

# 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

CENTURY CENTER  
1750 Kalakaua Avenue  
Waikiki, Oahu, Hawaii

REGISTRATION NO. 803

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

October 22, 1975, November 17,  
It was prepared as a supplement to an earlier Reports dated 1976 and December 20, 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: April 28, 1978  
Expires: December 17, 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 TO SELL SUBMITTED AUGUST 18, 1975 AND INFORMATION SUBSEQUENTLY FILED AS OF APRIL 25, 1978. 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 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of October 22, 1975, Final Public Report of November 17, 1976 and Supplementary Public Report of December 20, 1976 on CENTURY CENTER, Registration No. 803, the Developer reports that changes have been made in the plan or setup as presented in the August 18, 1975 Notice of Intention to Sell.

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

2. The Developer of the project has submitted to the Commission for examination a Second Amendment to the Declaration of Horizontal Property Regime for the project, which Amendment has been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 868511.

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. The Developer has requested and the Commission has approved a six (6) month extension of the Final and first Supplementary Public Reports to expire December 17, 1978 unless the Commission, upon review of the registration, issues an order extending the period of the reports.

Except for the information in the topical headings DESCRIPTION, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASERS, PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE, ENCUMBRANCES AGAINST TITLE, STATUS OF PROJECT, and the addition of TELEVISION ANTENNA LEASE & CABLE TELEVISION AGREEMENT, all other topical headings have not been disturbed.

DESCRIPTION: The Declaration of Horizontal Property Regime, as amended, and plans submitted by the Developer indicate a leasehold condominium project consisting of a forty-one (41) story concrete building. There will be two hundred ninety-five (295) freehold estates designated in the spaces within the perimeter walls of each of the two hundred ninety-five (295) apartment units contained in the building, which spaces together with appurtenant lanais, if any, are referred to herein as "apartments", and are designated on said plans and described as follows:

1. Apartments. The Declaration states that two hundred ninety-five (295) freehold estates are thereby designated in the spaces within the perimeter walls, floors and ceilings of each of the apartment units of the project (excluding apartments 212, 213 and 401 set aside as common elements, as hereinafter described) contained in one (1) forty-one (41) story building, without a basement, with lanais, if any, (herein called "apartments") are designated on said plans and are located in the building and on the floor indicated and contain the number of rooms as follows:

Apartments 101, 102, 103, 104, 109, 110, 111, 112, 113, 114, 115 and 116 are located on the first floor; apartments 105, 106, 107 and 108 are located on the first and second floors; apartments 201, 202, 203, 204A, 204B, 204C, 205, 206, 207, 208, 209, 210 and 211 are located on the second floor; apartments 212 and 213 (both herein designated common elements) are also located on the second floor; apartments 401 (herein designated a common element), 402, 403, 404 and 405 are located on the fourth floor; apartments 501, 504, 505, 506, 507, 508, 509 and 512 are located on the fifth floor; apartments 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611 and 612 are located on the sixth floor; apartments 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711 and 712 are located on the seventh floor; apartments 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811 and 812 are located on the eighth floor; apartments 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911 and 912 are located on the ninth floor; apartments 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011 and 1012 are located on the tenth floor; apartments 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111 and 1112 are located on the eleventh floor; apartments 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211 and 1212 are located on the twelfth floor; apartments 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311 and 1312 are located on the thirteenth floor; apartments 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411 and 1412 are located on the fourteenth floor; apartments 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511 and 1512 are located on the fifteenth floor; apartments 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611 and 1612 are located on the sixteenth floor; apartments 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711 and 1712 are located on the seventeenth floor; apartments 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811 and 1812 are located on the eighteenth floor; apartments 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911 and 1912 are located on the nineteenth floor; apartments 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111 and 2112 are located on the twentieth and twenty-first floors; apartments 2201, 2202, 2203 and 2204 are located on the twenty-second floor; apartments 2301, 2302, 2303 and 2304 are located on the twenty-third

floor; apartments 2401, 2402, 2403 and 2404 are located on the twenty-fourth floor; apartments 2501, 2502, 2503 and 2504 are located on the twenty-fifth floor; apartments 2601, 2602, 2603 and 2604 are located on the twenty-sixth floor; apartments 2701, 2702, 2703 and 2704 are located on the twenty-seventh floor; apartments 2801, 2802, 2803 and 2804 are located on the twenty-eighth floor; apartments 2901, 2902, 2903 and 2904 are located on the twenty-ninth floor; apartments 3001, 3002, 3003 and 3004 are located on the thirtieth floor; apartments 3101, 3102, 3103 and 3104 are located on the thirty-first floor; apartments 3201, 3202, 3203 and 3204 are located on the thirty-second floor; apartments 3301, 3302, 3303 and 3304 are located on the thirty-third floor; apartments 3401, 3402, 3403 and 3404 are located on the thirty-fourth floor; apartments 3501, 3502, 3503 and 3504 are located on the thirty-fifth floor; apartments 3601, 3602, 3603 and 3604 are located on the thirty-sixth floor; apartments 3701, 3702, 3703 and 3704 are located on the thirty-seventh floor; apartments 3801, 3802, 3803 and 3804 are located on the thirty-eighth floor; apartments 3901, 3902, 3903 and 3904 are located on the thirty-ninth floor; apartment 4000 is located on the fortieth floor; apartment 4100 (penthouse) is located on the forty-first floor.

