REAL ESTATE COMMISSION
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS
STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT

PULUA
Oli Loop
Waipio, Ewa District, Hawaii

REGISTRATION NO. 1632

IMPORTANT — Read This Report Before Buying

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

It reflects information obtained by the Real Estate Commission in its investigation of the 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 but may only take reservations therefore after

(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: October 12, 1984
Expires: November 12, 1985

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 10, 1984, AND INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 5, 1984. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION ON THE PROJECT IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIME LAW, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. PULUA is a proposed fee simple condominium development comprised of eighty four (84) residential apartment units in ten (10) buildings, together with one hundred eight (108) open parking stalls and other improvements. Nine of the parking stalls are for guests.

2. The developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Preliminary Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and approved floor plans) for the project have not yet been filed with the Assistant Registrar of the Land Court of the State of Hawaii.

4. No advertising or promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to the Horizontal Property Regime.

6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, October 12, 1984, unless a Supplementary or Final Public Report is issued, or the Commission, upon review of the registration, issues an order extending the effective period of this Report.

7. This Preliminary Public Report is made a part of the registration of the PULUA condominium project. The Developer has the responsibility of placing a true copy of this Preliminary Public Report (yellow paper stock) and attached Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

NAME OF PROJECT: PULUA.

LOCATION: The Project is located at Waipio, Island of Oahu, State of Hawaii. The land consists of 2.968 acres comprising Lot 9178, as shown on Map 574 filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1000.

TAX KEY: First Division, 9-4-117-59.

DEVELOPER: Gentry Homes-Pacific J.V., a Hawaii registered general partnership, 94-539 Puahi Street, Waipahu, Hawaii 96797. Telephone Number: 671-6411. The general partners of Gentry Homes-Pacific J.V. are GENTRY-HOMES, LTD., a Hawaii corporation and GENTRY-PACIFIC, LTD., a Hawaii corporation, both of the same address. The officers and directors of GENTRY HOMES, LTD. are as follows: Joseph J. Ramia, President and Director; A. J. Fadrowsky, III, Vice President; Harry D. Huffman, Treasurer and Assistant Secretary; Harvey Jay Migdal, Secretary; Thomas Henry Gentry, Director; Reeves L. Shaw, Director. The officers and directors of GENTRY-PACIFIC, LTD., are as follows: Thomas Henry Gentry, President and Director; Norman Hal Gentry, Vice President; A. J. Fadrowsky, III, Vice President and Director; Harry D. Huffman, Treasurer and Assistant Secretary; Harvey Jay Migdal, Secretary; Joseph J. Ramia, Director.

ATTORNEY REPRESENTING DEVELOPER: Harvey Jay Migdal, 94-539 Puahi Street, Waipahu, Hawaii 96797, Telephone No. 671-6411.

DESCRIPTION OF PROJECT: The proposed Declaration of Horizontal Property Regime describes the Project as follows:

The Project shall consist of ten (10) one- and two-story buildings with no basements designated as Buildings A, B, C, D, E, F, G, H, J and K. Construction of the buildings will be wood frame on concrete slab foundations with interior walls constructed of wood studding and gypsum board, exterior walls covered with siding, and roofs constructed of plywood and wood shakes. Buildings "A" and "C" will be one story in height and shall each contain four (4) apartments. Buildings "B," "D," "E," "F" and "J" will be two stories in height and shall each contain eight (8) apartments. Buildings "G," "H" and "K" are two stories in height and each contain twelve (12) apartments. There will be one hundred eight (108) uncovered parking stalls in the Project, nine (9) of which are guest stalls.

Description of Apartments: Freehold estates will be established within the perimeter and party walls, floors and ceilings of each of the eighty-four (84) apartment units of the Project, which apartments are distributed among the ten (10) apartment buildings of the Project, as shown on the proposed Condominium Map and as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

1. Apartment Numbers and Locations. The apartments will be located within the respective buildings of the Project as shown on the proposed Condominium Map. Each apartment is designated by a building letter followed by a number designation. Beginning with the number 1 and progressing in a clockwise direction, apartments are designated in numerical order. Apartments located on the second floor of a building begin the numbering sequence with the apartment located directly over apartment 1 on the first floor and continue in numerical sequence to the last apartment numbered on the second level. Thus, for example, Building B is numbered as follows: Starting at the northwesterly corner of the first floor with Apartment B-1 and progressing in a clockwise fashion to B-2, B-3 and B-4, all on the first floor of the building; on the second floor of the building, the number designations begin with B-5 in the northwesterly corner progressing clockwise to B-8 so that Apartment B-5 is directly over B-1, Apartment B-6 is directly over B-2, Apartment B-7 is directly over B-3 and Apartment B-8 is directly over B-4.

