



REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

424 SO. BERETANIA STREET P. O. BOX 3469 HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
PEARL MANOR APARTMENTS
98-120 Lipoa Place
Aiea, Honolulu
Hawaii

REGISTRATION NO. 85

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

It was prepared as a supplement to an earlier Report dated 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.

February 18, 1966

SPECIAL ATTENTION

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

- Since the issuance of the Commission's Final Public Report of July 2, 1965 on this registration, the Developer has advised this regulatory body of certain amendments and changes with reference to this condominium project.
- The Developer of said venture has filed all documents and exhibits deemed essential by the Commission to reflect the changes in the project and the registration.
- Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission has not been submitted as part of this registration.
- 4. Under a date February 16, 1966 the Developer has advised the Commission that the PEARL MANOR APARTMENTS Declaration of the Horizontal Property Regime and By-Laws dated February 1, 1966 were recorded in Liber 5239, Page 244; the Condominium File Plan Number 54; and the Bishop Estate Master Sublease No. 13,650-6 dated February 1, 1966 were recorded in Liber 5239, Page 226 at the Bureau of Conveyances, State of Hawaii.

5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170-A, Revised Laws of Havaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: PEARL MANOR APARTMENTS

<u>DEVELOPER</u>: The Developer is changed to Pearl Manor Development Company, a limited partnership, whose address is Room 9, 371 Kapiolani Boulevard, Honolulu, Hawaii. Telephone 565-940.

The general partners are as follows:

Edward K. Jensen 3723-B Manini Way

Honolulu, Hawaii

Cary S. Kuroda 1742 Kam IV Road

Honolulu, Hawaii

Robert J. Prosecr 1516 Ualakaa Place

Honolulu, Hawaii

ENCUMBRANCES AGAINST LAND AND BUILDINGS: In addition to the Master Lease identified as an encumbrance in the July 2, 1965 Final Public Report the Developer advises that there is a change in the second encumbrance, identified as (b) in the Commission's initial document... This section is to now read: (a) Master Sublease is to be between Trustees of Bishop Estate and Central Hawaiian to Pearl Manor Apartments, Inc.

<u>PURCHASE MONEY HANDLING</u>: The Developer states that an escrow agreement with Security Title Corporation, a Hawaii corporation, has been entered into. The depositary of funds to be Pacific Savings and Loan Association.

Note: It is incumbent upon the prospective purchaser that he reads ar executed copy of the Escrow Agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of dwelling units are established.

MANAGEMENT AND OPERATIONS: The manager of the project is Pacific International, Inc., instead of First Waimalu Corporation.

STATUS OF PROJECT: The building contract has been executed with Johiro Brothers, Ltd., general contractor, and once work has commenced, the building will be completed in approximately 7 months.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 35 dated July 2, 1965 and February 18, 1966.

JACK K. PALK, Chairman REAL ESTATE COMMISSION State of Havaii

cc: DEPARTMENT OF TAXATION
DEPARTMENT OF REGULATORY AGENCIES
(Business Registration Division)

BUREAU OF CONVEYANCES

PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU

FEDERAL HOUSING ADMINISTRATION