FIRST FLOOR: Apartment 101, a "Specialty Shop", contains a coffee counter, bathroom, office space, and a total area of approximately 735 square feet.

Apartment 102 contains an office, a coffee counter and a bathroom and a total area of approximately 360 square feet.

Apartment 103 contains two offices, coffee counter and one bathroom and a total area of approximately 390 square feet.

Apartment 104 contains an office, a coffee counter and one bathroom and a total area of approximately 300 square feet.

Apartment 105, a "Specialty Shop", is a split level unit and contains a general office space, a vault and two bathrooms on the first floor and three (3) offices, a mezzanine and a lanai on the second floor, and contains a total area of approximately 4,309 square feet.

Apartment 106, a "Specialty Shop", is a split level unit and contains a general office area, one executive office, a conference room-office, secretarial area, two (2) bathrooms, coffee counter and a stairway on the lower level, and a general office area on the upper (mezzanine) level, and contains a total area of approximately 1,970 square feet.

Apartment 107, a "Specialty Shop", is a split-level unit and contains a general office area, one executive office, a conference room-office, secretarial area, two (2) bathrooms, a coffee counter and a stairway on the lower level and a

general office area on the upper (mezzanine) level, and contains a total area of approximately 1,970 square feet.

Apartment 108 contains a general office area, planter area, a coffee counter, a vault, an executive office, two bathrooms and a stairway on the lower level and general office space on the upper (mezzanine) level, and contains a total area of approximately 2,160 square feet.

Apartment 109 contains an unenclosed executive office area, coffee counter, two bathrooms, a reception area, an executive secretarial area, and contains a total area of approximately 700 square feet.

Apartment 110, a "Specialty Shop", contains an executive office, executive secretarial area, reception area, two bathrooms, coffee counter and a total area of approximately 700 square feet.

Apartment 111, a "Specialty Shop", contains an executive office, coffee counter, secretarial area, display-reception area or general office space and a bathroom, and contains a total area of approximately 825 square feet.

Apartment 112, the "Gourmet Shop", contains a store area, coffee counter and one bathroom, and contains a total area of approximately 1,325 square feet.

Apartment 113, a "Specialty Shop", contains general office space, coffee counter, an office-conference room, an executive office and one bathroom, and contains a total area of approximately 930 square feet.

Apartment 114, the "Gift and/or Florist Shop", contains a store area, coffee counter and a bathroom, and a total area of approximately 565 square feet.

Apartment 115, a "Specialty Shop", contains an executive office, coffee counter, a conference room-office, a display-reception area, secretarial area, two (2) bathrooms, and a total area of approximately 1,165 square feet.

Apartment 116 contains an executive office, coffee counter, a conference room-office, a display-reception area, secretarial area and two (2) bathrooms, and a total area of approximately 1,165 square feet.

SECOND FLOOR: Apartment 201 contains an office space, coffee counter and one (1) bathroom and a total area of approximately 735 square feet.

Apartment 202 contains two (2) offices, secretarial area, coffee counter and a bathroom, and a total area of approximately 830 square feet.

Apartment 203 contains a general office, executive office, two (2) offices, coffee counter, two (2) bathrooms and a foyer, and a total area of approximately 1,233 square feet.

FIFTH FLOOR: Apartment 501 contains a foyer, kitchen, an office, living-dining area, bedroom and two bathrooms and an area of approximately 973 square feet; apartments 504 and 509 each contains an office area, coffee counter and bathroom and a total area of approximately 330 square feet; apartments 505 and 508 each contains two office spaces, coffee counter and bathroom and a total area of approximately 390 square feet; apartments 506 and 507 each contains an office, coffee counter and bathroom and a total area of approximately 300 square feet; and apartment 512 contains a foyer, a living-dining area, kitchen, one bedroom, two bathrooms and an office and a total area of approximately 926 square feet.

SIXTH TO NINETEENTH FLOORS: Apartments 601, 701, 801, 901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801 and 1901 each contains a living-sleeping area, coffee counter and a bathroom and a total area of approximately 300 square feet; apartments 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602, 1802 and 1902 each contains a living room, kitchen, one bedroom and a bathroom and a total area of approximately 390 square feet; apartment 1702 contains a living area, coffee counter, bathroom and a partially enclosed bedroom, and a total area of approximately 390 square feet; Apartments 603, 703, 803, 903, 1003, 1103, 1203, 1303, 1403, 1503, 1603, 1703, 1803 and 1903 each contains an office, coffee counter and a bathroom and a total area of approximately 330 square feet; apartments 604, 704, 804, 904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804 and 1904 each contains an office, coffee counter and bathroom and a total area of approximately 330 square feet; apartments 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605, 1705, 1805 and 1905 each contains two offices, bathroom and coffee counter and a total area of approximately 390 square feet; apartments 606, 706, 806, 906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 1706, 1806 and 1906 each contains an office, coffee counter and bathroom and a total area of approximately 300 square feet; apartment 607, 707, 807, 907, 1007, 1107, 1207, 1307, 1407, 1507, 1607, 1707, 1807 and 1907 each contains an office, coffee counter and bathroom and a total area of approximately 300 square feet; apartments 608, 708, 808, 908, 1008, 1108, 1208, 1308, 1408, 1508, 1608, 1708, 1808 and 1908 each contains two offices, coffee counter and bathroom and a total area of approximately 390 square feet; apartments 609, 709, 809, 909, 1009, 1109, 1209, 1309, 1409, 1509, 1609, 1709, 1809 and 1909 each contains an office, bathroom and coffee counter and a total area of approximately 330 square feet; apartments 610, 710, 810, 910, 1010, 1110, 1210, 1310, 1410, 1510, 1610, 1710, 1810 and 1910 each contains an office, coffee counter and bathroom and a total area of approximately 330 square feet; apartments 611, 711, 811, 911, 1011, 1111, 1211, 1311, 1411, 1511, 1611, 1711, 1811 and 1911 each contains a living room, bedroom, kitchen and bathroom and a total area of approximately 390 square feet; apartments 612, 712, 812, 912, 1012, 1112, 1212, 1312, 1412, 1512, 1612, 1712, 1812 and 1912 each contains a living-sleeping area, coffee counter and a bathroom and a total area of approximately 300 square feet.