2. Layout and Area of Individual Apartments. As shown on the proposed Condominium Map, there are seven (7) apartment unit types: Type A, B, C, D, E, F and G. Type A is a studio apartment; Types B and C are one bedroom apartments; and Types D, E, F and G are two bedroom apartments. The location, unit numbers, model types, approximate net living area, lanai area, common interest and parking stall(s) for each of the apartments are as shown on Exhibit "A" hereto.

3. Access to Common Elements. Each first story apartment has immediate access to the grounds of the Project and each second story apartment has access to the grounds of the Project by means of a separate exterior stairway.

4. Limits of Apartments. The proposed Declaration states that each apartment shall be deemed to include all the walls and partitions within its perimeter or party walls which are not load bearing, the inner decorated or finished surfaces of all walls, floors and ceilings, doors, door frames, and window frames along the perimeters; any windows; the airspace within the perimeters, and all

the fixtures and appliances originally installed in the apartment. The respective apartments shall not be deemed to include the perimeter or party walls or the undecorated or unfinished surfaces thereof; the exterior surfaces of all doors, door frames, and window frames; the interior load-bearing walls; awnings (if any); the undecorated or unfinished surfaces of the floors and ceilings surrounding each apartment; any pipes, wires, conduits or other utility or service lines which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided.

5. Should the descriptions and divisions set forth in the proposed Declaration conflict with the depictions and division shown on the Condominium Map, the Condominium Map shall control; and provided, further, that the Condominium Map is intended only to show the layout, location, apartment numbers and dimensions of the apartments and elevations of the buildings and is not intended and shall not be deemed to contain or make any other representation or warranty.

COMMON ELEMENTS: The proposed Declaration states that one freehold estate is designated in all of the remaining portions of the Project, called the "common elements", including specifically, but not limited to:

1. The land on which the Project is situate;

2. All structural components, such as foundations, girders, beams, supports, main walls, roofs, entrances, exits, floor slabs, unfinished perimeter, party and load-bearing walls, and walkways of said buildings;

3. All common spaces such as yards, gardens, planting areas, trash collection areas, all parking areas, loading zones, driveways and access lanes, including parking stalls 36 through 40 and 50 through 53, inclusive, which are visitor parking stalls;

4. Installations for services such as pipes, cables, conduits, ducts, electrical equipment, wiring and other central appurtenant transmission facilities and installations over, under or across the Project which serve more than one apartment for services such as power, light, gas, hot water, cold water, sewage, telephone, radio and television signal distribution, if any;

5. Any apparatus and installations existing for common use, such as tanks, pumps, motors, fans, compressors, ducts, vents and other such installations and apparatus;

6. The fences which surround the fenced yard areas;

7. All other parts of the Project necessary or convenient to its existence, maintenance and safety or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, called the "limited common elements, are set aside and reserved for the exclusive use of certain apartments, and such apartment shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

1. There will be one hundred eight (108) parking stalls in the Project, of which ninety-nine (99) will be considered limited common elements. One (1) or more automobile parking spaces shall be assigned to each apartment upon the original conveyance thereof and shall be appurtenant to and for the exclusive use of such apartment. The initial parking space assignment for each apartment is shown on Exhibit "A" attached hereto and incorporated herein by reference. Each apartment shall always have at least one parking space appurtenant to it, but otherwise any automobile parking space may be transferred from apartment to apartment in the Project in the manner as designated herein;

2. Each apartment shall have for its exclusive use the mailbox bearing the same designation as such apartment;

3. Each ground floor apartment shall have for its exclusive use and enjoyment the fenced yard area which adjoins it;

4. Each second floor apartment shall have for its exclusive use and enjoyment the lanai immediately adjacent to such apartment;

5. Those portions of the concrete walkways and pads which are adjacent to and provide immediate access to the various apartments shall be limited common elements respectively appurtenant to the apartments to which they are adjacent and for which they provide access;

6. The exterior stairways and railings which serve the various second story apartments shall be limited common elements respectively appurtenant to and for the exclusive use of the apartment which they serve.

