REAL ESTATE COMMISSION
STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
1010 Richards Street
P. O. Box 3469
Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

on

PEARL HORIZONS, PHASE IIIA
98-640 Moanalua Loop
Aiea, Hawaii

Registration No. 1878

Issued: March 16, 1988
Expires: October 18, 1988

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of January 20, 19 88 and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.

Type of Report:

____ PRELIMINARY: (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.

____ FINAL: (white) The developer has legally created a condominium and has filed complete information with the Commission.
[ ] Supersedes all prior public reports
[ ] Must be read together with _____

X SUPPLEMENTARY: (pink) Updates information contained in the
[X] Prelim. Public Report dated September 18, 1987
[ ] Final Public Report dated _____
[ ] Supp. Public Report dated _____

And [ ] Supersedes all prior public reports
[X] Must be read together with Preliminary Public Report dated September 18, 1987
[ ] This report reactivates the _____ public report(s) which expired on _____

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

[ ] Required [X] Not Required -- disclosures covered in this report.

FORM: RECO-30 286/986-350W, 150Y, 50P, 1186-400W

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

1. The areas of the lanais of the Type D and D-R units have increased from 55.54 square feet to 129.96 square feet. See pages 5 and 11 of this Report for the revised floor areas.

2. The number of extra parking stalls available for purchase have been decreased from 13 to 12. The number of regular and compact assigned parking stalls have changed, as well as the number of compact extra stalls available for purchase. There are now 23 assigned open regular size parking stalls (instead of 26); 13 assigned open compact size parking stalls (instead of 10); 6 open compact extra parking stalls available for purchase (instead of 7). See Exhibit "D" for schedule of parking.

3. The undivided fractional interest in all of the common elements have changed. See page 14, paragraph D.3 of this Report for the new interests.

4. Due to the change in undivided fractional interests, Exhibit "F", being the estimate of the initial maintenance fees for each apartment, has changed.

Except for the changes noted above, all of the information provided in the Preliminary Public Report on Pearl Horizons, Phase IIIA, dated September 18, 1987 remains unchanged. Pages 6-10, 13, 15, 17-18 of this Supplementary Public Report are deleted.

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Managing Agent
Attorney for Developer

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GENERAL INFORMATION ON CONDOMINIUMS

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of Hawaii's "Horizontal Property Act" (Chapter 514A, Hawaii Revised Statutes) must be followed.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

Common elements are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called limited common elements and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged, or encumbered, and they may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Some condominium projects are leasehold. This means that the land or the land, building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owner/tenant) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements. The leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without a vote of the owners. Some of these actions may significantly impact the quality of life for all apartment owners.

Until there is a sufficient number of purchasers of apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is vitally important to all apartment owners that the transition from developer to owner control be accomplished in an orderly manner and in a spirit of cooperation.

SUMMARY OF THE CONDOMINIUM PROJECT
(cite to appropriate pages
in text of report)

Interest to be Conveyed to Buyer:

No change

Type of Project:

1. [X] New Building(s) [ ] Conversion
   [ ] Both New Building(s) and Conversion

2. [X] Residential [ ] Commercial
   [ ] Mixed Residential and Commercial
   [ ] Other _____

3. [ ] High Rise (5 stories or more) [X] Low Rise

4. [X] Single or [ ] Multiple Buildings

5. Apartment Description

Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio	Total
D	6	2/1-1/2	858.42	129.96	988.38
D-R	6	2/1-1/2	858.42	129.96	988.38
F	6	2/1-1/2	860.85	56.31	917.16
F-R	6	2/1-1/2	860.85	56.31	917.16
H	6	2/1-1/2	917.16	-0-	917.16
H-R	6	2/1-1/2	917.16	-0-	917.16

Total Apartments: 36

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

6. Parking:

	Number of Stalls
Assigned Stalls (Individual Units)	36
Guest Stalls	
Unassigned Stalls	
Extra Stalls Available for Purchase	12
Other: _____	
Total Parking Stalls	48

7. Recreational amenities:

No change

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

[ ] Pets: No change

[ ] Number of Occupants: _____

[ ] Other: _____

[ ] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Total Apartments 36

Elevators 0 Stairways 3 Trash Chutes yes

Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio	Total
D	6	2/1-1/2	858.42	129.96	988.38
D-R	6	2/1-1/2	858.42	129.96	988.38
F	6	2/1-1/2	860.85	56.31	917.16
F-R	6	2/1-1/2	860.85	56.31	917.16
H	6	2/1-1/2	917.16	-0-	917.16
H-R	6	2/1-1/2	917.16	-0-	917.16

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining floor area may have been used.

Boundaries of Each Apartment:

No change

Permitted Alterations to Apartments:

No change

7. Parking Stalls:

Total Parking Stalls: 46

	Regular covered	Regular open	Compact covered	Compact open	Tandem covered	Tandem open	TOTAL
Assigned (for individual units)		23		13			36
Guest							
Unassigned							
Extra Available for Purchase		6			6		12
Other:							
Total Covered & Open	29		19				

Each apartment will have the exclusive use of at least 1 parking stall(s). Buyers are encouraged to find out which stall(s) will be available for their use.

[ ] Commercial parking garage permitted in condominium project.

[X] Exhibit D contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities: No change

[ ] There are no recreational or common facilities.

