

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

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

REGISTRATION NO. 621

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

It was prepared as a supplement to an earlier Report dated November 12, 1973 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: December 18, 1973  
Expires: January 18, 1975

#### 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 SEPTEMBER 26, 1973, AND 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 ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of November 12, 1973, on "The Pearl" Number One, Registration No. 621, the Developer reports that changes have been made in the plan or setup as presented in the Preliminary Report issued on November 12, 1973.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of "The Pearl" Number One registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. The buyer shall sign the required receipt (RECO Form 25) signifying that he has had an opportunity to read the two reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners and a copy of the approved Floor Plans) have not been filed in the office of the recording officer.
4. Preliminary advertising and promotional matter have been submitted pursuant to rules and regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Hawaii Revised Statutes, Chapter 514, and the rules and regulations of the Hawaii Real Estate Commission which relate to Horizontal Property Regimes.

The information included in paragraph 1 and in the schedule included in the topical heading DESCRIPTION in the Preliminary Public Report has been amended. Information disclosed in the remaining topical headings has not been disturbed.

DESCRIPTION: The Developer advises that paragraph 1 of the Preliminary Horizontal Property Regimes Public Report issued by the State of Hawaii incorrectly states that there are a total of 171 one-bedroom apartments and 129 two-bedroom apartments in the project. The correct allocation is 172 one-bedroom apartments and 128 two-bedroom apartments. The Developer further advises that the schedule included in the paragraph entitled DESCRIPTION in the Preliminary Report incorrectly identifies the parking stalls assigned to 29 of the apartments. The apartments affected are numbered 2A, 3D, 4L, 5L, 7B, 8N, 9B, 9C, 9E, 9F, 9J, 10B, 10J, 10K, 10M, 10N, 11J, 11K, 12G, 15H, 18B, 18C, 18D, 18E, 19B, 19K, 19M, 20E and 20F. The schedule included hereinbelow correctly identifies all of the parking stall assignments and is identical to the schedule included in the Declaration of Horizontal Property Regime as Exhibit B.

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<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Terrace</u>	<u>Sq. Ft. Total</u>
1D (Mgr)	-	301	2	918	35	84	1,037
1E	.00312	218	1	605	157	199	961
1F	.00312	219	1	603	157	199	959
1G	.00362	82	2	840	64	53	957
1H	.00362	83	2	840	64	53	957
1J	.00312	220	1	603	157	199	959
1K	.00312	221	1	605	157	199	961
2A	.00362	153	2	840	64	53	957
2B	.00312	217	1	603	157	199	959
2C	.00312	292	1	605	157	-	762
2D	.00362	97	2	928	35	-	963
2E	.00312	293	1	605	157	-	762
2F	.00312	294	1	603	157	-	760
2G	.00362	126	2	840	64	-	904
2H	.00362	128	2	840	64	-	904
2J	.00312	299	1	603	157	-	760
2K	.00312	300	1	605	157	-	762
2L	.00362	93	2	884	97	-	981
2M	.00312	222	1	605	157	105	867
2N	.00312	223	1	603	157	199	959
2P	.00362	84	2	840	64	53	957
3A	.00362	123	2	840	64	-	904
3B	.00312	288	1	603	157	-	760
3C	.00312	289	1	605	157	-	762
3D	.00362	163	2	928	35	-	963
3E	.00312	290	1	605	157	-	762
3F	.00312	291	1	603	157	-	760
3G	.00362	124	2	840	64	-	904
3H	.00362	127	2	840	64	-	904
3J	.00312	295	1	603	157	-	760
3K	.00312	296	1	605	157	-	762
3L	.00362	118	2	884	97	-	981
3M	.00312	297	1	605	157	-	762
3N	.00312	298	1	603	157	-	760
3P	.00362	125	2	840	64	-	904
4A	.00362	119	2	840	64	-	904
4B	.00312	280	1	603	157	-	760
4C	.00312	281	1	605	157	-	762
4D	.00362	90	2	928	35	-	963
4E	.00312	282	1	605	157	-	762
4F	.00312	283	1	603	157	-	760
4G	.00362	120	2	840	64	-	904
4H	.00362	121	2	840	64	-	904
4J	.00312	284	1	603	157	-	760
4K	.00312	285	1	605	157	-	762
4L	.00362	161	2	884	97	-	981
4M	.00312	286	1	605	157	-	762
4N	.00312	287	1	603	157	-	760
4P	.00362	122	2	840	64	-	904
5A	.00362	114	2	840	64	-	904
5B	.00312	272	1	603	157	-	760
5C	.00312	273	1	605	157	-	762
5D	.00362	85	2	928	35	-	963
5E	.00312	274	1	605	157	-	762
5F	.00312	275	1	603	157	-	760
5G	.00362	115	2	840	64	-	904
5H	.00362	116	2	840	64	-	904
5J	.00312	276	1	603	157	-	760
5K	.00312	277	1	605	157	-	762
5L	.00362	162	2	884	97	-	981
5M	.00312	278	1	605	157	-	762

