

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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SECOND

SUPPLEMENTARY

HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on

PEARL RIDGE GARDENS and PEARL RIDGE TOWER
98-1030 Moanalua Road
Aiea, Hawaii

Registration No. 835

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

It was prepared as a supplement to an earlier Report dated Mar. 5 and Aug. 11, 1976 issued by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: January 3, 1977

Expires: April 5, 1977

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 22, 1976, AND ADDITIONAL INFORMATION SUBMITTED AS OF DECEMBER 28, 1976. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, AND SUBMITTING INFORMATION AND DATA ON CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report dated March 5, 1976, and Supplementary Public Report dated August 11, 1976 (hereinafter referred to as the "Supplementary Public Report"), the

Developer reports that changes have been made in the information which was presented in the Final Public Report and the Supplementary Public Report. All of these changes have resulted from the execution and recording of the Second Amendment to Declaration of Horizontal Property Regime for this project.

2. This Second Supplementary Public Report is made a part of the registration of the PEARL RIDGE GARDENS and PEARL RIDGE TOWER condominium project. The Developer is responsible for placing a true copy of this Second Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers along with true copies of the Final Public Report (white paper stock) and the Supplementary Public Report (pink paper stock). Securing a signed copy of the receipt of this Second Supplementary Public Report, as well as the Final and Supplementary Public Reports previously issued, is also the responsibility of the Developer.
3. Advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been recorded in the office of the recording officer.

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

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

The Second Amendment to Declaration of Horizontal Property Regime, dated October 8, 1976, was recorded in the aforesaid Bureau in Liber 11767, at Page 478.

5. 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.
6. This Second Supplementary Public Report automatically expires April 5, 1977, unless another Supplementary

Public Report issues, or the Commission, upon review of the registration, issues an order extending the effective period of this report.

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

COMMON ELEMENTS: In addition to the items reflected under this topical heading in the Final Public Report, the following has been added:

i. Parking Stalls Numbered 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 44, 45, 46, 47, 48, 49, 50, 51 and 52 on Parking Deck B are now designated as common elements available for use as guest parking stalls.

LIMITED COMMON ELEMENTS: Parking Stalls Numbered 33a and 76 on Parking Deck B have been eliminated. Those spaces are now designated for use as trash enclosures. In addition to the parking stalls listed in the Declaration as being compact stalls, Parking Stalls Nos. 72, 75, 113, 114 and 115 on Parking Deck B are now designated as "compact" parking stalls. The compact stalls may not be able to accommodate some of the larger sizes of automobiles.

The following parking stalls as designated on Condominium Map No. 438 shall be limited common elements appurtenant to Apartment No. 204 in Building No. 5 of the project:

<u>PARKING STALL NO.</u>	<u>PARKING DECK</u>
50	A
51	A
52	A
63	A
77	A
78	A
61	B
72	B
75	B
98	B
99	B
108	B
113	B
114	B
115	B
123	B
127	B
128	B
132	B
141	B
28	C
29	C
30	C
41	C
25	D
26	D
27	D
28	D
47	D
60	D

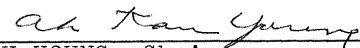
Apartment No. 204 in Building No. 5 of the project is owned by the Developer, and as long as Apartment No. 204 in Building No. 5 of the project has at least one parking stall appurtenant to it, the other stalls appurtenant to that apartment will be freely reassignable, as provided in the Second Amendment of Declaration of Horizontal Property Regime, i.e., by amendment of the Apartment Leases affected by the exchange or reassignment. Any amendment of an Apartment Lease shall be incorporated into the Declaration by reference, and the recordation of any such Amendment of Apartment Lease in the Bureau of Conveyances of the State of Hawaii will constitute an amendment of the Declaration provided that the lessor named in the Apartment Lease, and any mortgagees, consent.

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

The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention, submitted January 22, 1976, and additional information submitted as of December 28, 1976.

This SECOND SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 835 filed with the Commission on January 22, 1976.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink.


AH KAU YOUNG, Chairman
Real Estate Commission
State of Hawaii

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REGISTRATION NO. 835

January 3, 1977