

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

**FINAL  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

on  
"THE PEARL" NUMBER ONE  
Koauka Loop, Kaonohi Ridge  
Oahu, Hawaii

REGISTRATION NO. 621

**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 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: July 15, 1974

Expires: August 15, 1975

SPECIAL ATTENTION

A comprehensive reading 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 prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 26, 1973 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF DECEMBER 13, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, HAWAII REVISED STATUTES, CHAPTER 514.

1. Since the issuance of the Commission's Preliminary Public Report on "THE PEARL" NUMBER ONE condominium apartment project, Registration No. 621, dated November 12, 1973, and the issuance of the Commission's Supplementary Public Report dated December 18, 1973, the Developer has submitted additional information and requests a Final Public Report on the project. This Final Public Report is made a part of the registration, a copy of which the Developer is required to provide all purchasers or prospective purchasers of apartments.

2. The Developer of the project has submitted to the Commission for examination all documents necessary for the registration of a condominium project and issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners and a copy of the approved Floor Plans) have been filed in the Bureau of Conveyances of the State of Hawaii. The Declaration is filed in Liber 10017 at Page 214, and the Map is designated Condominium File Plan No. 366.
4. Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.
5. The Developer advised the Commission that at the time the first apartment lease is entered into between the fee owner and an apartment purchaser, every mortgage and other lien affecting both such apartment and any other apartment shall be paid and satisfied of record, or the apartment being leased shall be released therefrom by partial release duly recorded.
6. This Final Public Report automatically expires thirteen (13) months after date of issuance, July 15, 1974, unless a Supplementary Public Report is issued or the Commission, upon review of the Registration, issues an order extending the effective period of this report.
7. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

The information under the topical headings, DEVELOPER, DESCRIPTION, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT, has been changed from the information set forth in the Preliminary Public Report issued November 12, 1973 and the Supplementary Public Report issued December 18, 1973. All other headings as recited in said Preliminary Public Report and Supplementary Public Report remain unchanged.

DEVELOPER: Pursuant to an appropriate Partnership Admission Statement filed with the Department of Regulatory Agencies of the State of Hawaii on June 19, 1974, The Valley Corporation, a Hawaii corporation, is now a partner in Pearlridge Land Development Co., (previously identified in said Preliminary Public Report as Pearlridge Land Development Company).

DESCRIPTION: The Declaration of Horizontal Property Regime, as executed, reflects that the project is to consist of three hundred (300) residential apartments arranged on twenty-two (22) floors of a twenty-three (23) story building. The percentage of common interest shown in the Declaration of Horizontal Property Regime and the Preliminary Public Report and Supplementary Public Report in decimal form has been modified so as to be shown in percentage form as shown on the following schedule. In addition, the Developer has assigned all additional parking stalls to Apartment 2M to be retained by the Developer for an indefinite period of time. Such stalls may be transferred to apartment purchasers in accordance with the terms of the Declaration.

