

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT ON

PEARLRIDGE SQUARE  
98-288 Kaonohi Street  
Aiea, Hawaii

REGISTRATION NO. 1133

### 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 but may only take reservations therefore after

- (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: July 19, 1979  
Expires: August 19, 1980

#### SPECIAL ATTENTION

A comprehensive reading of this report by the prospective purchaser 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 FILED MAY 18, 1979 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF JULY 16, 1979. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514A, HAWAII REVISED STATUTES.

1. PEARLRIDGE SQUARE is a proposed leasehold condominium project to consist of one (1) forty-three story building

without a basement, containing a total of two hundred eighty-one (281) apartment units. There will be three hundred fifty-three (353) parking stalls contained on the site of the project (287 regular stalls, 52 compact stalls, 5 tandem stalls and 2 tandem compact stalls). There will be one (1) or more parking stalls assigned to each apartment. A parking plan shown on the proposed Condominium Map for the project indicates the location of each numbered parking stall.

2. The developer of the project has filed all documents and materials deemed necessary by the Commission for the registration of this proposed condominium project and the issuance of this Preliminary Public Report.

3. No advertising matter has been filed pursuant to the rules and regulations promulgated by the Commission.

4. The basic condominium documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners of PEARLRIDGE SQUARE and a copy of the approved floor plans) have not been filed in the Office of the recording officer.

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

6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, July 19, 1979, unless a Final Public Report issues or the Commission upon review of the registration, issues an order extending the period of this report.

7. This Preliminary Public Report is made a part of PEARLRIDGE SQUARE condominium project. The Developer has the responsibility of placing a true copy of this Preliminary Report (yellow paper stock) and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed copy of the receipt therefor from each purchaser.

NAME OF PROJECT: PEARLRIDGE SQUARE

LOCATION: 98-288 Kaonohi Street, Aiea, Hawaii, with approximately 50,000 square feet committed to the Regime.

TAX MAP KEY: FIRST DIVISION: 9-8-39:5,6

ZONING: A-3 (Apartment)

DEVELOPER: PearlrIDGE Square Development, Ltd., a Hawaii corporation, the principal place of business and post office address of which is 1750 Kalakaua Avenue, Honolulu, Hawaii 96815, phone: 946-3931. The officers of the corporation are: Leroy Robert Allen, President-Treasurer, and Vernon K. O. Dang, Vice President-Secretary.

ATTORNEY REPRESENTING DEVELOPER: Hamilton, Gibson, Nickelsen, Rush & Moore (Attention: Ken Harimoto), 20th Floor Hawaii Building, 745 Fort Street, Honolulu, Hawaii 96813, Phone: 521-2611.

DESCRIPTION:

1. Apartments: The proposed Declaration of Horizontal Property Regime and plans submitted by the Developer indicate a leasehold condominium project consisting of one (1) forty-three story building, without a basement, constructed principally of concrete and there will be two hundred eighty-two (282) freehold estates designated in the spaces within the perimeter walls of each of the two hundred eighty-two (282) apartment units contained in the building (including one (1) apartment herein designated a common element), which spaces, together with appurtenant lanais, if any, are referred to herein as "apartments" and are designated on said plans and described as follows:

The Manager's office, herein designated a common element, and the "Audio/Video Origination/Production Studio" are located on the 2nd floor of the building.

Apartments 401, 402, 403, 404, 405, 406, 407 and 408 are located on the 4th floor of the building;

Apartments 501, 502, 503, 504, 505, 506, 507 and 508 are located on the 5th floor of the building;

Apartments 601, 602, 603, 604, 605, 606, 607 and 608 are located on the 6th floor of the building;

Apartments 701, 702, 703, 704, 705, 706, 707 and 708 are located on the 7th floor of the building;

Apartments 801, 802, 803, 804, 805, 806, 807 and 808 are located on the 8th floor of the building;

Apartments 901, 902, 903, 904, 905, 906, 907 and 908 are located on the 9th floor of the building;

Apartments 1001, 1002, 1003, 1004, 1005, 1006, 1007 and 1008 are located on the 10th floor of the building;