TWENTIETH AND TWENTY-FIRST FLOORS: Apartment 2101 contains a bedroom, dressing room, coffee counter and bathroom on the twentieth floor and a living area, kitchen and bathroom on the twenty-first floor and a total area of approximately 582 square feet; apartment 2102 contains one bedroom, a closet and a bathroom on the twentieth floor and a living area, kitchen and dining area on the twenty-first floor and a total area of approximately 823 square feet; apartment 2103 contains a family room, hall, kitchenette and bathroom on the twentieth floor and an office, maisonette living area, bar and bathroom on the twenty-first floor and a total area of approximately 705 square feet; apartment 2104 contains a family room, a kitchenette, hall and bathroom on the twentieth floor and an office, bathroom, maisonette living area and a bar on the twenty-first floor and a total area of approximately 705 square feet; apartment 2105 contains one bedroom, one office, a hallway and a bathroom on the twentieth floor and an office, kitchenette, and maisonette living area on the twenty-first floor and a total area of approximately 823 square feet; apartment 2106 contains an office, family room, bathroom and bar on the twentieth floor and a maisonette living area, kitchenette and a bathroom on the twenty-first floor and a total area of approximately 582 square feet; apartment 2107 contains an office, family room, bathroom and bar on the twentieth floor and a maisonette living area, bathroom and kitchenette on the twenty-first floor and a total area of approximately 582 square feet; apartment 2108 contains an office, one bedroom, a hallway and bathroom on the twentieth floor and an office, maisonette, bathroom, living area and kitchenette on the twenty-first floor; apartment 2109 contains a family room, kitchenette, hall and a bathroom on the twentieth floor and an office, maisonette living area, bar and bathroom on the twenty-first floor; and a total area of approximately 705 square feet; apartment 2110 contains family room, bathroom, hall and kitchenette on the twentieth floor and an office, bathroom, maisonette living area, and bar on the twenty-first floor and a total area of approximately 705 square feet; apartment 2112 contains a bedroom, dressing room, coffee counter and a bathroom on the twentieth floor and a living area, kitchen and bathroom on the twenty-first floor and a total area of approximately 582 square feet; apartment 2111 contains one bedroom and a bathroom on the twentieth floor and a living room, kitchen and dining area on the twenty-first floor, and a total area of approximately 823 square feet. Each of said apartments on the twentieth and twenty-first floors also contains a stairway connecting said floors.

TWENTY-SECOND FLOOR: Apartment 2201 contains a living room, dining area, kitchen, office, foyer, master bedroom and two bathrooms and contains a total area of approximately 1,065 square feet; apartment 2202 contains a living room, dining area, kitchen, two bathrooms, an office, foyer and master bedroom and a total area of approximately 1,107 square feet; apartment 2203 contains a living room, dining area, kitchen, two bathrooms, an office, foyer and master

bedroom and a total area of approximately 1,107 square feet; apartment 2204 contains a living room, dining area, kitchen, office, foyer, master bedroom and two bathrooms and contains a total area of approximately 1,065 square feet.

TWENTY-THIRD TO THIRTY-NINTH FLOORS: Apartments 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801 and 3901 each contains a living room, dining area, kitchen, office, foyer, master bedroom, and two bathrooms and each contains a total area of approximately 1,065 square feet; apartments 2402, 2502, 2602, 2603, 2702, 2802, 2902, 3002, 3102, 3202, 3402, 3502, 3602, 3603, 3702, 3802 and 3902 each contains a living room, one bedroom, dining area, a dressing room, kitchen, two bathrooms and a foyer and each contains a total area of approximately 1,205 square feet; apartments 2302, 2303, 2403, 2503, 2703, 2803, 2903, 3003, 3103, 3203, 3302, 3303, 3403, 3503, 3703, 3803, and 3903 each contains a living room, two bathrooms, two bedrooms, dressing room, foyer, kitchen and dining area and a total area of approximately 1,205 square feet; apartments 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3304, 3404, 3504, 3604, 3704, 3804 and 3904 each contains a living room, dining area, kitchen, office, foyer, master bedroom and two bathrooms and each contains a total area of approximately 1,065 square feet.