Apartment #	% Common Interest	Parking S l # Assigned	No. of Bed-rooms	Sq. Ft. Living Area	S Ft. Bal	Sq. Ft. Patio	Sq. Ft. Total
1D (Mgr)		301	2	918	35 *	84	1,037
1E	.312	218	1	605	157	199	961
1F	.312	219	1	603	157	199	959
1G	.362	82	2	840	64	53	957
1H	.362	83	2	840	64	53	957
1J	.312	220	1	603	157	199	959
1K	.312	221	1	605	157	199	961
2A	.362	153	2	840	64	53	957
2B	.312	217	1	603	157	199	959
2C	.312	292	1	605	157	-	762
2D	.362	97	2	928	35 *	-	963
2E	.312	293	1	605	157	-	762
2F	.312	294	1	603	157	-	760
2G	.362	126	2	840	64	-	904
2H	.362	128	2	840	64	-	904
2J	.312	299	1	603	157	-	760
2K	.312	300	1	605	157	-	762
2L	.362	93	2	884	97	-	981
2M**	.312	222	1	605	157	105	867
2N	.312	223	1	603	157	199	959
2P	.362	84	2	840	64	53	957
3A	.362	123	2	840	64	-	904
3B	.312	288	1	603	157	-	760
3C	.312	289	1	605	157	-	762
3D	.362	163	2	928	35 *	-	963
3E	.312	290	1	605	157	-	762
3F	.312	291	1	603	157	-	760
3G	.362	124	2	840	64	-	904
3H	.362	127	2	840	64	-	904
3J	.312	295	1	603	157	-	760
3K	.312	296	1	605	157	-	762
3L	.362	118	2	884	97	-	981
3M	.312	297	1	605	157	-	762
3N	.312	298	1	603	157	-	760
3P	.362	125	2	840	64	-	904
4A	.362	119	2	840	64	-	904
4B	.312	280	1	603	157	-	760
4C	.312	281	1	605	157	-	762
4D	.362	90	2	928	35 *	-	963
4E	.312	282	1	605	157	-	762
4F	.312	283	1	603	157	-	750
4G	.362	120	2	840	64	-	904
4H	.362	121	2	840	64	-	904
4J	.312	284	1	603	157	-	760
4K	.312	285	1	605	157	-	762
4L	.362	161	2	884	97	-	981
4M	.312	286	1	605	157	-	762
4N	.312	287	1	603	157	-	760
4P	.362	122	2	840	64	-	904
5A	.362	114	2	840	64	-	904
5B	.312	272	1	603	157	-	760
5C	.312	273	1	605	157	-	762
5D	.362	85	2	928	35 *	-	963
5E	.312	274	1	605	157	-	762
5F	.312	275	1	603	157	-	760
5G	.362	115	2	840	64	-	904
5H	.362	116	2	840	64	-	904
5J	.312	276	1	603	157	-	760
5K	.312	277	1	605	157	-	762
5L	.362	162	2	884	97	-	981
5M	.312	278	1	605	157	-	762

\*\* The following parking stalls are appurtenant to this unit which is initially reserved for the developer and may be transferred in accordance with the Declaration:

- (i) Covered Parking Spaces. Twenty-four (24) spaces numbered 11, 71, 72, 94, 151, 152, 174, 175, 232, 233, 255, 256, 313, 314, 316, 317, 318, 319, 320, 321, 322, 323, 324 and 325, inclusive
- (ii) Uncovered Parking Spaces. One hundred and seven (107) spaces numbered 326 through 432 inclusive.

<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Bed-Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Patio</u>	<u>Sq. Ft. Total</u>
5N	.312	279	1	603	157	-	760
5P	.362	117	2	840	64	-	904
6A	.362	110	2	840	64	-	904
6B	.312	264	1	603	157	-	760
6C	.312	265	1	605	157	-	762
6D	.362	75	2	928	35*	-	963
6E	.312	266	1	605	157	-	762
6F	.312	267	1	603	157	-	760
6G	.362	111	2	840	64	-	904
6H	.362	112	2	840	64	-	904
6J	.312	268	1	603	157	-	760
6K	.312	269	1	605	157	-	762
6L	.362	68	2	884	97	-	981
6M	.312	270	1	605	157	-	762
6N	.312	271	1	603	157	-	760
6P	.362	113	2	840	64	-	904
7A	.362	106	2	840	64	-	904
7B	.312	307	1	603	157	-	760
7C	.312	257	1	605	157	-	762
7D	.362	69	2	928	35*	-	963
7E	.312	258	1	605	157	-	762
7F	.312	259	1	603	157	-	760
7G	.362	107	2	840	64	-	904
7H	.362	108	2	840	64	-	904
7J	.312	260	1	603	157	-	760
7K	.312	261	1	605	157	-	762
7L	.362	62	2	884	97	-	981
7M	.312	262	1	605	157	-	762
7N	.312	263	1	603	157	-	760
7P	.362	109	2	840	64	-	904
8A	.362	102	2	840	64	-	904
8B	.312	248	1	603	157	-	760
8C	.312	249	1	605	157	-	762
8D	.362	63	2	928	35*	-	963
8E	.312	250	1	605	157	-	762
8F	.312	251	1	603	157	-	760
8G	.362	103	2	840	64	-	904
8H	.362	104	2	840	64	-	904
8J	.312	252	1	603	157	-	760
8K	.312	253	1	605	157	-	762
8L	.362	56	2	884	97	-	981
8M	.312	254	1	605	157	-	762
8N	.312	306	1	603	157	-	760
8P	.362	105	2	840	64	-	904
9A	.362	98	2	840	64	-	904
9B	.312	305	1	603	157	-	760
9C	.312	308	1	605	157	-	762
9D	.362	57	2	928	35*	-	963
9E	.312	303	1	605	157	-	762
9F	.312	304	1	603	157	-	760
9G	.362	99	2	840	64	-	904
9H	.362	100	2	840	64	-	904
9J	.312	302	1	603	157	-	760
9K	.312	245	1	605	157	-	762
9L	.362	51	2	884	97	-	981
9M	.312	246	1	605	157	-	762
9N	.312	247	1	603	157	-	760
9P	.362	101	2	840	64	-	904
10A	.362	86	2	840	64	-	904
10B	.312	315	1	603	157	-	760
10C	.312	225	1	605	157	-	762

