

**DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM**

CONDOMINIUM PROJECT NAME	PARKSIDE BY GENTRY II
Project Address	91-6221 Kapolei Parkway Ewa Beach, Hawaii 96706
Registration Number	7584
Effective Date of Report	December 26, 2014
Developer(s)	Gentry Homes, Ltd.

Preparation of this Report

The Developer prepared this report to disclose relevant information, including "material facts", that are reasonably known to the Developer about the condominium project covered by this report. This report has been prepared pursuant to the Condominium Property Act, Chapter 514B, Hawaii Revised Statutes, as amended from time to time. The law defines "material facts" to mean "any fact, defect, or condition, past or present that to a reasonable person, would be expected to measurably affect the value of the project, unit, or property being offered or proposed to be offered for sale."

This report has not been prepared or issued by the Real Estate Commission or any other governmental agency. The issuance by the Commission of an effective date for this Developer's Public Report (1) does not mean that the Commission approves or disapproves of the project; (2) does not mean that the Commission thinks that either all material facts or all pertinent changes, or both, about the project have been fully or adequately disclosed; and (3) is not the Commission's judgment of the value or merits of the project.

This report may be used by the Developer for promotional purposes only if it is used in its entirety. No person shall advertise or represent that the Commission has approved or recommended the project, this report or any of the documents submitted with Developer's application for registration of this project.

This report will be amended if, after the effective date of this report, any changes, either material or pertinent changes, or both, occur regarding the information contained in or omitted from this report. In that case, the Developer is required to submit immediately to the Commission an amendment to this report or an amended Developer's Public Report, clearly reflecting the changes, including any omitted material facts, together with such supporting information as may be required by the Commission. In addition, the Developer may choose at any time to change or update the information in this report. Annually, at least thirty days prior to the anniversary date of the Effective Date of this report, the Developer shall file an annual report to update the material contained in this report. If there are no changes, the Developer is required to state that there are no changes. The Developer's obligation to amend this report or to file annual reports ends when the initial sales of all units in the project have been completed.

Purchasers are encouraged to read this report carefully and to seek professional advice before signing a sales contract for the purchase of a unit in the project.

Signing a sales contract may legally bind a purchaser to purchase a unit in the project, though a purchaser may have rights to cancel or rescind a sales contract under particular circumstances that may arise.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2643 to submit your request.

SPECIAL ATTENTION

Master Community Association. ParkSide By Gentry II is a condominium project that is also located in the master community of Ewa by Gentry. As a result, owners in ParkSide By Gentry II are automatically members of the Ewa by Gentry Community Association and are responsible for paying quarterly dues to the Ewa by Gentry Community Association in **addition to** the condominium maintenance fees shown in Exhibit "G". As of January 1, 2014 (and as of the date of this public report), the dues for each Unit are \$105 per quarter for a total of \$420 per year. No increase in those dues for 2015 is expected as of the date of this public report.

Commencement of Maintenance Fees. Developer will provide the owners in ParkSide By Gentry II with written notice at least thirty (30) days prior to the maintenance fee commencement date. Please see Exhibit "G" of this Developer's Public Report (this "Public Report").

Trash Collection for ParkSide by Gentry II. Not all residents in ParkSide by Gentry II will have curbside trash collection. Residents of Units 349, 350, 356, 357, 434 and 559 will need to place their trash cans in the trash locations shown on the Condominium Map for ParkSide By Gentry II. Residents of all other Units, will have curbside trash collection in front of their respective Units. Please see page 19f of this Public Report for additional information.

Wall Easement within the Limited Common Element Yard Areas of Certain Units. There is a wall easement within the limited common element yard area of each of the following Units: 350, 351, 352, 353, 354, 355, 356, 559, 550, 551, 553, 555, 557 and 558. Please see page 19g of this Public Report.

Terminology in Project Documents. The ParkSide By Gentry II sales contract and condominium documents use the term "Apartment" instead of "Unit" and the term "Apartment Owner" instead of "Unit Owner".

SEE PAGE 19 AND FOLLOWING FOR ADDITIONAL INFORMATION NOT COVERED ELSEWHERE.

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General Information On Condominiums

A condominium is a special form of ownership of real property. To create a condominium in Hawaii after July 1, 2006, the Condominium Property Act, Chapter 514B, Hawaii Revised Statutes, must be followed. In addition, certain requirements and approvals of the county in which the project is located must be satisfied and obtained.

Some condominium projects are leasehold. This means that the land and/or the building(s) and other improvements are leased to the purchaser. The lease for the land usually requires that at the end of the lease term, the lessees (unit owners) deliver their interest in the land to the lessor (fee property owner).

If you are a typical condominium unit owner, you will have two kinds of ownership: (1) ownership in your individual unit; and (2) a percentage interest in the common elements.