FORTIETH FLOOR: Apartment 4000 contains a blueprint room, corner office, five (5) offices, work area, conference area, storage area, elevator lobby, reception area, four (4) bedrooms, dining area, living area, study, entry foyer, service area, bar, kitchen, two (2) coffee counters, six (6) bathrooms and a pantry and contains a total area of approximately 4,770 square feet.

PENTHOUSE FLOOR (FORTY-FIRST): Apartment 4100 contains a gallery display area, bar, an office, foyer, two entry ways, study, study alcove, three dressing rooms, four bathrooms, master bedroom, den, living room, dining area, elevator lobby, powder room, and one kitchen and storage area and contains a total area of approximately 4,770 square feet.

<u>UNIT TYPE</u>	<u>UNIT NOS.</u>
Residential Apartments -	601, 602, 611, 612
"Club Suites"	701, 702, 711, 712
	801, 802, 811, 812
	901, 902, 911, 912
	1001, 1002, 1011, 1012
	1101, 1102, 1111, 1112
	1201, 1202, 1211, 1212
	1301, 1302, 1311, 1312
	1401, 1402, 1411, 1412
	1501, 1502, 1511, 1512
	1601, 1602, 1611, 1612
	1701, 1702, 1711, 1712
	1801, 1802, 1811, 1812
	1901, 1902, 1911, 1912
Residential Apartments -	2101, 2102, 2111, 2112
"Residential Suites"	



<u>UNIT TYPE</u> (Cont'd)	<u>UNIT NOS.</u>
Office Apartments- "Club Suites"	504, 505, 506, 507, 508, 509 603, 604, 605, 606, 607, 608, 609, 610 703, 704, 705, 706, 707, 708, 709, 710 803, 804, 805, 806, 807, 808, 809, 810 903, 904, 905, 906, 907, 908, 909, 910 1003, 1004, 1005, 1006 1007, 1008, 1009, 1010 1103, 1104, 1105, 1106 1107, 1108, 1109, 1110 1203, 1204, 1205, 1206 1207, 1208, 1209, 1210 1303, 1304, 1305, 1306 1307, 1308, 1309, 1310 1403, 1404, 1405, 1406
Office Apartments - "Club Suites"	1407, 1408, 1409, 1410 1503, 1504, 1505, 1506 1507, 1508, 1509, 1510 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610 1703, 1704, 1705, 1706 1707, 1708, 1709, 1710 1803, 1804, 1805, 1806 1807, 1808, 1809, 1810 1903, 1904, 1905, 1906 1907, 1908, 1909, 1910
Office Apartments "Executive Suites"	2103, 2104, 2105, 2106 2107, 2108, 2109, 2110
Residential-Office	501, 512 2201, 2202, 2203, 2204 2301, 2304, 2401, 2404 2501, 2504, 2601, 2604 2701, 2704, 2801, 2804 2901, 2904, 3001, 3004 3101, 3104, 3201, 3204 3301, 3304, 3401, 3404 3501, 3504, 3601, 3604 3701, 3704, 3801, 3804 3901, 3904, 4000, 4100
Accessory Apartments - "Presidential Suites"	2302, 2303 2402, 2403, 2502, 2503 2602, 2603, 2702, 2703 2802, 2803, 2902, 2903 3002, 3003, 3102, 3103 3202, 3203, 3302, 3303 3402, 3403, 3502, 3503 3602, 3603, 3702, 3703 3802, 3803, 3902, 3903

<u>UNIT TYPE</u> (Cont'd)	<u>UNIT NOS.</u>
Commercial-Office	102, 103, 104, 108, 109, 116 202, 203, 204A, 204C, 205, 206 207, 208, 209, 210, 211
Specialty Shops	101 (Any retail or general office use) 105 (Any retail or general office use) 106 (Any retail or general office use) 107 (Any retail or general office use) 110 (Any retail or general office use) 111 (Any retail or general office use) 112 (Gourmet Shop) 113 (Any retail or general office use) 114 (Gift and/or Florist) 115 (Any retail or general office use) 201 (Any retail or general office use) 204B (Any retail or general office use) 402 (Laundry Lounge) 403 (Unisex Hairstyling) 404 (Pro Shop) 405 (Valet Services)

2. Each apartment of the project has immediate access to its entry or entries by passenger elevators, stairways to the elevator lobby of its designated floor, and walkways and driveways connecting the building to the street entrances and parking areas of the project. 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, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter or party walls, the inner decorated or finished surfaces of all walls, floors and ceilings, doors and door frames, windows and window frames, the lanai air space (if any), and all fixtures originally installed therein.