<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Terrace</u>	<u>Sq. Ft. Total</u>
5N	.00312	279	1	603	157	-	760
5P	.00362	117	2	840	64	-	904
5A	.00362	110	2	840	64	-	904
6B	.00312	264	1	603	157	-	760
6C	.00312	265	1	605	157	-	762
6D	.00362	75	2	928	35	-	963
6E	.00312	266	1	605	157	-	762
6F	.00312	267	1	603	157	-	760
6G	.00362	111	2	840	64	-	904
6H	.00362	112	2	840	64	-	904
6J	.00312	268	1	603	157	-	760
6K	.00312	269	1	605	157	-	762
6L	.00362	68	2	884	97	-	981
6M	.00312	270	1	605	157	-	762
6N	.00312	271	1	603	157	-	760
6P	.00362	113	2	840	64	-	904
7A	.00362	106	2	840	64	-	904
7B	.00312	307	1	603	157	-	760
7C	.00312	257	1	605	157	-	762
7D	.00362	69	2	928	35	-	963
7E	.00312	258	1	605	157	-	762
7F	.00312	259	1	603	157	-	760
7G	.00362	107	2	840	64	-	904
7H	.00362	108	2	840	64	-	904
7J	.00312	260	1	603	157	-	760
7K	.00312	261	1	605	157	-	762
7L	.00362	62	2	884	97	-	981
7M	.00312	262	1	605	157	-	762
7N	.00312	263	1	603	157	-	760
7P	.00362	109	2	840	64	-	904
8A	.00362	102	2	840	64	-	904
8B	.00312	248	1	603	157	-	760
8C	.00312	249	1	605	157	-	762
8D	.00362	63	2	928	35	-	963
8E	.00312	250	1	605	157	-	762
8F	.00312	251	1	603	157	-	760
8G	.00362	103	2	840	64	-	904
8H	.00362	104	2	840	64	-	904
8J	.00312	252	1	603	157	-	760
8K	.00312	253	1	605	157	-	762
8L	.00362	56	2	884	97	-	981
8M	.00312	254	1	605	157	-	762
8N	.00312	306	1	603	157	-	760
8P	.00362	105	2	840	64	-	904
9A	.00362	98	2	840	64	-	904
9B	.00312	305	1	605	157	-	760
9C	.00312	308	1	605	157	-	762
9D	.00362	57	2	928	35	-	963
9E	.00312	303	1	605	157	-	762
9F	.00312	304	1	603	157	-	760
9G	.00362	99	2	840	64	-	904
9H	.00362	100	2	840	64	-	904
9J	.00312	302	1	603	157	-	760
9K	.00312	245	1	605	157	-	762
9L	.00362	51	2	884	97	-	981
9M	.00312	246	1	605	157	-	762
9N	.00312	247	1	603	157	-	760
9P	.00362	101	2	840	64	-	904
10A	.00362	86	2	840	64	-	904
10B	.00312	315	1	603	157	-	760
10C	.00312	225	1	605	157	-	762