COMMON INTEREST: Each apartment shall have appurtenant thereto an undivided percentage interest in all of the common elements of the Project, which percentage interest shall determine the proportionate share of the owner of the apartment in all of the common profits and expenses of the Project and which percentage interest shall also determine the interest of such owner in all other matters relating to the Project, including voting. The common interest appurtenant to each apartment is shown on Exhibit "A" attached hereto and incorporated by reference.

PURPOSES OF AND RESTRICTIONS ON USE OF BUILDINGS AND INDIVIDUAL APARTMENTS: The proposed Declaration of Horizontal Property Regime provides, among other things:

Apartments shall be occupied and used only as residential dwellings for the owner, his family, tenants and social guests and for no other purposes. No apartment owner shall be permitted to lease his apartment or any portion thereof for transient or hotel purposes, which are defined as (a) rental for any period of less than thirty (30) days; or (b) any rental in which the occupants of the apartments are provided customary hotel services such as room services for food and beverage, maid service, laundry and linen or bellboy service. An owner of an apartment shall automatically, upon becoming the owner of an apartment, be a member of the Association of Apartment Owners of Pulua, and shall remain a member of said Association until such time as his ownership ceases for any reason, at which time his membership in said Association shall automatically cease.

Among other provisions, the House Rules provide that: (1) no waterbeds shall be permitted in the apartments; (2) no livestock, poultry, rabbits or other animals shall be allowed on the premises except that dogs, cats and other household pets in reasonable number may be kept by the owners and occupants of residential apartments; (3) all pets must be registered immediately with the Managing Agent; and (4) occupancy is limited to no more than two persons per bedroom in each apartment, excluding children under the age of five, except that in no event shall the number of occupants per bedroom contained in each apartment exceed three (3) per bedroom, inclusive of children under the age of five.

NOTE: Purchasers and prospective purchasers of apartments are hereby specifically informed that all apartment owners, their tenants, families, servants and guests, and any other persons who may in any manner use the Project, shall be bound by and strictly comply with the provisions of the Declaration of Horizontal Property Regime, the By-Laws of the Association, and all agreements, decisions and determinations of the Association (including the House Rules for the Project). Purchasers and prospective purchasers are therefore advised to read and fully understand the Declaration of Horizontal Property Regime, the By-Laws of the Association of Apartment Owners, and the House Rules prior to executing any Sales Contract for the Project.

OWNERSHIP OF TITLE: A Preliminary Title Report dated July 23, 1984, issued by Security Title Corporation reports that title to the land is vested in GENTRY HOMES-PACIFIC J.V., a Hawaii registered general partnership, the Developer.

ENCUMBRANCES AGAINST TITLE: Said Preliminary Title Report issued by Security Title Corporation reflects that the land is subject to the following encumbrances:

1. Real Property Taxes as may be due and owing, reference is made to the Office of the Finance Director, City and County of Honolulu.

2. Declaration of Covenants, Conditions and Restrictions dated November 17, 1978, filed in said Office of the Assistant Registrar as Document No. 909239, which instrument was amended on November 17, 1980, by instrument filed in said Office of the Assistant Registrar as Document No. 1042252 and by instrument dated November 4, 1980, filed in said Office of the Assistant Registrar as Document No. 1042710.

3. The terms and provisions of that certain Unilateral Agreement and Declaration for Conditional Zoning dated August 26, 1977, filed in said Office of the Assistant Registrar as Document No. 832326.

4. Easement 3379, 12 feet wide, for drainage purposes containing an area of 6,859 square feet, as shown on Map 574, as set forth by Land Court Order No. 63071 filed June 25, 1982.

5. Reservations contained in that certain Deed dated May 15, 1984, filed in said Office of the Assistant Registrar as Document No. 1236927 reserving unto the Grantor such easements for access, electrical, gas, communications and other utility purposes and for sewer, drainage and water facilities over, under, along, across and through the property, along with the right to dedicate and grant

easements for such purposes to governmental agencies or public utilities.