<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Bed- Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Patio</u>	<u>Sq. Ft. Total</u>
10D	.362	41	2	928	35 *	-	963
10E	.312	226	1	605	157	-	762
10F	.312	227	1	603	157	-	760
10G	.362	87	2	840	64	-	904
10H	.362	95	2	840	64	-	904
10J	.312	312	1	603	157	-	760
10K	.312	311	1	605	157	-	762
10L	.362	46	2	884	97	-	981
10M	.312	310	1	605	157	-	762
10N	.312	309	1	603	157	-	760
10P	.362	96	2	840	64	-	904
11A	.362	76	2	840	64	-	904
11B	.312	209	1	603	157	-	760
11C	.312	210	1	605	157	-	762
11D	.362	35	2	928	35 *	-	963
11E	.312	211	1	605	157	-	762
11F	.312	212	1	603	157	-	760
11G	.362	77	2	840	64	-	904
11H	.362	91	2	840	64	-	904
11J	.312	239	1	603	157	-	760
11K	.312	241	1	605	157	-	762
11L	.362	40	2	884	97	-	981
11M	.312	234	1	605	157	-	762
11N	.312	235	1	603	157	-	760
11P	.362	92	2	840	64	-	904
12A	.362	70	2	840	64	-	904
12B	.312	201	1	603	157	-	760
12C	.312	202	1	605	157	-	762
12D	.362	31	2	928	35 *	-	963
12E	.312	203	1	605	157	-	762
12F	.312	204	1	603	157	-	760
12G	.362	80	2	840	64	-	904
12H	.362	88	2	840	64	-	904
12J	.312	228	1	603	157	-	760
12K	.312	229	1	605	157	-	762
12L	.362	34	2	884	97	-	981
12M	.312	230	1	605	157	-	762
12N	.312	231	1	603	157	-	760
12P	.362	89	2	840	64	-	904
14A	.362	64	2	840	64	-	904
14B	.312	193	1	603	157	-	760
14C	.312	194	1	605	157	-	762
14D	.362	25	2	928	35 *	-	963
14E	.312	195	1	605	157	-	762
14F	.312	196	1	603	157	-	760
14G	.362	65	2	840	64	-	904
14H	.362	78	2	840	64	-	904
14J	.312	213	1	603	157	-	760
14K	.312	214	1	605	157	-	762
14L	.362	28	2	884	97	-	981
14M	.312	215	1	605	157	-	762
14N	.312	216	1	603	157	-	760
14P	.362	79	2	840	64	-	904
15A	.362	58	2	840	64	-	904
15B	.312	189	1	603	157	-	760
15C	.312	190	1	605	157	-	762
15D	.362	21	2	928	35 *	-	963
15E	.312	191	1	605	157	-	762
15F	.312	192	1	603	157	-	760
15G	.362	59	2	840	64	-	904