Apartments 1101, 1102, 1103, 1104, 1105, 1106, 1107 and 1108 are located on the 11th floor of the building;

Apartments 1201, 1202, 1203, 1204, 1205, 1206, 1207 and 1208 are located on the 12th floor of the building;

Apartments 1401, 1402, 1403, 1404, 1405, 1406, 1407 and 1408 are located on the 14th floor of the building;

Apartments 1501, 1502, 1503, 1504, 1505, 1506, 1507 and 1508 are located on the 15th floor of the building;

Apartments 1601, 1602, 1603, 1604, 1605, 1606, 1607 and 1608 are located on the 16th floor of the building;

Apartments 1701, 1702, 1703, 1704, 1705, 1706, 1707 and 1708 are located on the 17th floor of the building;

Apartments 1801, 1802, 1803, 1804, 1805, 1806, 1807 and 1808 are located on the 18th floor of the building;

Apartments 1901, 1902, 1903, 1904, 1905, 1906, 1907 and 1908 are located on the 19th floor of the building;

Apartments 2001, 2002, 2003, 2004, 2005, 2006, 2007 and 2008 are located on the 20th floor of the building;

Apartments 2101, 2102, 2103, 2104, 2105, 2106, 2107 and 2108 are located on the 21st floor of the building;

Apartments 2201, 2202, 2203, 2204, 2205, 2206, 2207 and 2208 are located on the 22nd floor of the building;

Apartments 2301, 2302, 2303, 2304, 2305, 2306, 2307 and 2308 are located on the 23rd floor of the building;

Apartments 2401, 2402, 2403, 2404, 2405, 2406, 2407 and 2408 are located on the 24th floor of the building;

Apartments 2501, 2502, 2503, 2504, 2505, 2506, 2507 and 2508 are located on the 25th floor of the building;

Apartments 2601, 2602, 2603, 2604, 2605, 2606, 2607 and 2608 are located on the 26th floor of the building;

Apartments 2701, 2702, 2703, 2704, 2705, 2706, 2707 and 2708 are located on the 27th floor of the building;

Apartments 2801, 2802, 2803, 2804, 2805, 2806, 2807 and 2808 are located on the 28th floor of the building;

Apartments 2901, 2902, 2903, 2904, 2905, 2906, 2907 and 2908 are located on the 29th floor of the building;

Apartments 3001, 3002, 3003, 3004, 3005, 3006, 3007 and 3008 are located on the 30th floor of the building;

Apartments 3101, 3102, 3103, 3104, 3105, 3106, 3107 and 3108 are located on the 31st floor of the building;

Apartments 3201, 3202, 3203, 3204, 3205, 3206, 3207 and 3208 are located on the 32nd floor of the building;

Apartments 3301, 3302, 3303, 3304, 3305, 3306, 3307 and 3308 are located on the 33rd floor of the building;

Apartments 3401, 3402, 3403, 3404, 3405, 3406, 3407 and 3408 are located on the 34th floor of the building;

Apartments 3501, 3502, 3503 and 3504 are located on the 35th floor of the building;

Apartments 3601, 3602, 3603 and 3604 are located on the 36th floor of the building;

Apartments 3701, 3702, 3703 and 3704 are located on the 37th floor of the building;

Apartments 3801, 3802, 3803 and 3804 are located on the 38th floor of the building;

Apartments 3901, 3902, 3903 and 3904 are located on the 39th floor of the building;

Apartments 4001, 4002, 4003 and 4004 are located on the 40th floor of the building;

Apartments 4101, 4102, 4103 and 4104 are located on the 41st floor of the building;

Apartments 4201, 4202, 4203 and 4204 are located on the 42nd floor of the building; and

Apartments 4301, 4302, 4303 and 4304 are located on the 43rd floor of the building.

Apartments 4401, 4402, 4403 and 4404 are located on the 44th floor of the building.

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:

2nd Floor. The Audio/Video Origination/Production Studio, designated as such on said plans, contains an equipment room, two storage areas and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .64%.

