

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
PEARL RIDGE GARDENS and PEARL RIDGE TOWER  
98-1031 Moanalua Road  
Aiea, Hawaii 96701

Registration No. 835

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

It was prepared as a supplement to an earlier Report dated March 5, 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: August 11, 1976

Expires: April 5, 1977

### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 22, 1976, AND ADDITIONAL INFORMATION SUBMITTED AS OF AUGUST 10, 1976. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, AND SUBMITTING INFORMATION AND DATA ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report dated March 5, 1976, the Developer reports that changes have been made in the information which was presented in the Final Public Report.
2. This Supplementary Public Report is made a part of the registration of the PEARL RIDGE GARDENS and PEARL RIDGE TOWER condominium project. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers along with a true copy of the Final Public Report (white paper stock). Securing a signed copy of the Receipt of this Supplementary Public Report as well as the Final Public Report previously issued, is also the responsibility of the Developer.
3. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been recorded in the office of the recording officer.

The Declaration of Horizontal Property Regime, together with the By-Laws of Association of Apartment Owners attached thereto, was recorded in the State of Hawaii Bureau of Conveyances in Liber 11075, at Page 23, and Condominium Map No. 438 has been assigned to the project by said office.

The Amendment to Declaration of Horizontal Property Regime, dated July 21, 1976, was recorded in the aforesaid Bureau in Liber 11581, at Page 131.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 51<sup>4</sup> of the Hawaii Revised Statutes and the condominium rules and regulations which relate to horizontal property regimes.
6. This Supplementary Public Report automatically expires April 5, 1977, unless another Supplementary Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

Only the following information has been altered, and only to the extent indicated below. Otherwise, the information given in the Final Public Report still applies.

DESCRIPTION:

1. The description of the 2 Type "B" Apartments is changed by deleting reference to "2 baths" and substituting therefor "1 1/2 baths."

2. In the description of the appliances included in each apartment, the following changes are made:
  - (a) The trash compactor is eliminated from all units, and
  - (b) The stacked washer and dryer has been eliminated from all units in Building No. 7.
3. Certain apartments have been renumbered on the "As-Built" Amendment to the Condominium Map filed as part of the Amendment to Declaration of Horizontal Property Regime. Apartments TH A and TH B are redesignated as Apartments 206 and 205, respectively. Also, the 13th Floor has been eliminated and the floors and apartments on the 13th to the 22nd floors have been renumbered with the designations "14" through "23", consecutively.

All other information in the Final Public Report for this project remains the same.

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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 January 19, 1976, and additional information submitted as of August 10, 1976.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of this REGISTRATION NO. 835 filed with the Commission on March 5, 1976.

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.

*for Mary V. Savio*  
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AH KAU YOUNG, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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Registration No. 835

August 11, 1976