<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Terrace</u>	<u>Sq. Ft. Total</u>
10D	.00362	41	2	928	35	-	963
10E	.00312	226	1	605	157	-	762
10F	.00312	227	1	603	157	-	760
10G	.00362	87	2	840	64	-	904
10H	.00362	95	2	840	64	-	904
10J	.00312	312	1	603	157	-	760
10K	.00312	311	1	605	157	-	762
10L	.00362	46	2	884	97	-	981
10M	.00312	310	1	605	157	-	762
10N	.00312	309	1	603	157	-	760
10P	.00362	96	2	840	64	-	904
11A	.00362	76	2	840	64	-	904
11B	.00312	209	1	603	157	-	760
11C	.00312	210	1	605	157	-	762
11D	.00362	35	2	928	35	-	963
11E	.00312	211	1	605	157	-	762
11F	.00312	212	1	603	157	-	760
11G	.00362	77	2	840	64	-	904
11H	.00362	91	2	840	64	-	904
11J	.00312	239	1	603	157	-	760
11K	.00312	241	1	605	157	-	762
11L	.00362	40	2	884	97	-	981
11M	.00312	234	1	605	157	-	762
11N	.00312	235	1	603	157	-	760
11P	.00362	92	2	840	64	-	904
12A	.00362	70	2	840	64	-	904
12B	.00312	201	1	603	157	-	760
12C	.00312	202	1	605	157	-	762
12D	.00362	31	2	928	35	-	963
12E	.00312	203	1	605	157	-	762
12F	.00312	204	1	603	157	-	760
12G	.00362	80	2	840	64	-	904
12H	.00362	88	2	840	64	-	904
12J	.00312	228	1	603	157	-	760
12K	.00312	229	1	605	157	-	762
12L	.00362	34	2	884	97	-	981
12M	.00312	230	1	605	157	-	762
12N	.00312	231	1	603	157	-	760
12P	.00362	89	2	840	64	-	904
14A	.00362	64	2	840	64	-	904
14B	.00312	193	1	603	157	-	760
14C	.00312	194	1	605	157	-	762
14D	.00362	25	2	928	35	-	963
14E	.00312	195	1	605	157	-	762
14F	.00312	196	1	603	157	-	760
14G	.00362	65	2	840	64	-	904
14H	.00362	78	2	840	64	-	904
14J	.00312	213	1	603	157	-	760
14K	.00312	214	1	605	157	-	762
14L	.00362	28	2	884	97	-	981
14M	.00312	215	1	605	157	-	762
14N	.00312	216	1	603	157	-	760
14P	.00362	79	2	840	64	-	904
15A	.00362	58	2	840	64	-	904
15B	.00312	189	1	603	157	-	760
15C	.00312	190	1	605	157	-	762
15D	.00362	21	2	928	35	-	963
15E	.00312	191	1	605	157	-	762
15F	.00312	192	1	603	157	-	760
15G	.00362	59	2	840	64	-	904


<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Terrace</u>	<u>Sq. Ft. Total</u>
15H	.00362	74	2	840	64	-	904
15J	.00312	205	1	603	157	-	760
15K	.00312	206	1	605	157	-	762
15L	.00362	24	2	884	97	-	981
15M	.00312	207	1	605	157	-	762
15N	.00312	208	1	603	157	-	760
15P	.00362	73	2	840	64	-	904
16A	.00362	52	2	840	64	-	904
16B	.00312	177	1	603	157	-	760
16C	.00312	178	1	605	157	-	762
16D	.00362	17	2	928	35	-	963
16E	.00312	179	1	605	157	-	762
16F	.00312	180	1	603	157	-	760
16G	.00362	53	2	840	64	-	904
16H	.00362	66	2	840	64	-	904
16J	.00312	197	1	603	157	-	760
16K	.00312	198	1	605	157	-	762
16L	.00362	18	2	884	97	-	981
16M	.00312	199	1	605	157	-	762
16N	.00312	200	1	603	157	-	760
16P	.00362	67	2	840	64	-	904
17A	.00362	47	2	840	64	-	904
17B	.00312	169	1	603	157	-	760
17C	.00312	170	1	605	157	-	762
17D	.00362	13	2	928	35	-	963
17E	.00312	171	1	605	157	-	762
17F	.00312	172	1	603	157	-	760
17G	.00362	48	2	840	64	-	904
17H	.00362	60	2	840	64	-	904
17J	.00312	185	1	603	157	-	760
17K	.00312	186	1	605	157	-	762
17L	.00362	16	2	884	97	-	981
17M	.00312	187	1	605	157	-	762
17N	.00312	188	1	603	157	-	760
17P	.00362	61	2	840	64	-	904
18A	.00362	42	2	840	64	-	904
18B	.00312	243	1	603	157	-	760
18C	.00312	242	1	605	157	-	762
18D	.00362	81	2	928	35	-	963
18E	.00312	244	1	605	157	-	762
18F	.00312	164	1	603	157	-	760
18G	.00362	43	2	840	64	-	904
18H	.00362	54	2	840	64	-	904
18J	.00312	181	1	603	157	-	760
18K	.00312	182	1	605	157	-	762
18L	.00362	12	2	884	97	-	981
18M	.00312	183	1	605	157	-	762
18N	.00312	184	1	603	157	-	760
18P	.00362	55	2	840	64	-	904
19A	.00362	36	2	840	64	-	904
19B	.00312	240	1	603	157	-	760
19C	.00312	154	1	605	157	-	762
19D	.00362	9	2	928	35	-	963
19E	.00312	155	1	605	157	-	762
19F	.00312	156	1	603	157	-	760
19G	.00362	37	2	840	64	-	904
19H	.00362	49	2	840	64	-	904
19J	.00312	173	1	603	157	-	760