COMMON ELEMENTS: Only subsection (f) under this topical heading of the Final Public Report has been amended in its entirety to read as follows:

(f) The "Century Club", which shall consist of the mailroom, front desk, manager's office, intercom space, and doorman's station on the first floor of the project; Apartment 213, the secretarial service area on the mezzanine (second floor) above the lobby, the Guest Parking Stalls (35 stalls), Valet Parking stalls (40 Stalls), and Trash Bin Space and Refrigerator Space and Employee Parking Stalls (10 stalls) within the parking

areas of the project, all as described in said plans; the men's and women's restrooms, meeting room, three (3) dining areas, toilet, foyer, kitchen, storage area, lounge and service bar on the third floor; women's exercise room, women's sauna, the maintenance office (Apartment 401), Parking Stall No. 71, foyer, men's exercise room, men's massage room, women's massage room, women's shower and locker room, men's shower and dressing room, men's sauna, executive sauna, executive jacuzzi room, executive furo room, a recreation area, game room and the two-lane bowling alley on the fourth floor; the tennis court, basketball court, two paddle tennis courts, volleyball court, putting green, open game court area, jogging track, swimming pool and pool deck, wet bar, jacuzzi and plaza on the fifth floor of the building; subject, however, to the protective covenants relating to said Century Club as hereinafter set forth.

LIMITED COMMON ELEMENTS: The Declaration states that certain parts of the common elements, therein called the "limited common elements", are hereby designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows:

(a) One or more parking stalls designated on said plan shall be appurtenant to and for the exclusive use of such apartments as described and assigned in Exhibit "A" attached hereto and incorporated herein by reference.

(b) The Television Equipment Room on the roof of the building and the roof of the building, save and except the Elevator Machinery Tower, shown on said plans, but including the floor area on the roof of the Elevator Machinery Tower, shall be appurtenant to and for the exclusive use of Apartment 4100 of the project.

(c) The entryways and corridors adjacent to Apartments 101, 102, 103 and 104, on the first floor shall be appurtenant to and for the exclusive use of said apartments.

(d) The entryways and corridors adjacent to Apartments 201, 202 and 203, on the second floor shall be appurtenant to and for the exclusive use of said apartments.

(e) The refrigeration condensing equipment space located on the fifth floor of the building as shown on said plans, shall be appurtenant to and for the exclusive use of Apartment 112 of this project.

(f) Elevator service to the 41st floor of the building shall be appurtenant to and for the exclusive use of Apartment 4100 of the project.

(g) There shall be appurtenant to each of Apartments 4100 and 3604 of the project the non-exclusive right in the nature of an easement to install, replace, repair and maintain from time to time and at all times, within the stairwells and stairways of the building of the project, television and radio transmission and accessory electrical lines, together with conduits therefor, extending from the grounds of the project to said apartments, respectively; provided, however, that the exercise of such right shall not unreasonably interfere with passage through such stairwells and stairways.

INTEREST TO BE CONVEYED TO PURCHASERS: The Declaration states that each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project (therein called the "common interest"), determined on the basis of the respective areas of the apartments of the project, as set forth in said Declaration, and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting, excluding "Century Club Expenses". Each purchaser will secure an Apartment Lease demising an apartment together with said undivided percentage interest in the common elements of the project together with a Sublease (herein called the "Encroachment Sublease") demising the same undivided interest in and to property adjoining the project, which property is owned by the City and County of Honolulu and has been leased to the Developer, as described in the Commission's Final Public Report of November 17, 1976. The Second Amendment to the Declaration filed by the Developer provides that the common interests appurtenant to each of the Apartments of the project shall be shown in Exhibit "A" attached hereto.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The information in subsection 7 of the Final Public Report dated November 17, 1976 has been amended in its entirety as follows:

7. Specialty Shops. Except for Apartments 101, 105, 106, 107, 110, 111, 113, 115, 201 and 204B, the apartments designated in said Exhibit "C" as "Gift Shop and/or Florist", "Gourmet Shop", "Laundry Lounge", "Unisex Hairstyling", "Pro Shop" and "Valet" shall be occupied and used only as such, in accordance with their respective designations in a manner commonly identified with ordinary businesses bearing such designation, for example:

(a) Apartment 404 designated on said plans and said Exhibit "C" as the "Pro Shop" shall be used and occupied for the sale of sporting goods and related equipment designed for use within the facilities of the Century Club, and for the sale of camera equipment and supplies, hobby and craft items, vitamins and supplements, and health foods.

(b) Apartment 402 designated on said plans and said Exhibit "C" as the "Laundry Lounge" located on the fourth floor of the project, shall be used and occupied only to contain coin operated washing machines and dryers and vending machines for the use of residents of the project.

(c) Apartment 405 designated on said plans and said Exhibit "C" as "Valet Services" may be used and occupied for the purposes of operating an outlet for: (1) receiving and delivering apparel for laundry and dry-cleaning and temporary storage thereof; (2) provision therein of pressing, mending and alteration services; (3) providing personal or custom services and products.

(d) Apartments 101, 105, 106, 107, 110, 111, 113, 115, 201 and 204B may be used for any retail or general office purposes consistent with the Declaration.

Except as modified above, the remaining information under this topical heading remains unchanged.