4th Floor. Apartments 401, 404, 405 and 408 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 405 and 408 is the reverse of that of Apartments 401 and 404.

Apartments 402, 403, 406 and 407 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 402 and 403 is the reverse of that of Apartments 406 and 407.

5th Floor. Apartments 501, 504, 505 and 508 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360

square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 505 and 508 is the reverse of that of Apartments 501 and 504.

Apartments 502, 503, 506 and 507 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 502 and 503 is the reverse of that of Apartments 506 and 507.

6th Floor. Apartments 601, 604, 605 and 608 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 605 and 608 is the reverse of that of Apartments 601 and 604.

Apartments 602, 603, 606 and 607 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 602 and 603 is the reverse of that of Apartments 606 and 607.

7th Floor. Apartments 701, 704, 705 and 708 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 705 and 708 is the reverse of that of Apartments 701 and 704.

Apartments 702, 703, 706 and 707 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 702 and 703 is the reverse of that of Apartments 706 and 707.

8th Floor. Apartments 801, 804, 805 and 808 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 805 and 808 is the reverse of that of Apartments 801 and 804.

Apartments 802, 803, 806 and 807 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 802 and 803 is the reverse of that of Apartments 806 and 807.

9th Floor. Apartments 901, 904, 905 and 908 are studio apartments and each contains a studio-living area,

kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 905 and 908 is the reverse of that of Apartments 901 and 904.

Apartments 902, 903, 906 and 907 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 902 and 903 is the reverse of that of Apartments 906 and 907.

10th Floor. Apartments 1001, 1004, 1005 and 1008 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1005 and 1008 is the reverse of that of Apartments 1001 and 1004.

Apartments 1002, 1003, 1006 and 1007 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1002 and 1003 is the reverse of that of Apartments 1006 and 1007.

11th Floor. Apartments 1101, 1104, 1105 and 1108 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1105 and 1108 is the reverse of that of Apartments 1101 and 1104.

Apartments 1102, 1103, 1106 and 1107 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1102 and 1103 is the reverse of that of Apartments 1106 and 1107.

12th Floor. Apartments 1201, 1204, 1205 and 1208 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1205 and 1208 is the reverse of that of Apartments 1201 and 1204.

Apartments 1202, 1203, 1206 and 1207 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1202 and 1203 is the reverse of that of Apartments 1206 and 1207.

14th Floor. Apartments 1401, 1404, 1405 and 1408 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1405 and 1408 is the reverse of that of Apartments 1401 and 1404.

Apartments 1402, 1403, 1406 and 1407 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1402 and 1403 is the reverse of that of Apartments 1406 and 1407.

15th Floor. Apartments 1501, 1504, 1505 and 1508 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1505 and 1508 is the reverse of that of Apartments 1501 and 1504.

Apartments 1502, 1503, 1506 and 1507 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1502 and 1503 is the reverse of that of Apartments 1506 and 1507.

16th Floor. Apartments 1601, 1604, 1605 and 1608 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1605 and 1608 is the reverse of that of Apartments 1601 and 1604.

Apartments 1602, 1603, 1606 and 1607 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1602 and 1603 is the reverse of that of Apartments 1606 and 1607.

17th Floor. Apartments 1701, 1704, 1705 and 1708 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1705 and 1708 is the reverse of that of Apartments 1701 and 1704.

Apartments 1702, 1703, 1706 and 1707 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1702 and 1703 is the reverse of that of Apartments 1706 and 1707.

18th Floor. Apartments 1801, 1804, 1805 and 1808 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1805 and 1808 is the reverse of that of Apartments 1801 and 1804.

Apartments 1802, 1803, 1806 and 1807 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1802 and 1803 is the reverse of that of Apartments 1806 and 1807.

19th Floor. Apartments 1901, 1904, 1905 and 1908 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 1905 and 1908 is the reverse of that of Apartments 1901 and 1904.

Apartments 1902, 1903, 1906 and 1907 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 1902 and 1903 is the reverse of that of Apartments 1906 and 1907.

