

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer MARK ROBERT JAMES
Address 2911 Pacific Heights Road, Honolulu, Hawaii 96813

Project Name(*): 2911 PACIFIC HEIGHTS ROAD
Address: 2911 Pacific Heights Road, Honolulu, Hawaii 96813

Registration No. 3251 (Conversion) Effective date: August 25, 1995
Expiration date: September 25, 1996

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other governmental agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

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

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

_____ **PRELIMINARY:** The developer may not as yet have created the condominium but
(yellow) 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:** The developer has legally created a condominium and has filed
(white) complete information with the Commission.

- [] No prior reports have been issued
- [] Supersedes all prior public reports
- [] Must be read together with _____

X **SUPPLEMENTARY:** Updates information contained in the
(pink) [] Prelim. Public Report dated _____
[X] Final Public Report dated February 2, 1995
[] Supp. Public Report dated _____

And [] Supersedes all prior public reports
[X] Must be read together with Final Public Report

[] This report reactivates the _____
public report(s) which expired on _____

(*) Exactly as named in the Declaration
FORM: RECO-30 286/986/189/1190/892

Disclosure Abstract: Separat disclosure Abstract on this condominium project:

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

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.

[] No prior reports have been issued by the Commission.
[X] Changes made are as follows:

The Developer has amended the Condominium Map to reflect changes in the boundary lines. The approximate size of Dwelling Area A is now 21,879 square feet and that of Dwelling Area B is approximately 4,428 square feet. A copy of the new Plot Plan is attached hereto.

Dwelling B contains two baths and not three baths as originally noted.

NOTE: This abbreviated Supplementary Public Report contains only pages reflecting information revised since issuance of the Final Public Report in February 2, 1995.

SPECIAL ATTENTION

This is a CONDOMINIUM PROJECT, not a subdivision. The land area beneath and immediately appurtenant to each unit is designated a **LIMITED COMMON ELEMENT** and is not a legally subdivided lot. The dotted lines on the Condominium Map bounding the designated number of square feet in each limited common element land area are for illustration purposes only and should not be construed to be the property lines of legally subdivision lots.

No warranties are given to the purchaser as to the construction, materials or workmanship of Dwelling A and Dwelling B. Dwelling A and Dwelling B are being sold in "as is" condition (pages 12 and 15).

The Sales Contract provides that the purchaser will not have the right to sue the declarant for damages and defects of Dwelling A and Dwelling B (see page 20).

This public report does not constitute approval of the Project by the Real Estate Commission, nor does it ensure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

THE PROSPECTIVE PURCHASERS ARE CAUTIONED TO CAREFULLY REVIEW ALL DOCUMENTS REGARDING THIS CONDOMINIUM PROJECT FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

I. CREATION OF THE CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Condominium Property Regime, a Condominium Map (File Plan), and the bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

- A. Declaration of Condominium Property Regime contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

- Proposed
 Recorded - Bureau of Conveyances - Document No. 94-201480
Book _____ Page _____
 Filed - Land Court - Document No. _____

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]:

Amendment No. 1 dated July 25, 1995, recorded as Document No. _____

- B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

- Proposed
 Recorded - Bureau of Conveyances Condo Map No. 2165
 Filed - Land Court Condo Map No. _____

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]:

- C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

- Proposed
 Recorded - Bureau of Conveyances - Document No. 94-201481
 Filed - Land Court Condo Map No. _____

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]:

5. Special Use Restriction

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

- [X] Pets: permitted in reasonable number
- [] Number of Occupants: _____
- [] Other: _____
- [] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators -0- Stairways -1- Trash Chutes -0-

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/Patio (sf)</u>
<u>Dw. A</u>	<u>1</u>	<u>4/3</u>	<u>3,404</u>	<u>1,377</u>
<u>Dw. B</u>	<u>1</u>	<u>3/2</u>	<u>985</u>	<u>405</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total Apartments: 2

*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.

Boundaries of Each Apartment:

The outside surfaces of the exterior walls and roof and the bottom surfaces of the footings and foundations of each Dwelling.

Permitted Alterations to Apartments:

See attached Exhibit "B"

2. Rights Under the Sales Contract: Before signing the sale contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the Developer which have been given an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime.
- C) Bylaws of the Association of Apartment Owners.
- D) House Rules.
- E) Condominium Map.
- F) Escrow Agreement.
- G) Hawaii's Condominium Law (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other _____

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 Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107) are available at the Cashier's Office, Department of Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P.O. Box 541 Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 2951 filed with the Real Estate Commission on December 16, 1994.