GENTRY-WAIPIO COMMUNITY AREA ASSOCIATION: Each apartment owner, upon acquiring his apartment, shall become a member of the Gentry-Waipio Community Area Association, a non-profit Hawaii corporation which is separate from the Association of Apartment Owners of Pulua. All apartment owners and any other persons or entities acquiring any right, title or interest in the property, including contract purchasers, are subject to, bound by, and shall comply strictly with the provisions of that certain Declaration of Covenants, Conditions and Restrictions for the Gentry-Waipio Community Area. The Community Area Association is authorized to assess a maintenance fee to cover expenses incurred in providing for the maintenance, restoration and repair of any improvements located upon common areas. All such assessments shall be separate and distinct from maintenance assessments for the PULUA condominium project.

The apartment owners shall have a non-exclusive easement shared with all members of the Gentry-Waipio Community Association to use those certain common areas of the Gentry-Waipio Community Areas as such areas shall be designed from time to time pursuant to Article III of the Declaration of Covenants, Conditions and Restrictions for the Gentry-Waipio Community Area filed in the Office of said Assistant Registrar as Document No. 909239, as amended; subject, however, to those certain Specific Uses and Restrictions set forth in Section 3.03 thereof and to those certain Specific Conditions, Limitations and Restrictions on Improvements set forth in Section 4.03 thereof. As presently planned, the Common Areas are scheduled to consist of (1) those areas ("buffer areas") situate between Kamehameha Highway and the Community Area, consisting of grassy areas, shrubbery and trees; and (2) that certain "pedestrian pathway" centrally located in the Community Area.

PURCHASE MONEY HANDLING: A copy of the Specimen Sales Contract and the executed Escrow Agreement dated July 20, 1984, with Security Title Corporation have been submitted to the Commission as a part of this registration. Upon examination, the Sales Contract and the executed Escrow Agreement are found to be in compliance with Chapter 514A, Hawaii Revised Statutes, as amended.

The Escrow Agreement establishes how proceeds from the sale of apartments and all sums received from any source are placed in escrow, as well as the methods of disbursement of said funds. The Escrow Agreement provides that a purchaser shall be entitled to a refund of his funds if one of the following occurs:

1. the Developer asks Escrow to refund the purchaser's funds;

2. the Developer notifies Escrow of Developer's exercise of option to rescind the Reservation and Sales Agreement;

3. the conditions provided in Sections 514A-62 or 514A-63 of the Horizontal Property Act, as amended, have been met and written notice thereof has been provided to the Developer.

In addition, the specimen sales contract provides, in part, that:

A. A purchaser may elect to cancel his contract to purchase a unit by giving written notice of such election to Developer at any time prior to the earlier of (1) the conveyance of the apartment to

the Purchaser; or (2) midnight of the thirtieth (30th) day following the date of delivery of the final public report to the Purchaser. Upon such cancellation, purchaser shall be entitled to a prompt and full refund of all monies paid, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of $250.

B. The seller may cancel the Reservation and Sales Agreement and hold the purchaser in default if any material discrepancies are discovered between the financial information furnished by the purchaser and the purchaser's actual financial status. Seller may also cancel if the purchaser's application or eligibility for a mortgage loan is reject or not given unqualified approval within sixty (60) days after application.

C. The seller's mortgage loan (interim, renewals and extensions used for acquiring the land, constructing the Project, and associated costs) shall be and remain at all times a lien prior to and superior to any and all other liens or charges on the Project, and purchasers intentionally waive, relinquish and subordinate the priority or superiority of any lien or other legal or equitable interest they may have under the Reservation and Sales Agreement in favor of the lien or charge on the Project of the security interest of the lender.

D. Seller and its agent have no program at this time nor is any program planned or contemplated to offer a rental service of any kind to the owners of apartments in the Project, either individually or in any form of pooling arrangement, or by a third party designated or arranged for by seller or its agent as to the feasibility of renting the apartment, or otherwise generating income or deriving any other economic benefit from ownership of the apartment.

E. The purchaser will pay the following closing costs: (1) one-half of all escrow fees; (2) acknowledgment fees for purchaser; (3) appraisal fees; (4) recording fees; (5) fees for purchaser's credit report; (6) costs for drafting of the mortgage and note and any assignment thereof; and (7) costs of any title insurance. All applicable mortgage costs shall be paid by purchaser, and purchaser shall pay the nonrefundable start-up fee for commencement of the operations of the Project by the Managing Agent and the Association of Apartments Owners.