<u>Apartment #</u>	<u>% Common Interest</u>	<u>Parking Stall # Assigned</u>	<u>No. of Rooms</u>	<u>Sq. Ft. Living Area</u>	<u>Sq. Ft. Lanai</u>	<u>Sq. Ft. Terrace</u>	<u>Sq. Ft. Total</u>
19K	.00312	238	1	605	157	-	762
19L	.00362	10	2	884	97	-	981
19M	.00312	237	1	605	157	-	762
19N	.00312	176	1	605	157	-	760
19P	.00362	50	2	840	64	-	904
20A	.00362	32	2	840	64	-	904
20B	.00312	149	1	603	157	-	760
20C	.00312	150	1	605	157	-	762
20D	.00362	7	2	928	35	-	963
20E	.00312	236	1	605	157	-	762
20F	.00312	224	1	603	157	-	760
20G	.00362	33	2	840	64	-	904
20H	.00362	44	2	840	64	-	904
20J	.00312	165	1	603	157	-	760
20K	.00312	166	1	605	157	-	762
20L	.00362	8	2	884	97	-	981
20M	.00312	167	1	605	157	-	762
20N	.00312	168	1	603	157	-	760
20P	.00362	45	2	840	64	-	904
21A	.00362	26	2	840	64	-	904
21B	.00312	141	1	603	157	-	760
21C	.00312	142	1	605	157	-	762
21D	.00362	5	2	928	35	-	963
21E	.00312	143	1	605	157	-	762
21F	.00312	144	1	603	157	-	760
21G	.00362	27	2	840	64	-	904
21H	.00362	38	2	840	64	-	904
21J	.00312	157	1	603	157	-	760
21K	.00312	158	1	605	157	-	762
21L	.00362	6	2	884	97	-	981
21M	.00312	159	1	605	157	-	762
21N	.00312	160	1	603	157	-	760
21P	.00362	39	2	840	64	-	904
22A	.00362	19	2	840	64	-	904
22B	.00312	133	1	603	157	-	760
22C	.00312	134	1	605	157	-	762
22D	.00362	3	2	928	35	-	963
22E	.00312	135	1	605	157	-	762
22F	.00312	136	1	603	157	-	760
22G	.00362	20	2	840	64	-	904
22H	.00362	29	2	840	64	-	904
22J	.00312	145	1	603	157	-	760
22K	.00312	146	1	605	157	-	762
22L	.00362	4	2	884	97	-	981
22M	.00312	147	1	605	157	-	762
22N	.00312	148	1	603	157	-	760
22P	.00362	30	2	840	64	-	904
23A	.00362	14	2	840	64	-	904
23B	.00312	129	1	603	157	-	760
23C	.00312	130	1	605	157	-	762
23D	.00362	1	2	928	35	-	963
23E	.00312	131	1	605	157	-	762
23F	.00312	132	1	603	157	-	760
23G	.00362	15	2	840	64	-	904
23H	.00362	22	2	840	64	-	904
23J	.00312	137	1	603	157	-	760
23K	.00312	138	1	605	157	-	762
23L	.00362	2	2	884	97	-	981
23M	.00312	139	1	605	157	-	762
23N	.00312	140	1	603	157	-	760
23P	.00362	23	2	840	64	-	904

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted September 26, 1973, and information subsequently filed as of December 13, 1973.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 621 filed with the Commission on September 26, 1973.

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 in color.

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

Distribution:

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Bureau of Conveyances  
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Registration No. 621  
December 18, 1973