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

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

- D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

MARK ROBERT JAMES

Name of Developer

By  July 25, 1995
Duly Authorized Signatory Date

Mark Robert James

print name & title of person signing above

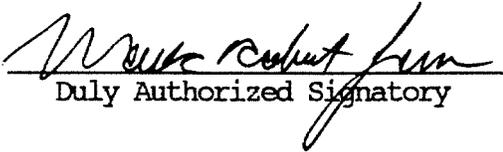
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Department of Finance, City and County of Honolulu
Planning Department, City and County of Honolulu
Federal Housing Administration

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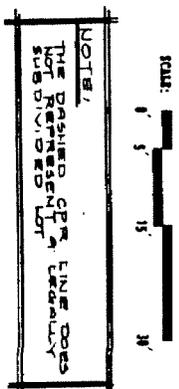
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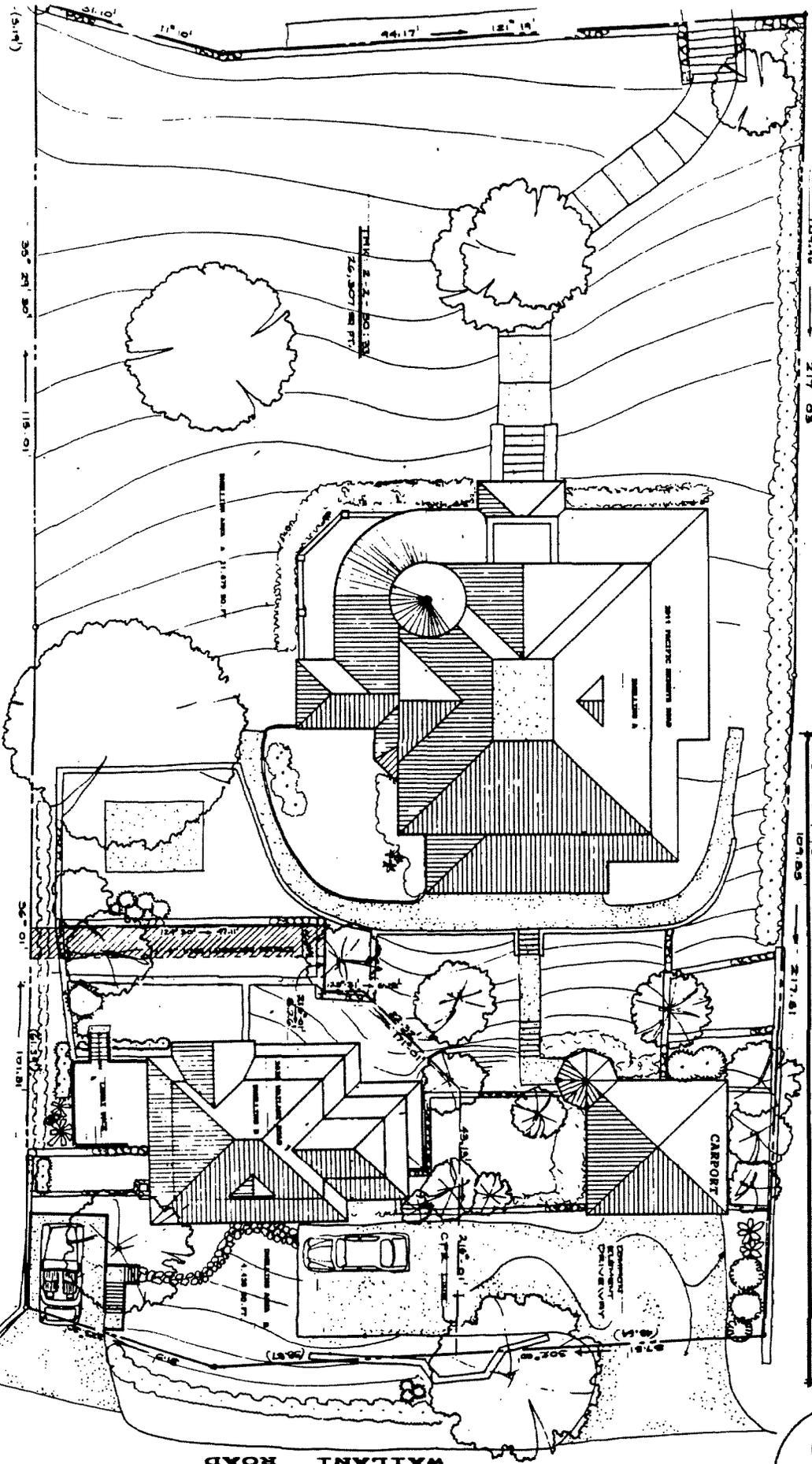
SITE PLAN / CONDOMINIUM MAP

2911 PACIFIC HEIGHTS ROAD / 3025 WAILANI ROAD CONDOMINIUM PROJECT

PROPERTY DIMENSIONS, REZONING, AND AREA DEDICATED TO PROGRAMS, AND ANY OTHER NOTES OR COMMENTS, DATE: 11/19/95



NOTE:
THE DASHED OR LINE DOES NOT REPRESENT A LEGALLY SUBDIVIDED LOT

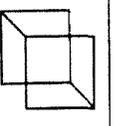


FLOOR AREA CALCULATIONS (NET FLOOR AREA IN SQUARE FEET)	
DEVELOPING A	DEVELOPING B
GROUND FLOOR: 1687	FIRST FLOOR: 800
FIRST FLOOR: 1917	DEVELOPING FLOOR: 165
TOTAL NET FLOOR AREA: 3604	TOTAL NET FLOOR AREA: 985
LAND AREA: 1277	LAND AREA: 405
CAREPORT FLOOR AREA: 402	CAREPORT FLOOR AREA: 402

Amended: 7/95

PROJECT:
CONDIMINIUM PROJECT FOR
MARK & RHODA JAMES
2911 PACIFIC HEIGHTS ROAD
HAWAII, HAWAII

DATE: 9-12-94
REVISION DATE:



DATE: 9-12-94
REVISION DATE: