CONDOMINIUM PUBLIC REPORT

Prepared & Issued by: Developer WATT HOMES - HAWAII DIVISION
Address 737 Bishop Street, Suite 2040, Honolulu, Hawaii 96813

Project Name(*): A'ELOA TERRACE
Address: Lot 8281, Namahoe Street, Kapolei, Hawaii 96707

Registration No. 3379 Effective date: August 14, 1996
Expiration date: September 14, 1997

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 government 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: (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 by the developer when complete information is filed.

____ FINAL: (white) The developer has legally created a condominium and has filed complete information with the Commission.
[ ] No prior reports have been issued.
[ ] This report supersedes all prior public reports.
[ ] This report must be read together with _____

_X_ SUPPLEMENTARY: (pink) This report updates information contained in the:
[ ] Preliminary Public Report dated: _____
[X] Final Public Report dated: July 10, 1996
[ ] Supplementary 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: Separate Disclosure Abstract on this condominium project:

[X] Required and attached to this report [ ] Not Required - disclosures covered in this report.
See Exhibit P.

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 developer.

[X] Changes made are as follows:

The Developer has assumed all actual common expenses of the Project, until notice is provided to the Real Estate Commission and the apartment owners, as provided in the attached Disclosure Abstract. The apartment owners will not be obligated for payment of common expenses until the Developer files an amended Disclosure Abstract with the Real Estate Commission, and delivers a copy to all apartment owners.

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EXHIBIT A: Information About the Developer
EXHIBIT B: Developer's Rights to Make Amendments
EXHIBIT C: Description of Buildings
EXHIBIT D: Special Use Restrictions
EXHIBIT E: Interior of Apartments
EXHIBIT F: Summary of Permitted Alteration to Apartments
EXHIBIT G: Initial Parking Stall Assignments
EXHIBIT H: Description of Common Elements
EXHIBIT I: Description of Limited Common Elements

EXHIBIT J:	Description of Common Interests
EXHIBIT K:	Encumbrances Against Title
EXHIBIT L:	Warranties
EXHIBIT M:	Estimate of Initial Maintenance Fees and Maintenance Fees Disbursements
EXHIBIT N:	Summary of Reservation and Sales Agreement
EXHIBIT O:	Summary of Escrow Agreement
EXHIBIT P:	Disclosure Abstract

2. Rights Under the Sales Contract: Before signing the sales 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 Property Act (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 Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. 0. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 3379 filed with the Real Estate Commission on 7/20/95.

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[ ] 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.

WATT HOMES - HAWAII DIVISION
Name of Developer

By: Charles J. Heitzman
Duly Authorized Signatory

8/14/96
Date

CHARLES J. HEITZMAN, Divisional President
print name & title of person signing above

Distribution:

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

EXHIBIT P

A'ELOA TERRACE
DISCLOSURE ABSTRACT

The apartment owner shall not be obligated for the payment of his respective share of the common expenses until such time that Developer files an amended abstract with the Real Estate Commission which shall provide, that after a date certain, the respective apartment owner shall thereafter be obligated to pay for his respective share of common expenses that is allocated to his apartment. The amended abstract shall be filed at least 30 days in advance with the Real Estate Commission, with a copy being delivered either by mail or personal delivery after the filing, to each apartment owner.