[ ] Swimming pool

[ ] Recreation Area

[ ] Tennis Court

[ ] Storage Area

[ ] Laundry Area

[ ] Trash Chute

[ ] Other: _____

D. Common Elements, Limited Common Elements, Common Interest:

1. Common Elements: Common Elements are those parts of the condominium project intended to be used by all apartment owners. They are owned jointly by all apartment owners.

   Exhibit _____ describes the common elements. No change

2. Limited Common Elements: Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

   [ ] There are no limited common elements in this project.

   [X] The limited common elements and the apartments which may use them are:

   [X] described in Exhibit D (includes addendum for parking schedule)

   [ ] as follows:

3. Common Interest: Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is often used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium. It may also be used for other purposes, including voting on matters requiring action by apartment owners.

   [ ] Exhibit _____ describes the common interests for each apartment.

   [X] as follows:

Type	Undivided Percentage Interest
D	2.917
D-R	2.917
F	2.708
F-R	2.708
H	2.708
H-R	2.708

G. Estimate of Initial Maintenance Fees:

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, your apartment may be liened and sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided to each apartment.

Exhibit F / contains a schedule of maintenance fees and maintenance fee disbursements. to the Preliminary Public Report and is superseded in its entirety and a new Exhibit "F" is substituted herewith.

H. Utility Charges for Apartments:

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

[ ] Electricity [ ] Television Cable

[ ] Gas [X] Water & Sewer

[ ] Other _____

I. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. Building and Other Improvements:

No change

2. Appliances:

No change

Buyer's Right to Cancel Sales Contract:

A. Rights Under the Condominium Statute:

Preliminary Report: Sales made by the Developer are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to $250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report, Supplementary Report to a Final Report: Sales made by the Developer are binding if:

1. The Developer delivers to the buyer a copy of:
   a. Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report;
      AND
   b. Any other public report issued by the Commission prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
2. The buyer is given an opportunity to read the report(s); and
3. One of the following has occurred:
   a. The buyer has signed a receipt for the report(s) and waived the right to cancel; or
   b. Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
   c. The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

1. There is a material change in the condominium which directly, substantially, and adversely affects (a) the use or value of the buyer's apartment or its limited common elements; or (b) the amenities available for buyer's use; and
2. The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

B. Rights Under the Sales Contract:

Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the condominium. These include but are not limited to the:

1. Condominium Public Reports issued by the Hawaii Real Estate Commission.
2. Declaration of Horizontal Property Regime and Condominium Map.
3. Bylaws of the Association of Apartment Owners.
4. House Rules.
5. Escrow Agreement.
6. Hawaii's Condominium Law (Chapter 514A, HRS, as amended; Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission).
7. Other _____

If these documents are not in final form, the buyer should ask to see the most recent draft.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Law (Chapter 514A, HRS and Hawaii Administrative Rules Chapter 16-107) are available at the Department of Commerce and Consumer Affairs.

This Public Report is a part of Registration No. 1878 filed with the Real Estate Commission on August 24, 1987.

Reproduction of Report. When reproduced, this report must be on:

[ ] yellow paper stock [ ] white paper stock [X] pink paper stock

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the effective period for the report.

Supplementary Public Reports expire on the expiration date given on the front of the report.

GLORIA DAMRON, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

Bureau of Conveyances
Department of Finance, City and County of Honolulu
Planning Department, City and County of Honolulu
Federal Housing Administration
Escrow Agent

EXHIBIT "D"

PARKING SCHEDULE

Apartment No.	Type	Parking Stall No.
1020	D	194
1022	D-R	195
1024	D	196
1026	D-R	198
1028	D	201A
1030	D-R	205
1032	D	206
1034	D-R	209
1036	D	215
1038	D-R	216
1040	D	218
1042	D-R	219
2020	F	188C
2021	H	189C
2022	H-R	191C
2023	F-R	192C
2024	F	193C
2025	H	197
2026	H-R	199
2027	F-R	200C
2028	F	201C
2029	H	202
2030	H-R	203
2031	F-R	204
2032	F	207
2033	H	208
2034	H-R	209A
2035	F-R	210
2036	F	211C
2037	H	212C
2038	H-R	213C
2039	F-R	214C
2040	F	217
2041	H	220
2042	H-R	221C
2043	F-R	222C

Twelve (12) additional parking stalls are assigned to Apartment No. 1030 as follows:

186C, 187C, 224C, 225C,
180, 181, 182, 183, 184, 185
190C, 223C

EXHIBIT F

ESTIMATE OF INITIAL MAINTENANCE FEES AND ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

Apartment	Monthly Fee x 12 months =	Yearly Total
D, DR	105.97	1,271.64
F, FR	98.38	1,180.56
H, HR	98.34	1,180.08

[X] Revised on November 30, 1987

The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency.

Estimate of Maintenance Fee Disbursements:

	Monthly x 12 months =	Yearly Total
Utilities and Services		
Air Conditioning		
Electricity		
[x] common elements only	125	1,500
[ ] common elements and apartments		
Gas		
Refuse Collection		
Telephone		
Water and Sewer	425	5,100
Maintenance, Repairs and Supplies		
Building	50	600
Grounds	350	4,200
Management		
Management Fee	291	3,492
Payroll and Payroll Taxes	600	7,200
Office Expenses	50	600
Insurance	1,212	14,544
Reserves	330	3,960
Taxes and Government Assessments		
Audit Fees	100	1,200
Other	100	1,200
TOTAL	3,633	43,596

I/We, CHANEY, BROOKS AND COMPANY, as managing agents for the condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

Date: 11/30/87