Notwithstanding the provisions of paragraph E hereinabove, a purchaser whose mortgage is guaranteed by the Veterans Administration shall only be responsible for the following closing costs: (1) costs of title insurance; (2) credit report fees; and (3) recording fees for the purchaser's mortgage.

It is incumbent upon prospective purchasers that they read with care the specimen Reservation and Sales Agreement and the Executed Escrow Agreement since the Escrow Agreement establishes the procedures for receiving and disbursing purchaser's funds, and the Reservation and Sales Agreement specifically provides that the Purchaser approves the Escrow Agreement and assumes the benefit and obligations therein provided.

MANAGEMENT AND OPERATION: The By-Laws provide that the operation of the Project shall be conducted for the Association of Apartment Owners by a responsible corporate Managing Agent who shall be appointed by the Association in accordance with the By-Laws, although the Declaration permits the Developer to appoint the initial Managing

Agent. The Developer has not yet selected the managing agent for the Project.

STATUS OF THE PROJECT: Construction of the Project is expected to commence in December, 1984, and the Developer estimates the Project will be completed about March, 1985.

The purchaser or prospective purchaser should be cognizant of the fact that this published Preliminary Public Report represents information disclosed by the Developer in the Notice of Intention submitted on September 10, 1984, and information subsequently filed as of October 5, 1984.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1632 filed with the Commission on September 10, 1984.

This Report, when reproduced, shall be a true copy of the Commission's Public Report. Paper stock must be yellow in color.

Joseph F. Blair for

G. A. "RED" MORRIS, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

DISTRIBUTION:
Department of Finance, City and County of Honolulu
Office of the Assistant Registrar of the Land Court
Planning Department, City and County of Honolulu
Federal Housing Administration
Escrow Agent

Registration No. 1632

October 12, 1984

EXHIBIT "A"

Bldg. and Apt.#	Type	Net Living Area	Lanai Area	Percentage Common Interest	Parking Stall
A-1	G	716	42	1.41%	18
A-2	F	717	38	1.41%	17
A-3	G	716	42	1.41%	5
A-4	F	717	38	1.41%	12
B-1	E	716	42	1.40%	6
B-2	D	717	38	1.41%	14
B-3	E	716	42	1.40%	3
B-4	D	717	38	1.41%	1
B-5	E	716	72	1.40%	7
B-6	D	717	52	1.41%	13
B-7	E	716	72	1.40%	4
B-8	D	717	52	1.41%	2
C-1	G	716	42	1.41%	19
C-2	F	717	38	1.41%	20
C-3	G	716	42	1.41%	24
C-4	F	717	38	1.41%	21
D-1	E	716	42	1.40%	26
D-2	D	717	38	1.41%	35
D-3	E	716	42	1.40%	33
D-4	D	717	38	1.41%	23
D-5	E	716	72	1.40%	25
D-6	D	717	52	1.41%	34
D-7	E	716	72	1.40%	32
D-8	D	717	52	1.41%	22
E-1	E	716	42	1.40%	16
E-2	D	717	38	1.41%	30
E-3	E	716	42	1.40%	101
E-4	D	717	38	1.41%	105
E-5	E	716	72	1.40%	15
E-6	D	717	52	1.41%	31
E-7	E	716	72	1.40%	102
E-8	D	717	52	1.41%	106
F-1	E	716	42	1.40%	11
F-2	D	717	38	1.41%	73
F-3	E	716	42	1.40%	81
F-4	D	717	38	1.41%	9
F-5	E	716	72	1.40%	10
F-6	D	717	52	1.41%	72
F-7	E	716	72	1.40%	80
F-8	D	717	52	1.41%	8
G-1	C	484	38	.95%	107
G-2	B	485	42	.95%	103
G-3	A	414	38	.81%	27
G-4	C	484	38	.95%	89
G-5	B	485	42	.95%	85
G-6	A	414	38	.81%	84
G-7	C	484	50	.95%	108
G-8	B	485	55	.95%	104
G-9	A	414	50	.81%	96