20th Floor. Apartments 2001, 2004, 2005 and 2008 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2005 and 2008 is the reverse of that of Apartments 2001 and 2004.

Apartments 2002, 2003, 2006 and 2007 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2002 and 2003 is the reverse of that of Apartments 2006 and 2007.

21st Floor. Apartments 2101, 2104, 2105 and 2108 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2105 and 2108 is the reverse of that of Apartments 2101 and 2104.

Apartments 2102, 2103, 2106 and 2107 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2102 and 2103 is the reverse of that of Apartments 2106 and 2107.

22nd Floor. Apartments 2201, 2204, 2205 and 2208 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2205 and 2208 is the reverse of that of Apartments 2201 and 2204.

Apartments 2202, 2203, 2206 and 2207 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2202 and 2203 is the reverse of that of Apartments 2206 and 2207.

23rd Floor. Apartments 2301, 2304, 2305 and 2308 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2305 and 2308 is the reverse of that of Apartments 2301 and 2304.

Apartments 2302, 2303, 2306 and 2307 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2302 and 2303 is the reverse of that of Apartments 2306 and 2307.

24th Floor. Apartments 2401, 2404, 2405 and 2408 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2405 and 2408 is the reverse of that of Apartments 2401 and 2404.

Apartments 2402, 2403, 2406 and 2407 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2402 and 2403 is the reverse of that of Apartments 2406 and 2407.

25th Floor. Apartments 2501, 2504, 2505 and 2508 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2505 and 2508 is the reverse of that of Apartments 2501 and 2504.

Apartments 2502, 2503, 2506 and 2507 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2502 and 2503 is the reverse of that of Apartments 2506 and 2507.

26th Floor. Apartments 2601, 2604, 2605 and 2608 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2605 and 2608 is the reverse of that of Apartments 2601 and 2604.

Apartments 2602, 2603, 2606 and 2607 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2602 and 2603 is the reverse of that of Apartments 2606 and 2607.

27th Floor. Apartments 2701, 2704, 2705 and 2708 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2705 and 2708 is the reverse of that of Apartments 2701 and 2704.

Apartments 2702, 2703, 2706 and 2707 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2702 and 2703 is the reverse of that of Apartments 2706 and 2707.

28th Floor. Apartments 2801, 2804, 2805 and 2808 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2805 and 2808 is the reverse of that of Apartments 2801 and 2804.

Apartments 2802, 2803, 2806 and 2807 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2802 and 2803 is the reverse of that of Apartments 2806 and 2807.

29th Floor. Apartments 2901, 2904, 2905 and 2908 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 2905 and 2908 is the reverse of that of Apartments 2901 and 2904.

Apartments 2902, 2903, 2906 and 2907 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 2902 and 2903 is the reverse of that of Apartments 2906 and 2907.

30th Floor. Apartments 3001, 3004, 3005 and 3008 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 3005 and 3008 is the reverse of that of Apartments 3001 and 3004.

Apartments 3002, 3003, 3006 and 3007 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 3002 and 3003 is the reverse of that of Apartments 3006 and 3007.

31st Floor. Apartments 3101, 3104, 3105 and 3108 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 3105 and 3108 is the reverse of that of Apartments 3101 and 3104.

Apartments 3102, 3103, 3106 and 3107 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 3102 and 3103 is the reverse of that of Apartments 3106 and 3107.

32nd Floor. Apartments 3201, 3204, 3205 and 3208 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 3205 and 3208 is the reverse of that of Apartments 3201 and 3204.

Apartments 3202, 3203, 3206 and 3207 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 3202 and 3203 is the reverse of that of Apartments 3206 and 3207.

33rd Floor. Apartments 3301, 3304, 3305 and 3308 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 3305 and 3308 is the reverse of that of Apartments 3301 and 3304.

Apartments 3302, 3303, 3306 and 3307 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 3302 and 3303 is the reverse of that of Apartments 3306 and 3307.

34th Floor. Apartments 3401, 3404, 3405 and 3408 are studio apartments and each contains a studio-living area, kitchenette, a bathroom and a total area of approximately 360 square feet and shall have appurtenant thereto a common interest of .254%. The layout of Apartments 3405 and 3408 is the reverse of that of Apartments 3401 and 3404.