<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Bed-Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Patio</u>	<u>Sq. Ft. Total</u>
15H	.362	74	2	840	64	-	904
15J	.312	205	1	603	157	-	760
15K	.312	206	1	605	157	-	762
15L	.362	24	2	884	97	-	981
15M	.312	207	1	605	157	-	762
15N	.312	208	1	603	157	-	760
15P	.362	73	2	840	64	-	904
16A	.362	52	2	840	64	-	904
16B	.312	177	1	603	157	-	760
16C	.312	178	1	605	157	-	762
16D	.362	17	2	928	35*	-	963
16E	.312	179	1	605	157	-	762
16F	.312	180	1	603	157	-	760
16G	.362	53	2	840	64	-	904
16H	.362	66	2	840	64	-	904
16J	.312	197	1	603	157	-	760
16K	.312	198	1	605	157	-	762
16L	.362	18	2	884	97	-	981
16M	.312	199	1	605	157	-	762
16N	.312	200	1	603	157	-	760
16P	.362	67	2	840	64	-	904
17A	.362	47	2	840	64	-	904
17B	.312	169	1	603	157	-	760
17C	.312	170	1	605	157	-	762
17D	.362	13	2	928	35*	-	963
17E	.312	171	1	605	157	-	762
17F	.312	172	1	603	157	-	760
17G	.362	48	2	840	64	-	904
17H	.362	60	2	840	64	-	904
17J	.312	185	1	603	157	-	760
17K	.312	186	1	605	157	-	762
17L	.362	16	2	884	97	-	981
17M	.312	187	1	605	157	-	762
17N	.312	188	1	603	157	-	760
17P	.362	61	2	840	64	-	904
18A	.362	42	2	840	64	-	904
18B	.312	243	1	603	157	-	760
18C	.312	242	1	605	157	-	762
18D	.362	81	2	928	35*	-	963
18E	.312	244	1	605	157	-	762
18F	.312	164	1	603	157	-	760
18G	.362	43	2	840	64	-	904
18H	.362	54	2	840	64	-	904
18J	.312	181	1	603	157	-	760
18K	.312	182	1	605	157	-	762
18L	.362	12	2	884	97	-	981
18M	.312	183	1	605	157	-	762
18N	.312	184	1	603	157	-	760
18P	.362	55	2	840	64	-	904
19A	.362	36	2	840	64	-	904
19B	.312	240	1	603	157	-	760
19C	.312	154	1	605	157	-	762
19D	.362	9	2	928	35*	-	963
19E	.312	155	1	605	157	-	762
19F	.312	156	1	603	157	-	760
19G	.362	37	2	840	64	-	904
19H	.362	49	2	840	64	-	904
19J	.312	173	1	603	157	-	760

<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Bed-Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Patio</u>	<u>Sq. Ft. Total</u>
19K	.312	238	1	605	157	-	762
19L	.362	10	2	884	97	-	981
19M	.312	237	1	605	157	-	762
19N	.312	176	1	603	157	-	760
19P	.362	50	2	840	64	-	904
20A	.362	32	2	840	64	-	904
20B	.312	149	1	603	157	-	760
20C	.312	150	1	605	157	-	762
20D	.362	7	2	928	35 *	-	963
20E	.312	236	1	605	157	-	762
20F	.312	224	1	603	157	-	760
20G	.362	33	2	840	64	-	904
20H	.362	44	2	840	64	-	904
20J	.312	165	1	603	157	-	760
20K	.312	166	1	605	157	-	762
20L	.362	8	2	884	97	-	981
20M	.312	167	1	605	157	-	762
20N	.312	168	1	603	157	-	760
20P	.362	45	2	840	64	-	904
21A	.362	26	2	840	64	-	904
21B	.312	141	1	603	157	-	760
21C	.312	142	1	605	157	-	762
21D	.362	5	2	928	35 *	-	963
21E	.312	143	1	605	157	-	762
21F	.312	144	1	603	157	-	760
21G	.362	27	2	840	64	-	904
21H	.362	38	2	840	64	-	904
21J	.312	157	1	603	157	-	760
21K	.312	158	1	605	157	-	762
21L	.362	6	2	884	97	-	981
21M	.312	159	1	605	157	-	762
21N	.312	160	1	603	157	-	760
21P	.362	39	2	840	64	-	904
22A	.362	19	2	840	64	-	904
22B	.312	133	1	603	157	-	760
22C	.312	134	1	605	157	-	762
22D	.362	3	2	928	35 *	-	963
22E	.312	135	1	605	157	-	762
22F	.312	136	1	603	157	-	760
22G	.362	20	2	840	64	-	904
22H	.362	29	2	840	64	-	904
22J	.312	145	1	603	157	-	760
22K	.312	146	1	605	157	-	762
22L	.362	4	2	884	97	-	981
22M	.312	147	1	605	157	-	762
22N	.312	148	1	603	157	-	760
22P	.362	30	2	840	64	-	904
23A	.362	14	2	840	64	-	904
23B	.312	129	1	603	157	-	760
23C	.312	130	1	605	157	-	762
23D	.362	1	2	928	35 *	-	963
23E	.312	131	1	605	157	-	762
23F	.312	132	1	603	157	-	760
23G	.362	15	2	840	64	-	904
23H	.362	22	2	840	64	-	904
23J	.312	137	1	603	157	-	760
23K	.312	138	1	605	157	-	762
23L	.362	2	2	884	97	-	981
23M	.312	139	1	605	157	-	762
23N	.312	140	1	603	157	-	760
23P	.362	23	2	840	64	-	904

\* Denotes balcony instead of lanai on condominium file plan.