Bldg. and Apt.#	Type	Net Living Area	Lanai Area	Percentage Common Interest	Parking Stall
G-10	C	484	50	.95%	88
G-11	B	485	55	.95%	82
G-12	A	414	50	.81%	83
H-1	C	484	38	.95%	99
H-2	B	485	42	.95%	91
H-3	A	414	38	.81%	90
H-4	C	484	38	.95%	98
H-5	B	485	42	.95%	94
H-6	A	414	38	.81%	95
H-7	C	484	50	.95%	100
H-8	B	485	55	.95%	93
H-9	A	414	50	.81%	92
H-10	C	484	50	.95%	97
H-11	B	485	55	.95%	28
H-12	A	414	50	.81%	29*
J-1	E	716	42	1.40%	86
J-2	D	717	38	1.41%	59
J-3	E	716	42	1.40%	61
J-4	D	717	38	1.41%	65
J-5	E	716	72	1.40%	87
J-6	D	717	52	1.41%	60
J-7	E	716	72	1.40%	62
J-8	D	717	52	1.41%	66
K-1	C	484	38	.95%	71
K-2	B	485	42	.95%	75
K-3	A	414	38	.81%	74
K-4	C	484	38	.95%	63
K-5	B	485	42	.95%	76
K-6	A	414	38	.81%	77
K-7	C	484	50	.95%	70
K-8	B	485	55	.95%	67
K-9	A	414	50	.81%	68
K-10	C	484	50	.95%	64
K-11	B	485	55	.95%	79
K-12	A	414	50	.81%	78
				100.00%	

*H-12 also has parking spaces 41-49, 54-58, 69

DESCRIPTION OF MODEL TYPES:

Type A (Studio) (414 sq. ft.)

End apartment located on either the first or second level of a two-story twelve-plex building consisting of a separate kitchen and bathroom and a living room/dining room combined with a sleeping area. All Type A apartments contain 414 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 50 square feet.

Type B (1 Bedroom/1 Bath) (485 sq. ft.)

Center apartment located on either the first or second level of a two-story twelve-plex building consisting of a living room/dining room, kitchen, bathroom and one bedroom. All Type B apartments contain 485 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 42 square feet enclosed with a privacy fence and second story apartments have a balcony of 55 square feet.

Type C (1 Bedroom/1 Bath) (484 sq. ft.)

End apartment located on either the first or second level of a two-story twelve-plex building consisting of a living room/dining room, kitchen, bathroom and one bedroom. All Type C apartments contain 484 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 50 square feet.

Type D (2 Bedroom/1 Bath) (717 sq. ft.)

End apartment located on either the first or second level of a two-story eight-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type D apartments contain 717 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 38 square feet enclosed with a privacy fence and second story apartments have a balcony of 52 square feet.

Type E (2 Bedroom/1 Bath) (716 sq. ft.)

End apartment located on either the first or second level of a two-story eight-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type E apartments contain 716 square feet of NET LIVING AREA. In addition, first story apartments have a lanai of 42 square feet enclosed with a privacy fence and second story apartments have a balcony of 72 square feet.

Type F (2 Bedroom/1 Bath) (717 sq. ft.)

End apartment located on the first level of a one-story four-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type F apartments contain 717 square feet of NET LIVING AREA and, additionally, a lanai of 38 square feet enclosed with a privacy fence.

Type G (2 Bedroom/1 Bath) (716 sq. ft.)

End apartment located on the first level of a one-story four-plex building consisting of a living room/dining room, kitchen, bathroom and two bedrooms. All Type G apartments contain 716 square feet of NET LIVING AREA. All type G apartments have a lanai of 42 square feet enclosed with a privacy fence.

The undivided percentage interests of the common elements appurtenant to each apartment set forth above have been calculated on approximate net interior living area square footage as measured from the interior surfaces of the apartment perimeter walls and not including lanai area as set forth in the rules of the Hawaii Real Estate Commission adopted in June, 1981.

SCHEDULE OF COMMON INTERESTS

Model	Common Interest	Number in Project	Total Common Interest
A	.81%	12	9.72%
B	.95%	12	11.40%
C	.95%	12	11.40%
D	1.41%	20	28.20%
E	1.40%	20	28.00%
F	1.41%	4	5.64%
G	1.41%	4	5.64%
		84	100.00%