OWNERSHIP OF TITLE: A Preliminary Title Report dated January 19, 1978, issued by Security Title Corporation, represents that the owners of the fee simple title to the property committed to the project are First Hawaiian Bank, a Hawaii corporation, successor by merger to Cooke Trust Company, Limited, Trustee Under the Will and of the Estate of Theodore Waipa Lewis, deceased, and Agnes Florence Sang, which property was demised to the Developer by those certain 293 Apartment Leases, all dated November 23, 1976, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii and each such Apartment Lease is subject to a Mortgage and Financing Statement dated December 29, 1976, also filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii. The document nos. by which said Apartment Leases and Mortgages have been filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii are on file in the offices of the Developer and are available to purchasers for inspection. The Developer has advised the Commission that mortgages and any other mortgage or lien shall be partially released prior to the assignment of any apartment lease to the purchasers of apartments or alternatively, qualified apartment purchasers will be able to assume the mortgage in favor of Honolulu Federal encumbering the apartment purchase which mortgage upon assumption will secure an indebtedness not to exceed 80% of the purchase price of the apartment. The Apartment Lease relating to Apartment 204 of the project has been or will be cancelled and three (3) Apartment Leases will be issued by the fee owner in substitution therefor, demising Apartments 204A, 204B and 204C, respectively, established by the Second Amendment to the Declaration heretofore mentioned. Likewise, the Mortgage and Financing Statement encumbering said Apartment 204 will be replaced by three (3) separate Mortgage and Financing Statements.

ENCUMBRANCES AGAINST TITLE: The Preliminary Title Report, dated January 19, 1978, issued by Security Title Corporation, submitted to the Commission, provides that the following are 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, conditions and other provisions set forth in that certain Declaration of Horizontal Property Regime of Century Center dated October 10, 1976, filed in the Office of the Assistant Registrar as Document No. 789247 and the By-Laws attached thereto and amendments to the Declaration filed as Document Nos. 790310 and 868411, respectively.

3. A Lease of Right of Way over Lot 35 in favor of Lots 32 and 33 as set forth by Land Court Order No. 10963 filed February 1, 1952, for a 10-foot building setback line along Kalakaua Avenue as shown on Map 11 as set forth by Land Court Order No. 18536 filed November 30, 1960 (as to Lot 37-A only).

4. That certain agreement permit encroachment dated November 10, 1976, filed as aforesaid as Document No. 789245, and that certain Lease of Encroachment Rights, dated November 10, 1976, filed as aforesaid as Document No. 789246.

5. Those certain 293 Subleases of Encroachment Rights dated November 30, 1976, filed as aforesaid.

6. Those certain Mortgages dated December 29, 1976, in favor of Honolulu Federal Savings and Loan Association, a federal savings and loan association; and the Mortgages Modification Agreement dated December 29, 1976, filed as aforesaid as Document No. 798150.

7. Undated financial statement covering certain fixtures in favor of Honolulu Federal Savings and Loan Association recorded on December 29, 1976, in the Bureau of Conveyances of the State of Hawaii in Book 11916, Page 172.

8. The terms and provisions of that certain Indenture of Lease dated October 26, 1976, and filed as aforesaid as Document No. 787731.

STATUS OF PROJECT: The Developer has entered into a contract for construction of the project with Charles Pankow and Associates. The Developer estimates that the project will be completed on or about September, 1978.

TELEVISION ANTENNA LEASE: The purchaser's attention is directed to that certain Indenture of Lease dated June 29, 1977, by and between the Developer and KHON-TV Incorporated, a copy of which is on file at the office of the Developer and available for inspection by purchasers. Said Lease

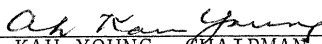
demises the Television Equipment Room located on the roof of the building of the project, containing approximately 200 square feet, and the area on the roof of the Elevator Machinery Tower and Television Equipment Room for purposes of the intallation of a television antenna which will protrude approximately 126 feet upwards. All of the premises demised by said Lease constitute a part of the limited common elements appurtenant to Apartment 4100 of the project, the ownership of which will be retained by the Developer. The term of said Lease is ten (10) years from the date thereof, subject to extensions as therein provided.

CABLE TELEVISION AGREEMENT: The Developer has entered into an agreement with Century Center Communications, Inc., a Hawaii corporation, herein referred to as the "Supplier", whereby the Supplier is to provide cable antenna services to the project and certain of its common elements for a fee. Such fee shall constitute a common expense of the project and shall be competitive with prevailing rates for similar services from time to time during the term thereof. A copy of the Agreement is on file in the office of the Developer and is available for inspection by purchasers and prospective purchasers.

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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 August 18, 1975, and additional information subsequently filed as of April 25, 1978.

This SECOND SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 803 filed with the Commission on August 18, 1975. 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.

  
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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. 803  
April 28, 1978

EXHIBIT "A"

<u>UNIT NOS.</u>	<u>FLOOR</u>	<u>- PARKING STALL NOS.</u>	<u>COMMON INTEREST</u>
101	1st	14, 15	.37829%
102	1st	13	.16984%
103	1st	12	.20072%
104	1st	11	.15440%
105	1st	16	2.26527%
	2nd	1C, 2C, 41	
106	2nd	29C, 30C, 38	1.01393%
107	2nd	27C, 28C, 37	1.01393%
108	2nd	7C, 25C, 26C, 36	1.11172%
109	2nd	35	.36028%
110	2nd	22	.36028%
111	2nd	T-1C, 31	.42461%
112	1st	43	.68196%
	2nd	15	
113	2nd	T-2C, 32	.47866%
114	2nd	34	.29079%
	4th	26C	
115	2nd	19, 20	.59961%
116	2nd	17, 18	.59961%
201	2nd	8C	.37829%
202	2nd	10	.42719%
203	1st	29, 32	.62020%
	2nd	9	
204A	2nd	3C, 4C, 40	.98458%
204B	2nd	5C	.29885%
204C	2nd	6C, 21	.86395%
205	2nd	39	.37314%
206	3rd	71	.29594%
207	3rd	72	.29594%
208	2nd	16	.45035%
209	2nd	23, 24	.63306%
210	2nd	T-3C, 33	.41175%
211	3rd	56, T-1C	.39888%
402	4th	67C	.19815%
403	4th	60, T-2C	.34998%
404	4th	69	.39116%
405	4th	70	.13639%
501	4th	80	.50079%
504	3rd	10	.16984%
505	4th	86	.20072%
506	4th	7	.15440%
507	4th	8	.15440%
508	4th	85	.20072%
509	3rd	11	.16984%
512	4th	79	.47660%
601	4th	90C	.15440%
602	3rd	12	.20072%
603	4th	9	.16984%
604	4th	10	.16984%
605	3rd	14	.20072%