COMMON ELEMENTS: The Declaration, as executed, reflects that the common elements shall include all of the land and improvements other than apartments specifically including, without limitation:

- (a) Said land in fee simple;
- (b) All foundations, floor slabs, columns, girders, beams, supports, unfinished perimeter and load-bearing walls, roofs, stairways, corridors, elevators, elevator lobbys, shafts and walls and walkways around said building;
- (c) All yards, grounds, landscaping, garden areas, mail boxes, refuse facilities, restrooms for common use; and the transformer vault room, switch room, waiting room, delivery corridor, compactor equipment, swimming pool and other recreation facilities;
- (d) All driveways, ramps and loading areas;
- (e) All ducts, sewer lines, electrical equipment, pipes, 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, water, gas, air conditioning, refuse, telephone and radio and television signal distribution;
- (f) The resident manager's apartment, designated as No. 1-D, together with one (1) parking space, designated No. 301, appurtenant thereto;
- (g) Twenty-four (24) guest automobile parking spaces designated as spaces G-1 through G-24, inclusive, on said Condominium Map;
- (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 or safety, or normally in common use.

LIMITED COMMON ELEMENTS: The Declaration, as executed, reflects that the limited common elements include:

- (a) One (1) automobile parking space which shall be appurtenant to and for the exclusive use of each such apartment. The number of each parking space appurtenant to each apartment is designated on the schedule above;
- (b) In addition to the parking spaces designated on the schedule above, one hundred thirty-one (131) exclusive easements to use 131 covered and uncovered additional parking spaces are set aside and reserved for sale by the Developer. Such parking spaces are as follows:
  - (i) Covered Parking Spaces. Twenty-four (24) spaces numbered 11, 71, 72, 94, 151, 152, 174, 175, 232, 233, 255, 256, 313, 314, 316, 317, 318, 319, 320, 321, 322, 324 and 325, inclusive.



(ii) Uncovered Parking Spaces. One hundred and seven (107) spaces numbered 326 through 432, inclusive.

(c) All other common elements of the Project which are rationally related to less than all of said apartments shall be limited to the use of such apartments.

ENCUMBRANCES AGAINST TITLE: A Preliminary Title Report issued on May 14, 1974 by Title Guaranty of Hawaii, Inc. reflects the following encumbrances against title:

1. Real property taxes for the fiscal year July 1, 1973 - June 30, 1974 are now a lien.

Lot 2 covered by Tax Key: 9-8-12-50 - Area 193,161 square feet.

Lot 3 covered by Tax Key: 9-8-30-53 - Area 172,722 square feet.

2. As to Lot 2 Only:

(A) Reservation in favor of the State of Hawaii of all mineral and metallic mines.

(B) A 22.50 foot stream setback line, as shown on File Plan No. 1316.

(C) Restricted access rights into and from Interstate Highway, as shown on File Plan No. 1316.

(D) Portion of temporary Easement "29" for construction purposes, situate within and running along the Northeast boundary of Lot 2, as shown on File Plan No. 1316.

(E) Abutter's rights of access in favor of the State of Hawaii.

(F) That portion of said lot within the boundary of Parcel 56 (revised) Interstate Highway, Federal Aid Project No. 1-H1-1 (16).

(Said encumbrance is set forth in Civil No. 26800, filed in the Circuit Court of the First Circuit, State of Hawaii. Lis Pendens recorded in Liber 6335 on Page 189.)

(G) Easement "B" (10 feet wide) for sanitary sewer purposes, as shown on said File Plan.

(H) A grant in favor of the City and County of Honolulu, dated December 15, 1970, recorded in Liber 8008 on Page 231; granting an easement for sanitary sewer purposes over and across said Easement "B".

