

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer GENTRY HOMES, LTD.
Address 560 North Nimitz Highway, Honolulu, Hawaii 96817-5315

Project Name (*): LOMBARD WAY, PHASE A
Address: Ho'omaka Street, Ewa Beach, Hawaii 96706
See page 2 for unit by unit breakdown of addresses.

Registration No. 4012 Effective date: October 27, 1998
Expiration date: November 8, 1999

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.
[X] No prior reports have been issued.
[X] This report supersedes all prior public reports.
[X] This report must be read together with
SUPPLEMENTARY (pink) This report updates information contained in the:
[X] Preliminary Public Report dated:
[X] Final Public Report dated: October 8, 1998
[X] Supplementary Public Report dated:
And [] Supersedes all prior public reports
[X] Must be read together with Final Public Report dated October 8, 1998
[] This report reactivates the public report(s) which expired on

(*) Exactly as named in the Declaration

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report 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 report if they wish to know the specific changes that have been made.

No prior reports have been issued by the developer.

Changes made are as follows:

- Page 17 has been revised to reflect that the cost of refuse collection is included in the maintenance fees.
- Exhibit “D” has been revised to reflect the cost of refuse collection and to include a revised figure for the cost of water and sewer. Maintenance fees have increased.

STREET ADDRESSES BY UNIT NO.

Unit No.	Street Address	Unit No.	Street Address
1	91-1050A Ho’omaka Street	6	91-1048D Ho’omaka Street
2	91-1050B Ho’omaka Street	7	91-1048C Ho’omaka Street
3	91-1050C Ho’omaka Street	8	91-1048B Ho’omaka Street
4	91-1050D Ho’omaka Street	9	91-1048A Ho’omaka Street
5	91-1050E Ho’omaka Street	10	91-1046 Ho’omaka Street

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, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules, if any.
- E) Condominium Map, as amended.
- 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 Ewa by Gentry Community Area Declaration of Covenants, Conditions and Restrictions
(See Paragraph 7 on page 20B)

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. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 4012 filed with the Real Estate Commission on August 18, 1998.

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

YELLOW paper stock WHITE paper stock 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.

GENTRY HOMES, LTD.

Name of Developer

By 
Duly Authorized Signatory

10/16/98
Date

MELINDA Y. CHING, Associate General Counsel

print name & title of person signing above

Distribution:

Department of Finance, City & County of Honolulu
Planning Department, City & County of Honolulu

EXHIBIT "D"

LOMBARD WAY, PHASE A

(10 units)

ESTIMATE OF INITIAL MAINTENANCE FEES

(Prior to Merger)

APARTMENT PLAN TYPE	APPROXIMATE NET LIVING AREA (SQ. FT.)	MONTHLY FEE	x	12 MONTHS	=	YEARLY TOTAL
Plan 1	1,036.20	\$143.90				\$1,726.80
Plan 2	1,043.21	\$143.90				\$1,726.80

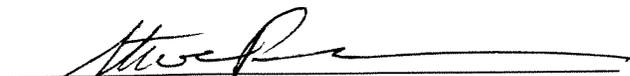
Gentry Homes has reserved the right to merge some or all of the phases of LOMBARD WAY BY GENTRY as set forth in Section 16 of the Declaration. Gentry Homes does not know at this time when any of the phases of LOMBARD WAY BY GENTRY can be merged. Should any phases be merged, the maintenance fees will be recalculated based upon the expenses for the merged phases. No budget or estimate of maintenance fees for LOMBARD WAY BY GENTRY after the merger of all of the phases is available at this time.

The foregoing maintenance fees do not include the dues payable to the Ewa by Gentry Community Association. At the present time, those dues are \$39 per quarter for a total of \$156 a year.

EXHIBIT "A"
 LOMBARD WAY, Phase A
 Estimated Annual Common Expense

	<u>Monthly</u>	<u>Annual</u>
Utilities and Services		
Television		
Air Conditioning		
Electricity (common elements only)	\$50.00	\$600.00
Gas		
Water and Sewer	\$410.00	\$4,920.00
Refuse Collection	\$75.00	\$900.00
Telephone/Communication		
Maintenance, Repairs, and Supplies		
Building		
Grounds	\$158.00	\$1,896.00
Management		
Management Fee	\$100.00	\$1,200.00
Payroll and Payroll Taxes		
Office Expenses	\$44.00	\$528.00
Insurance	\$490.00	\$5,880.00
Reserves	\$100.00	\$1,200.00
Taxes and Government Assessments	\$1.00	\$12.00
Professional Services - Audit	\$11.00	\$132.00
Other - Legal Expenses		
Security		
Amenities		
TOTAL	<u>\$1,439.00</u>	<u>\$17,268.00</u>

I, STEVE PEARMAIN, as agent and employed by CERTIFIED MANAGEMENT, INC., the condominium managing agent or the developer, for the condominium project LOMBARD WAY, Phase A, hereby certify that the above estimates of initial maintenance fees assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.


 Steve Pearmain, Community Association Manager

10/16/98
 Date

LOMBARD WAY, Phase A
Certification of Reserve Study

I, STEVE PEARMAIN, as agent and employed by CERTIFIED MANAGEMENT, INC., the condominium managing agent or the developer, for the condominium project, LOMBARD WAY, Phase A, hereby certify that a reserve study has been conducted in accordance with 514A-83.6, HRS, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.



Steve Pearmain, Community Association Manager

10/16/98
Date