the opposite hand or mirror image of the typical Plan A apartment shown on the plans, but all such apartments are referred to as Plan B apartments.

(3) A Plan C apartment contains 5 rooms (one bedroom, one bath, a living-dining room, kitchen and storage room and a lanai) with an approximate gross floor area, including the lanai, of 640 square feet. There are two apartments of this plan: Apartment Nos. 101 and 116.

- C. Each apartment has immediate access to the walkways, sidewalks, parking areas, driveways and roads connecting it to the entrances to the project and the public streets.
- D. Each apartment shall not be deemed to include the undecorated or unfinished surfaces of the perimeter walls, floors and ceilings surrounding the apartment or of interior load-bearing walls nor shall said apartment be deemed to include the pipes, wires, conduits or other public utility lines running through the apartment which are utilized for or serve more than one apartment. The apartment shall be deemed to include all of the areas or spaces enclosed by the walls, floors and ceilings surrounding the apartment, the lanai, all the walls and partitions which are not load-bearing within the perimeter walls of the apartment, the inner decorated or finished surfaces of all walls, floors and ceilings of the apartment, all doors, window frames, windows and glass walls, and all fixtures and appliances originally installed therein, including electric range, oven and range hood, garbage disposal, dishwasher, room air conditioners and all plumbing and lighting fixtures and carpeting furnished by the Developer in the bedrooms, living-dining rooms, and halls.

COMMON ELEMENTS: The Declaration reflects that the remaining portions of the project are designated as and called the "common elements", including specifically but not limited to: the land in fee simple; foundations, columns, girders, beams, supports, load-bearing walls not exclusively serving a particular apartment, roofs, halls, corridors, lobbies, stairs, stairways and fire escapes, and entrances and exits of the apartment building and the parking building, yards and grounds, recreational facilities, fences, walkways, parking building, parking areas, driveways and pavement; the unit designated as No. 108 on said plans, which shall be reserved for use by the Resident Manager of the project, said unit being the same as a Plan B apartment as described above; central facilities and appurtenant installations for utility and other common services such as power, light, gas and water, including the hotwater circulating system; elevators, tanks, pumps, motors, fan, compressors, ducts and, in general, all other apparatus and installations existing for common use.

LIMITED COMMON ELEMENTS: The Declaration reflects that portions

of the common elements are set aside and allocated as "limited common elements" for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto exclusive easements for the use of such limited common elements as follows:

1. Each apartment shall have appurtenant to it and for the exclusive use of such apartment one or more parking stalls as set forth in the apartment lease covering such apartment.

INTEREST TO BE CONVEYED TO PURCHASER: Except for Apartment Nos. 101 and 116, each apartment shall have appurtenant thereto an undivided .2854 percentage interest (an undivided .1977 percentage interest for Apartment Nos. 101 and 116) in all common elements of the project, hereinafter called the "common interest", and the same proportionate interest in all common profits and expenses and for all other purposes, including voting.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The apartments shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purposes. The apartments shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the apartment are provided customary hotel services such as room service for food and beverage, maid service, laundry and linen or bellboy service. Except for the above expressed restrictions, the owners of the respective apartments shall have the absolute right to lease such apartments subject to all provisions of this Declaration.

OWNERSHIP TO TITLE: The Developer represents that it is the owner of the fee at the present time. The Lien Letter Report dated October 17, 1972, and an up-dated Preliminary Report dated January 12, 1973, furnished by Title Guaranty of Hawaii Incorporated confirms that ownership to title is vested in Blackfield Hawaii Corporation.

ENCUMBRANCES AGAINST TITLE: The Lien Letter Report and Preliminary Report issued by Title Guaranty of Hawaii Incorporated certifies that title to the land is subject to the following encumbrances, all of which are noted on Transfer Certificate of Title No. 135,353:

1. Restricted access rights as shown on Maps 309, 317, 371, 387 and 388, as set forth by Land Court Order No. 24630, filed September 3, 1965.

2. "Excepting and reserving therefrom unto the Trustees under the Will and of the Estate of Samuel M. Damon, Deceased, all artesian and other underground water and rights thereto appurtenant to said premises."; as excepted and reserved in Deed dated October 7, 1965, filed as Document No. 372554.

3. Easements 636 for underground electrical cable purposes, 638 and 639 for transformer vault purposes, and 665 for storm drain purposes, as shown on Map 371, as set forth by Land Court Order No. 26708, filed January 26, 1967.

4. As to Easement 665 only:

"Excepting and reserving unto the said Grantors and their assigns, or their respective heirs, executors, and administrators, the right in the nature of an easement to construct and install an open drainage ditch over and across said Easement 665 and the free flowage of waters over and across said Easement 665 as an appurtenance to other lands within which said Easement 665 may be situated, and Grantors may grant unto the owners of such other lands the easement rights excepted and reserved hereby without joinder of Grantee thereto."; as excepted and reserved in Deed dated September 8, 1970, filed as Document No. 511833.