Apartments 3402, 3403, 3406 and 3407 each contains one bedroom, one bathroom, a kitchen, living room and a total area of approximately 515 square feet and shall have appurtenant thereto a common interest of .364%. The layout of Apartments 3402 and 3403 is the reverse of that of Apartments 3406 and 3407.

35th Floor. Apartments 3501, 3502, 3503 and 3504 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 3501 and 3502 is the reverse of that of Apartments 3503 and 3504.

36th Floor. Apartments 3601, 3602, 3603 and 3604 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 3601 and 3602 is the reverse of that of Apartments 3603 and 3604.

37th Floor. Apartments 3701, 3702, 3703 and 3704 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 3701 and 3702 is the reverse of that of Apartments 3703 and 3704.

38th Floor. Apartments 3801, 3802, 3803 and 3804 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 3801 and 3802 is the reverse of that of Apartments 3803 and 3804.

39th Floor. Apartments 3901, 3902, 3903 and 3904 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 3901 and 3902 is the reverse of that of Apartments 3903 and 3904.

40th Floor. Apartments 4001, 4002, 4003 and 4004 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 4001 and 4002 is the reverse of that of Apartments 4003 and 4004.

41st Floor. Apartments 4101, 4102, 4103 and 4104 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 4101 and 4102 is the reverse of that of Apartments 4103 and 4104.

42nd Floor. Apartments 4201, 4202, 4203 and 4204 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 4201 and 4202 is the reverse of that of Apartments 4203 and 4204.

43rd Floor. Apartments 4301, 4302, 4303 and 4304 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 4301 and 4302 is the reverse of that of Apartments 4303 and 4304.

44th Floor. Apartments 4401, 4402, 4403 and 4404 each contains two bedrooms, two bathrooms, a kitchen, living room and a total area of approximately 890 square feet and shall have appurtenant thereto a common interest of .63%. The layout of Apartments 4401 and 4402 is the reverse of that of Apartments 4403 and 4404.

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.

4. Each apartment has immediate access to a corridor on the floor on which it is located leading to three (3) elevators and two (2) stairways providing access to the grounds of the project.

COMMON ELEMENTS: The proposed Declaration provides that one (1) freehold estate is thereby designated in all of the remaining portions and appurtenances of the project, herein called "common elements", including specifically but not limited to:

- (a) Said land in fee simple;
- (b) All foundations, floor slabs, columns, girders,

beams, supports, unfinished perimeter, party and load-bearing walls, roofs, entries, stairways, walkways, entrances and exits of said building;

(c) All yards, grounds and landscaping;

(d) All parking areas, including ten (10) guest parking stalls and two (2) loading stalls;

(e) All pipes, cables, conduits, ducts, electrical equipment, wiring and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, gas, water, sewer, telephone and television signal distribution, if any;

(f) The Manager's office designated as such on said proposed plans, which shall be reserved for the exclusive use of the Resident Manager of the project and assigned Parking Stall No. 92 for this office;

(g) A swimming pool, one (1) tennis court, Men's and Women's Gymnasium, two (2) Saunas and showers and toilet facilities, all located on the third floor of the building and shown on said plans; and

(h) Any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The proposed 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 shall be appurtenant to and for the exclusive use of each apartment of the project, as described and assigned in Exhibit "A" attached hereto.

(b) One roof garden area, designated as such on the proposed plans of the project and designated by the number of the apartment shall be appurtenant to and for the exclusive use of Apartments 4401, 4402, 4403 and 4404, respectively.

(c) There shall be appurtenant to the apartment of the project designated Audio/Video Origination/Production Studio the exclusive right in the nature of an easement to install, replace, repair and maintain within all parts of the project, including the stairwells and stairways and roof of the building of the project, from time to time and at all times, television and radio transmission and accessory electrical lines and antenna and reflectors, together with conduits therefor, extending from any part of the grounds of the

project to said apartment; the exclusive right in the nature of an easement to use all communications conduits located within the project except conduits for telephone lines and to transmit and receive radio and television signals from equipment installed within the project; 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 proposed Declaration states that each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project (herein called the "common interest"), and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting, as set forth above under DESCRIPTION.

