

**REAL ESTATE COMMISSION**  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

THIRD 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**

It was prepared as a supplement to an earlier Report dated <sup>Oct. 22, 1975, Nov. 17, 1976,</sup> Dec. 20, 1976 & Apr. 28, 1978 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: June 30, 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 JUNE 29, 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, Supplementary Public Report of December 20, 1976 and Second Supplementary Report 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 Third Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), the Final Public Report (white paper stock), and the first and second Supplementary Public Reports (pink paper stock), becoming a part of the CENTURY CENTER registration. The Developer is responsible for placing a true copy of this Third 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 and second Supplementary Public Reports. 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 Third 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. 883334.

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.

Except for the information in the topical headings COMMON ELEMENTS and LIMITED COMMON ELEMENTS, all other topical headings have not been disturbed.

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 (31 stalls), Valet Parking stalls (33 Stalls), and Trash Bin Space and Refrigerator Space and Employee Parking Stalls (9 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.

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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 June 29, 1978.

This THIRD 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.

*Mary V. Savio*  
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(for) 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  
June 30, 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	.57314%
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