C - Compact Stall



<u>UNIT NOS.</u>	<u>FLOOR</u>	<u>- PARKING STALL NOS.</u>	<u>COMMON INTEREST</u>
606	4th	87	.15440%
607	4th	88	.15440%
608	3rd	15	.20072%
609	4th	12	.16984%
610	4th	11	.16984%
611	3rd	13	.20072%
612	4th	89C	.15440%
701	4th	1C	.15440%
702	3rd	104	.20072%
703	4th	19	.16984%
704	4th	18	.16984%
705	3rd	106	.20072%
706	3rd	92C	.15440%
707	3rd	117C	.15440%
708	3rd	107	.20072%
709	4th	16	.16984%
710	4th	17	.16984%
711	3rd	105	.20072%
712	4th	99C	.15440%
801	4th	25C	.15440%
802	3rd	108	.20072%
803	4th	13	.16984%
804	4th	14	.16984%
805	3rd	110	.20072%
806	3rd	91C	.15440%
807	3rd	1C	.15440%
808	3rd	111	.20072%
809	4th	94	.16984%
810	4th	15	.16984%
811	3rd	109	.20072%
812	4th	41C	.15440%
901	3rd	90C	.15440%
902	3rd	112	.20072%
903	4th	93	.16984%
904	4th	92	.16984%
905	3rd	65C	.20072%
906	3rd	87C	.15440%
907	3rd	88C	.15440%
908	4th	44	.20072%
909	3rd	93C	.16984%
910	4th	91	.16984%
911	3rd	64C	.20072%
912	3rd	89C	.15440%
1001	3rd	86C	.15440%
1002	4th	45	.20072%
1003	3rd	96C	.16984%
1004	3rd	97C	.16984%
1005	4th	47	.20072%
1006	4th	53C	.15440%
1007	3rd	84C	.15440%
1008	4th	48	.20072%
1009	3rd	99C	.16984%
1010	3rd	98C	.16984%

C - Compact Stall

<u>UNIT NOS.</u>	<u>FLOOR</u>	<u>- PARKING STALL NOS.</u>	<u>COMMON INTEREST</u>
1011	4th	46	.20072%
1012	3rd	85C	.15440%
1101	4th	54C	.15440%
1102	4th	49	.20072%
1103	3rd	100	.16984%
1104	3rd	101	.16984%
1105	4th	51	.20072%
1106	4th	57C	.15440%
1107	4th	38	.15440%
1108	4th	52	.20072%
1109	3rd	103	.16984%
1110	3rd	102	.16984%
1111	4th	50	.20072%
1112	4th	55C	.15440%
1201	4th	58C	.15440%
1202	4th	100	.20072%
1203	3rd	41C	.16984%
1204	3rd	40C	.16984%
1205	4th	102	.20072%
1206	3rd	52C	.15440%
1207	3rd	51C	.15440%
1208	4th	103	.20072%
1209	3rd	43C	.16984%
1210	3rd	42C	.16984%
1211	4th	101	.20072%
1212	3rd	50C	.15440%
1301	3rd	53C	.15440%
1302	4th	120	.20072%
1303	3rd	39	.16984%
1304	3rd	38	.16984%
1305	4th	118	.20072%
1306	4th	22	.15440%
1307	3rd	55C	.15440%
1308	4th	117	.20072%
1309	3rd	36	.16984%
1310	3rd	37	.16984%
1311	4th	119	.20072%
1312	3rd	54C	.15440%
1401	4th	40C	.15440%
1402	4th	104	.20072%
1403	3rd	35	.16984%
1404	3rd	34	.16984%
1405	4th	106	.20072%
1406	4th	39	.15440%
1407	4th	43C	.15440%
1408	4th	107	.20072%
1409	3rd	28	.16984%
1410	3rd	33	.16984%
1411	4th	105	.20072%
1412	4th	42C	.15440%
1501	4th	56C	.15440%
1502	4th	116	.20072%
1503	3rd	2	.16984%