Each purchaser will secure a Condominium Conveyance Document conveying an apartment, together with said undivided percentage interest in the common elements of the buildings of the project, and leasing said undivided percentage interest in the land upon which the project is located.

PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The proposed Declaration provides that the apartments may only be used for purposes permitted from time to time by applicable zoning ordinances, rules and regulations.

OWNERSHIP OF TITLE: A Preliminary Report dated May 21, 1979, issued by Security Title Corporation, represents that the fee simple title to the property submitted to the regime is vested in Jack H. Ujimori, husband of Harumi Ujimori. The Developer has submitted to the Commission a Master Lease dated May 9, 1979, and recorded in the Bureau of Conveyances of the State of Hawaii in Book 13698 at Page 441, demising said property to the Developer.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Report dated May 21, 1979, 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 and a lien on the land, reference is hereby made to the Office of the Tax Assessor of the First Division, Island of Oahu, Hawaii.
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. Notice of Pendency of Action filed in the Circuit Court of the First Circuit, State of Hawaii, Case No. 26800, and also recorded in the Bureau of Conveyances of the State of Hawaii on December 16, 1968, in Liber 6335, Page 189.
4. "Restriction of vehicular access over and across the Northeast boundary of said Lot E.", as contained in those certain Deeds dated February 17, 1970 and June 30, 1972,

recorded on April 24, 1970 and July 27, 1972 in said Bureau of Conveyances in Book 6976, Page 206 and Book 8464, Page 218, respectively (as to PARCEL SECOND, TAX KEY 9-8-39-5).

5. Mortgage dated November 3, 1976 in favor of State Savings and Loan Association recorded in Bureau of Conveyances in Book 11855, Page 40, as amended in Book 12597, Page 714 and Book 13362, Page 749.

6. Undated Financing Statement in favor of State Savings and Loan Association recorded in Bureau of Conveyances in Book 11855, Page 95.

7. The terms and provisions of that certain Master Lease referred to above.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement dated May 31, 1979, between Security Title Corporation and the Developer has been filed with the Commission. On examination, the executed Escrow Agreement, as well as the specimen Condominium Reservation Agreement, Deposit Receipt and Contract, filed with the Commission is found to be in compliance with Chapter 514A, Hawaii Revised Statutes.

Among other provisions, the specimen Sales Contract provides:

1. The Construction Contract will contain a provision that the Contractor will promptly correct any of its work found to be defective or not in conformance with its Construction Contract, for a period of one (1) year after the "Date of Substantial Completion" as defined in said Construction Contract. Seller hereby agrees that if the Buyer informs Seller of any construction within Buyer's Apartment which does not conform to those standards within 330 days after the "Date of Substantial Completion" as defined in said Construction Contract, that Seller will direct and will employ all reasonable efforts to have the Contractor correct any such fault(s) or defect(s) pursuant to its agreement with Seller; provided, however, that written notice thereof shall be given to Seller by Buyer within said 330 day period.

2. Buyer agrees that all of the rights of Buyer are and shall be subject and subordinate to the lien of any mortgage securing the repayment of the interim loans made to finance the cost of construction and other costs during construction and to any and all advances made thereon.

3. The Buyer agrees that until the Seller has closed out the sale of all of the apartments in the condominium project or until January 1, 1985, whichever occurs last, that Buyer will not enter into an agreement in the condominium project and/or any third party under which Buyer agrees to share expenses and/or rentals of apartments in the condominium project.