(I) A grant in favor of Hawaiian Electric Company, Inc., dated June 13, 1961, recorded in Liber 4093 on Page 25; granting perpetual easement for pole and wire lines and for underground power lines (25 feet wide, extending 12-1/2 feet from either side of center line) across said lot; as modified to include Hawaiian Telephone Company, as co-grantee, by instrument dated June 13, 1961, recorded in Liber 5147 on Page 361.

3. As to Lot 3 Only:

(A) Reservation in favor of the State of Hawaii of all mineral and metallic mines.

(B) Easement "23" (10 feet wide) for flowage purposes, as shown on said File Plan.

(C) Easement "24" (10 feet wide) for water line purposes, as shown on said File Plan.

(D) A 22.5 foot stream setback line from the middle of Kalauao Stream, as shown on said File Plan.

(E) Easement "1" for electrical purposes, as shown on said File Plan.

(F) Easement "2" (10 feet wide) for water line purposes, as shown on said File Plan.

(G) Portion of Easement "B" (10 feet wide) for sanitary sewer purposes, as shown on said File Plan.

(H) A grant in favor of the City and County of Honolulu, dated December 15, 1970, recorded in Liber 8008 on Page 231; granting an easement for sanitary sewer purposes over and across said Easement "B".

(I) Restricted access rights into and from Interstate Highway, as shown on said File Plan.

(J) Temporary Easement "38" for construction purposes, as shown on said File Plan.

(Said encumbrance is set forth in Civil No. 26800, filed in the Circuit Court of the First Circuit, State of Hawaii. Lis Pendens recorded in Liber 6335 on Page 189.)

(K) A grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company, dated September 18, 1968, recorded in Liber 6278 on Page 124; granting perpetual easement for pole and wire lines and or underground lines (25 feet wide, extending 12-1/2 feet from either side of center line.)

(L) A grant in favor of Hawaiian Electric Company, Inc., dated November 6, 1969, recorded in Liber 6906 on Page 132; granting an easement for utility purposes within Easement "B".

(M) A grant in favor of Hawaiian Electric Company, Inc., dated June 13, 1961, recorded in Liber 4093 on Page 25; granting perpetual easement for pole and wire lines and for underground power lines (25 feet wide, extending 12-1/2 feet from either side of center line) across said lot; as modified to include Hawaiian Telephone Company, as co-grantee, by Instrument dated June 13, 1961, recorded in Liber 5147 on Page 361.

(N) A grant in favor of Hawaiian Telephone Company and American Telephone and Telegraph Company, dated December 2, 1964, recorded in Liber 4985 on Page 189; granting a right of way (10 feet wide) for underground communication lines and cables for a term of 65 years commencing September 1, 1964.

(O) A grant in favor of the City and County of Honolulu, dated October 8, 1973, recorded in Liber 9583 on Page 526; granting the right in the nature of an easement for underground water pipeline or pipelines under and across said Easements "2" and "24".

4. General rights and obligations as set forth in those certain Letter Agreements dated November 7, 1973, made by and between Amfac-Trousdale, a Joint Venture, composed of Lear Siegler, Inc. and Lear Siegler Properties, Inc., both Delaware corporations, Shelter Corporation, a Hawaii corporation, and Pearlridge Land Development Co., a registered Hawaii partnership, composed of Cosmopolitan Land Co., Inc., and Oceanic Properties, Inc., both Hawaii corporations; as mentioned in Satisfaction of Agreement of Sale recorded in Liber 9588 on Page 216.

5. Terms, agreements, reservations, covenants, conditions and provisions contained in the Lease dated October 30, 1973, recorded in Liber 9588 on Page 232.

6. Mortgage and Financing Statement

Mortgagor: Pearlridge Land Development Co.,  
a Hawaii general partnership

Mortgagee: Bank of Hawaii, a Hawaii corporation

Dated: November 7, 1973

Recorded: Liber 9588, Page 258

Amount: \$12,150,000.00

STATUS OF PROJECT The Developer has entered into a contract with Charles Pankow Associates for construction of all of the improvements contemplated by the building plans except for landscaping. Construction has begun and the anticipated date of substantial completion of the project is February 15, 1975.

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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 September 26, 1973, and additional information filed on December 13, 1973 and July 11, 1974.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 621 filed with the Commission on September 26, 1973. The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white in color.

*(for)*   
DOUGLAS R. SODETANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY AND  
COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

Registration No. 621  
July 15, 1974