C - Compact Stall

<u>UNIT NOS.</u>	<u>FLOOR</u>	<u>- PARKING STALL NOS.</u>	<u>COMMON INTEREST</u>
1504	3rd	3	.16984%
1505	4th	114	.20072%
1506	4th	35	.15440%
1507	4th	36	.15440%
1508	4th	113	.20072%
1509	3rd	5	.16984%
1510	3rd	4	.16984%
1511	4th	115	.20072%
1512	4th	37	.15440%
1601	4th	34	.15440%
1602	4th	108	.20072%
1603	3rd	116C	.16984%
1604	3rd	115	.16984%
1605	4th	110	.20072%
1606	4th	2	.15440%
1607	4th	28	.15440%
1608	4th	111	.20072%
1609	3rd	113	.16984%
1610	3rd	114	.16984%
1611	4th	109	.20072%
1612	4th	33	.15440%
1701	4th	3	.15440%
1702	4th	112	.20072%
1703	3rd	23C	.16984%
1704	3rd	22	.16984%
1705	4th	140	.20072%
1706	4th	6	.15440%
1707	4th	5	.15440%
1708	4th	139	.20072%
1709	3rd	20	.16984%
1710	3rd	21	.16984%
1711	4th	141	.20072%
1712	4th	4	.15440%
1801	4th	98C	.15440%
1802	4th	121	.20072%
1803	3rd	6	.16984%
1804	3rd	7	.16984%
1805	4th	123	.20072%
1806	4th	95	.15440%
1807	4th	96	.15440%
1808	4th	124	.20072%
1809	3rd	9	.16984%
1810	3rd	8	.16984%
1811	4th	122	.20072%
1812	4th	97	.15440%
1901	4th	23C	.15440%
1902	4th	72	.20072%
1903	3rd	19	.16984%
1904	3rd	18	.16984%
1905	4th	74	.20072%
1906	4th	20	.15440%
1907	4th	21	.15440%
1908	4th	75	.20072%

C - Compact Stall

<u>UNIT NOS.</u>	<u>FLOOR</u> - <u>PARKING STALL NOS.</u>	<u>COMMON INTEREST</u>
1909	3rd 16	.16984%
1910	3rd 17	.16984%
1911	4th 73	.20072%
1912	4th 77	.15440%
2101	4th 84	.29954%
2102	4th 126	.42358%
2103	4th 137	.36285%
2104	4th 81	.36285%
2105	4th 128	.42358%
2106	4th 138	.29954%
2107	4th 82	.29954%
2108	4th 135	.42358%
2109	4th 125	.36285%
2110	4th 136, 32C	.36285%
2112	4th 83	.29954%
2201	4th 134	.54814%
2202	3rd 127	.56976%
2203	3rd 128	.56976%
2204	4th 78	.54814%
2301	4th 133	.54814%
2302	3rd 129	.62020%
2303	3rd 130	.62020%
2304	4th 76	.54814%
2401	4th 132	.54814%
2402	3rd 159	.62020%
2403	3rd 83	.62020%
2404	4th 131	.54814%
2501	4th 129	.54814%
2502	3rd 158	.62020%
2503	3rd 82	.62020%
2504	4th 130	.54814%
2601	3rd 44	.54814%
2602	3rd 157	.62020%
2603	3rd 81	.62020%
2604	3rd 45	.54814%
2701	3rd 46	.54814%
2702	3rd 139	.62020%
2703	3rd 140	.62020%
2704	3rd 47	.54814%
2801	3rd 48	.54814%
2802	3rd 141	.62020%
2803	3rd 142	.62020%
2804	3rd 49	.54814%
2901	3rd 118	.54814%
2902	3rd 156	.62020%
2903	3rd 80	.62020%
2904	3rd 119	.54814%
3001	3rd 138	.54814%
3002	3rd 155	.62020%
3003	3rd 79	.62020%
3004	3rd 137	.54814%
3101	3rd 120	.54814%
3102	3rd 143	.62020%
3103	3rd 144	.62020%

C - Compact Stall

<u>UNIT NOS.</u>	<u>FLOOR</u>	<u>- PARKING STALL NOS.</u>	<u>COMMON INTEREST</u>
3104	3rd	121	.54814%
	4th	59, T-1C	
3201	3rd	136	.54814%
3202	3rd	154	.62020%
3203	3rd	78	.62020%
3204	3rd	135	.54814%
3301	3rd	66	.54814%
3302	3rd	153	.62020%
3303	1st	5	.62020%
3304	3rd	67	.54814%
3401	3rd	68	.54814%
3402	3rd	73	.62020%
3403	1st	4	.62020%
3404	3rd	69	.54814%
3501	3rd	70	.54814%
3502	3rd	152	.62020%
3503	3rd	76	.62020%
3504	3rd	122	.54814%
	4th	27C	
3601	3rd	134	.54814%
3602	3rd	151	.62020%
3603	3rd	75	.62020%
3604	3rd	133	.54814%
3701	3rd	123	.54814%
3702	3rd	145	.62020%
3703	3rd	146	.62020%
3704	3rd	124	.54814%
	1st	30	
3801	3rd	125	.54814%
3802	3rd	150	.62020%
3803	3rd	149	.62020%
3804	3rd	126	.54814%
	1st	31	
3901	3rd	132	.54814%
	4th	61, T-3C	
3902	3rd	148	.62020%
3903	3rd	147	.62020%
3904	3rd	131	.54814%
4000	1st	33C, 34C, 35C, 36C, 37C, 38C	2.38352%
4100	1st	1, 2, 3	2.38352%
	4th	68C	
	3rd	95C, 94C	
2111	4th	127	.31653%

C - Compact Stall