The Escrow Agreement provides in part that:

A purchaser shall be entitled to a refund of his funds, and Escrow shall pay said funds to said purchaser, without interest and less Escrow's Twenty-five Dollar (\$25.00) cancellation fee, if purchaser shall in writing request refund of his funds and any one of the following shall have occurred:

1. Escrow receives a written request from the Seller to return to purchaser the funds of such purchaser then held hereunder by Escrow; or

2. If purchaser's funds were obtained prior to the issuance of a Final Public Report and if there is any change in the building plans, subsequent to the execution of purchaser's contract, requiring the approval of a county officer having jurisdiction over the issuance of permits for construction, unless the purchaser has given written approval or acceptance of the change; or

3. If the request is prior to the time the Final Public Report is issued, or if after such time, the Final Public Report differs in any material respect from the Preliminary Public Report, unless the purchaser has given written approval or acceptance of the differences; or

4. If the Final Public Report is not issued within one (1) year from the date of issuance of the Preliminary Public Report.

Upon refund of said funds to purchaser as aforesaid, Escrow shall return to Seller such purchaser's Sales Contract and any apartment deed theretofore delivered to Escrow, and thereupon purchaser shall be deemed no longer obligated thereunder.

If at any time the Seller shall certify in writing to Escrow that a purchaser, whose funds are being held hereunder by Escrow, has defaulted under the terms of his Sales Contract and that the Seller has terminated said Contract pursuant to the terms hereof, Escrow shall notify said purchaser of said default and shall thereafter treat all funds such purchaser paid under such Contract, less Escrow's Twenty-five Dollar (\$25.00) cancellation fee, as the escrowed funds of said Seller and not of purchaser.

All funds received by Escrow shall be deposited in an interest bearing account or accounts in a federally insured bank or savings and loan institution, to be held therein subject to all the terms and provisions hereof and to be subject to being drawn only upon written approval or signature by Escrow. All interest earned from such account or accounts shall be credited to the account of Seller pursuant to agreement between Seller and purchasers as set forth in said Contract of Sale.

It is incumbent on the purchaser and prospective purchaser to read and understand the Escrow Agreement before signing the Condominium Reservation Agreement, Deposit Receipt and Contract, since the Escrow Agreement prescribes the procedure for receiving and disbursing purchaser's funds. The specimen Sales Agreement specifically provides that the purchaser approve said Escrow Agreement and assume the benefits and obligations therein provided. Purchaser and prospective purchasers are advised to read the provisions of the Reservation Agreement with care.

MANAGEMENT AND OPERATIONS: The proposed Declaration provides that the operation of the project shall be conducted for the Association of Apartment Owners by a responsible managing agent who shall be appointed by the Association in accordance with the By-Laws. The Developer advises that it intends to retain PACIFIC ISLANDS MANAGEMENT, LTD., whose principal place of business is located at 1750 Kalakaua Avenue, Honolulu, Hawaii as the initial Managing Agent.

STATUS OF PROJECT: The Developer has advised the Commission that construction of the project started in June, 1979, and completion is estimated to be November, 1980.

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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 May 18, 1979, and additional information subsequently filed as of July 16, 1979.

This is a PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT which is made a part of REGISTRATION NO. 1133 filed with the Commission on May 18, 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 yellow.

  
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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. 1133

July 19, 1979

PEARLRIDGE SQUARE PARKING ASSIGNMENTS

<u>Apt. No.</u>	<u>Parking No.</u>	<u>Apt. No.</u>	<u>Parking No.</u>	<u>Apt. No.</u>	<u>Parking No.</u>
*	92	905	3E	1602	266
		906	294	1603	265
401	320	907	293	1604	381
402	364	908	3D	1605	380
403	362			1606	264
404	319	1001	3C	1607	263
405	318c	1002	292	1608	379
406	360	1003	291		
407	358	1004	3B	1701	378
408	317	1005	3A	1702	262
		1006	290	1703	261
501	316	1007	289	1704	373
502	356	1008	399	1705	372
503	2L			1706	260
504	315	1101	398	1707	258
505	314c	1102	288	1708	371
506	2K	1103	287		
507	2J	1104	397	1801	370
508	313	1105	396	1802	257
		1106	286	1803	256
601	312c	1107	285	1804	355
602	2I	1108	395	1805	354
603	2H			1806	255
604	311	1201	394	1807	254
605	310	1202	284	1808	353
606	2G	1203	283		
607	2F	1204	393	1901	352
608	309	1205	392	1902	253
		1206	282	1903	252
701	308c	1207	281	1904	347
702	2E	1208	391	1905	346
703	2D			1906	251
704	307	1401	390	1907	250
705	306	1402	280	1908	345
706	2C	1403	279		
707	2B	1404	389	2001	344
708	305	1405	388	2002	249
		1406	278	2003	248
801	304	1407	277	2004	343
802	2A	1408	387	2005	342
803	299			2006	247
804	303	1501	386	2007	240
805	302	1502	276	2008	341
806	298	1503	269		
807	297	1504	385	2101	340
808	301	1505	384	2102	239
		1506	268	2103	238
901	3G	1507	267	2104	339
902	296	1508	383	2105	338
903	295			2106	233
904	3F	1601	382	2107	231