5. As to Easements 638 and 639 only:

A grant in favor of Hawaiian Electric Company, Inc., dated February 27, 1967, filed as Document No. 411485; granting easement for utility purposes over and across said easements within Lot 2973.

6. Easement 678 for water, sanitary sewer and underground electrical cable purposes, as shown on Map 387, as set forth by Land Court Order No. 27738, filed November 17, 1967, as amended by Land Court Order No. 34382, filed January 3, 1972, amending Map 387 to delete portion of Easement 678.

7. As to Easement 678 only:

(a) A grant in favor of the City and County of Honolulu, dated March 8, 1968, filed as Document No. 461973; granting easement for water pipeline purposes over and across said Easement 678 over said lot.

(b) A grant in favor of the City and County of Honolulu, dated March 8, 1968, filed as Document No. 471831; granting easement for sewer purposes over and across said Easement 678 over said lot.

8. Easements 682 for transformer vault purposes, and 683 for underground electric cable purposes, as shown on Map 388, as set forth by Land Court Order No. 27739, filed November 17, 1967.

9. As to Easements 678, 682 and 683 only:

"Excepting and reserving further, however, unto said Grantors and their assigns, or their respective heirs, executors, and administrators, the right and authority to grant to Hawaiian

Electric Company, Inc., and Hawaiian Telephone Company within said Easements 682, 683, and 678 such easement or easements over, under, and across said easements designated hereinbefore for the purposes of building, constructing, rebuilding, reconstructing, repairing, maintaining, and operating pole and wire lines and/or underground cable and power lines and the use thereof and for guy, anchors, and transformer vaults and for such other purposes as may be necessary or required, and such grant to Hawaiian Electric Company, Inc., and Hawaiian Telephone Company may be without notice to Grantee herein, and by the acceptance of this instrument the Grantee hereby covenants and agrees for itself, and its successors and assigns, that it, and all of them, will, if, as, and when requested by Grantors or their assigns, join in such grant of said easements."; as excepted and reserved in said Deed filed as Document No. 511833.

10. Restrictive covenants set forth in Declaration of Covenants dated October 16, 1967, filed as Document No. 429467, and amended by instrument dated November 28, 1967, filed as Document No. 432374 and further amended by instrument dated November 30, 1967, filed as Document No. 432899, and covenants and restrictions relating to Easement 665 contained in said Document No. 429467, as amended.

11. Covenants, conditions and restrictions set forth in Deed dated September 8, 1970, filed as Document No. 511833.

12. Mortgage dated February 16, 1972, by and between Blackfield Hawaii Corporation as Mortgagor and Bank of Hawaii as Mortgagee, filed as Document No. 570121.

13. Declaration of Horizontal Property Regime dated November 13, 1972, filed as Document No. 607172 and the By-Laws attached thereto. (Condominium Map No. 149) Said Declaration was amended by instrument dated January 3, 1973, filed as Document No. 613505.

14. Real Property Taxes:  
First Installment - Paid  
Second Installment - Delinquent after May 20, 1973 if not paid.

15. "RESERVING unto Owner the right to grant within said common elements to any public utility or government authority easements and rights-of-ways over, across and under said common elements for lines and other transmission facilities and appurtenances for electricity, gas, telephone, water, sewer, drainage and other public services and utilities, and the right to enter for such purposes and to repair such facilities and to trim any trees in the way of any such lines." as set forth in said Declaration of Horizontal Property Regime.



PURCHASE MONEY HANDLING: A copy of the Escrow Agreement dated November 10, 1972, by and between Title Guaranty Escrow Services, Inc., a Hawaii corporation, as Escrow, and Blackfield Hawaii Corporation, as Seller, has been submitted to the Commission as part of this registration. On examination the Escrow Agreement and Sales Contract are found to be in compliance with Chapter 514, Hawaii Revised Statutes. The provisions of the Sales Contract should be carefully read by the purchasers. The specimen document filed as a part of the registration recites the conditions under which the purchaser acknowledges receipt of the Public Report.

It is incumbent upon the purchaser that he read with care the Sales Contract and Escrow Agreement. The Escrow Agreement establishes how the proceeds and the sale of the apartments and all sums of any source are placed in trust as well as the retention, disbursement and refund of said trust fund.


MANAGEMENT AND OPERATION: The Declaration of Horizontal Property Regime provides that the operation of the project shall be conducted for the Association of Apartment Owners by a responsible corporate Managing Agent pursuant to the Management Agreement submitted to the Commission. The initial Managing Agent shall be First Hawaiian Bank, 161 South King Street, Honolulu, Hawaii.

STATUS OF THE PROJECT: The Developer reports that construction of the project has commenced and that completion is scheduled for June, 1973.

-----  
The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted November 21, 1972 and information subsequently filed as of January 12, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 498 filed with the Commission on November 21, 1972.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock must be white in color.

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

Distribution:  
Department of Taxation  
Bureau of Conveyances  
Planning Department, City & County of Honolulu  
Escrow Agent

Registration No. 498  
January 19, 1973