

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION

DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS

STATE OF HAWAII

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SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

PULUA
Oli Loop
Waipio, Ewa District, Hawaii

Registration No. 1632

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

It was prepared as a supplement to an earlier Report dated October 12, 1984 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: February 19, 1985

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 FEBRUARY 6, 1985. 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. Since the issuance of the Commission's Preliminary Public Report No. 1632 on PULUA, the developer has submitted additional information deemed material.

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 Supplementary Public Report.
3. The developer reports that 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 Supplementary Public Report automatically expires November 12, 1985, unless a 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 Supplementary 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 Supplementary Public Report (pink paper stock) and attached Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.

Except for the information under the topical headings below, there have been no other changes to information provided in the Preliminary Public Report.

DEVELOPER: GENTRY-PACIFIC, LTD., a Hawaii corporation, 94-539 Puahi Street, Waipahu, Hawaii. The telephone number of the developer is 671-6411. The officers and directors of GENTRY-PACIFIC, LTD., are as follows: Thomas Henry Gentry, President and Director; Joseph J. Ramia, Vice President and Director; Norman H. Gentry, Vice President; A. J. Fadrowsky, III, Vice President and Director; Harry D. Huffman, Treasurer and Assistant Secretary; Harvey Jay Migdal, Secretary.

NOTE: Gentry Homes-Pacific, J.V., a Hawaii general partnership, the entity listed as the developer for the project in the Preliminary Public Report, is an entity related to Gentry-Pacific, Ltd. In addition, Gentry-Pacific, Ltd. is one of the general partners of Gentry Homes-Pacific, J.V.

OWNERSHIP OF TITLE: A Preliminary Title Report dated November 26, 1984, issued by Security Title Corporation reports that title to the land is now vested in GENTRY-PACIFIC, LTD., a Hawaii corporation, 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.

PURCHASE MONEY HANDLING: A copy of the Specimen Sales Contract and the executed Escrow Agreement dated November 26, 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.

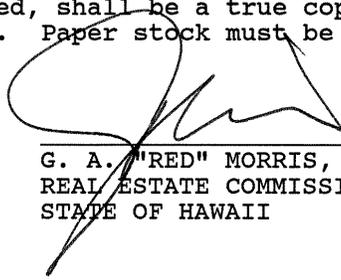
All other information under this topical heading in the Preliminary Public Report remains unchanged.

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

The purchaser or prospective purchaser should be cognizant of the fact that this published Supplementary Public Report represents information disclosed by the Developer in the Notice of Intention submitted on September 10, 1984, and information subsequently filed as of February 6, 1985.

This SUPPLEMENTARY 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 pink in color.



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

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Escrow Agent

Registration No. 1632

February 19, 1985