\*Manager's Apartment

**EXHIBIT A**

(Cont'd)

<u>Apt. No.</u>	<u>Parking No.</u>	<u>Apt. No.</u>	<u>Parking No.</u>	<u>Apt. No.</u>	<u>Parking No.</u>
2108	337	2704	232c	3301	112
		2705	230c	3302	45
2201	336	2706	71	3303	44
2202	229	2707	70	3304	111
2203	227	2708	228c	3305	110
2204	335			3306	43
2205	334	2801	226c	3307	42
2206	225	2802	65	3308	109
2207	223	2803	64		
2208	333	2804	224c	3401	108
		2805	201c	3402	41
2301	332	2806	63	3403	39
2302	222	2807	62	3404	107
2303	221	2808	129	3405	106
2304	331			3406	37
2305	330	2901	128	3407	36
2306	214	2902	61	3408	259c
2307	213	2903	60		
2308	329	2904	127	3501	84T
		2905	126	3502	82T
2401	328	2906	59	3503	80T
2402	212	2907	58	3504	78T
2403	211	2908	125		
2404	327			3601	76T
2405	326	3001	124	3602	74Tc
2406	210	3002	57	3603	27 & 105c
2407	209	3003	56	3604	38c & 40
2408	325	3004	123c		
		3005	122	3701	32 & 33c
2501	273c	3006	55	3702	34c & 35
2502	208	3007	54	3703	66 & 67c
2503	207	3008	121	3704	68c & 69
2504	272c				
2505	244c	3101	120	3801	245c & 246
2506	206	3102	53	3802	241 & 242c
2507	205	3103	52	3803	215 & 216c
2508	243c	3104	119c	3804	219c & 220
		3105	118		
2601	218c	3106	51	3901	274c & 275
2602	204	3107	50	3902	270 & 271c
2603	203	3108	117c	3903	81 & 83
2604	217c			3904	77 & 79
2605	237c	3201	116		
2606	202	3202	49	4001	94 & 95
2607	75	3203	48	4002	91 & 93
2608	236c	3204	115	4003	89 & 90
		3205	114	4004	85 & 87
2701	234c	3206	47		
2702	73	3207	46	4101	28 & 29
2703	72	3208	113c	4102	30 & 31

(Cont'd)

<u>Apt. No.</u>	<u>Parking No.</u>	<u>Apt. No.</u>	<u>Parking No.</u>	<u>Apt. No.</u>	<u>Parking No.</u>
4103	101 & 103				
4104	97 & 99				
4201	102 & 104				
4202	98 & 100				
4203	88 & 96				
4204	86Tc				
4301	18 & 20				
4302	21 & 22				
**	321 & 322				
	323 & 324				
	348c & 349c				
	350c & 351c				
	357c & 359c				
	361c & 363c				
	365c & 366c				
	367c & 368c				
	369c & 374c				
	375c & 376c				
	377c & 235				
4303	23 & 24				
4304	25 & 26				
4401	2 & 4				
4402	6 & 8				
4403	10 & 12				
4404	14 & 16				

\*\*The "Audio/Video Origination/Production Studio"

CODING FOR PARKING STALLS:

T = Tandem

Tc = Tandem Compact

c = Compact