You will be entitled to exclusive ownership and possession of your unit. Subject to the documents governing them, condominium units may be individually bought, sold, rented, mortgaged or encumbered, and may be disposed of by will, gift or operation of law.

Your unit will, however, be part of the group of units that comprise the condominium project. Study the project's Declaration of Condominium Property Regime, Bylaws of the Association of Unit Owners, Condominium Map and House Rules, if any, which are being concurrently delivered to you with this report. These documents contain important information on the use and occupancy of the units and the common elements of the project, as well as the rules and regulations of conduct for unit owners, tenants and guests.

Operation of the Condominium Project

The Association of Unit Owners is the entity through which unit owners may take action with regard to the administration, management and operation of the condominium project. Each unit owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as a unit owner. The Board and officers can take certain actions without the vote of the unit owners. For example, the Board may hire and fire employees, increase or decrease maintenance fees, adopt budgets for revenues, expenses and reserves and regulate the use, maintenance, repair and replacement of common elements. Some of these actions may significantly impact the unit owners.

Until there is a sufficient number of purchasers of units to elect a majority of the Board, it is likely at first that the Developer will effectively control the affairs of the Association. It is frequently necessary for the Developer to do so during the early stages of development and the Developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective purchasers should understand that it is important to all unit owners that the transition of control from the Developer to the unit owners be accomplished in an orderly manner and in a spirit of cooperation.

1. THE CONDOMINIUM PROJECT

1.1 The Underlying Land

Fee Simple or Leasehold Project	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (attach Leasehold Exhibit)
Developer is the Fee Owner	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fee Owner's Name if Developer is not the Fee Owner	
Address of Project	91-6221 Kapolei Parkway, Ewa Beach, HI 96706
Address of Project is expected to change because	
Tax Map Key (TMK)	(1) 9-1-164:008 to 014
Tax Map Key is expected to change because	of recent recordation of condominium documents
Land Area	6.804 acres
Developer's right to acquire the Property if Developer is not the Fee Owner (describe)	

1.2 Buildings and Other Improvements

Number of Buildings	79
Floors Per Building	2
Number of New Building(s)	79
Number of Converted Building(s)	0
Principle Construction Materials (concrete, wood, hollow tile, steel, glass, etc.)	concrete, wood, composition siding, composition shingles

1.3 Unit Types and Sizes of Units

Unit Type	Quantity	BR/Bath	Net Living Area	Net Other Areas	Other Areas (lanai, garage, etc.)	Total Area
Plan 1	6	3/ 2 ½	1,231 sq. ft.	446 sq. ft.	garage	1,677 sq. ft.
Plan 2	23	4/ 2 ½	1,294 sq. ft.	467 sq. ft.	garage	1,761 sq. ft.
Plan 2M	6	4/ 2 ½	1,294 sq. ft.	467 sq. ft.	garage	1,761 sq. ft.
Plan 3	29	4/ 2 ½	1,429 sq. ft.	423 sq. ft.	garage	1,852 sq. ft.
Plan 4	8	4/ 2 ½	1,466 sq. ft.	429 sq. ft.	garage	1,895 sq. ft.
Plan 5	7	5/ 3	1,596 sq. ft.	277 sq. ft.	garage	1,873 sq. ft.

See Exhibit "C" for description of Unit types.

79	Total Number
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Note: Net Living Area is the floor area of the unit measured from the interior surface of the perimeter walls of the unit. Other documents and maps may give floor area figures that differ from those above because a different method of determining floor area may have been used.

1.4 Parking Stalls

Total Parking Stalls in the Project:	210
Number of Guest Stalls in the Project:	31; See Exhibit "A"
Number of Parking Stalls Assigned to Each Unit:	at least 2; See Exhibits "A" and "D"
Attach Exhibit <u>A</u> specifying the Parking Stall number(s) assigned to each unit and the type of parking stall(s) (regular, compact or tandem and indicate whether covered or open).	
If the Developer has reserved any rights to assign or re-assign parking stalls, describe such rights.	

1.5 Boundaries of the Units

Boundaries of the unit:
 Each unit includes the spaces within the underside of the concrete slabs, the outside of the roofs and the outer surfaces of the perimeter walls of the respective units. The units DO NOT include any pipes, wires, ducts or other utility or service lines that service MORE THAN ONE unit. Such pipes and utilities shall be deemed common elements.

1.6 Permitted Alterations to the Units

Permitted alterations to the unit (if the unit is defined as a non-physical or spatial portion of the project, also describe what can be built within such portion of the project):
 See Exhibit B

1.7 Common Interest

Common Interest: Each unit will have a percentage interest in the common elements appurtenant to each unit. This interest is called the "common interest". It is used to determine each unit's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by unit owners. The common interest for each unit in this project, as described in Declaration, is:
 Described in Exhibit C.
 As follows:

1.8 Recreational and Other Common Facilities (Check if applicable):

<input type="checkbox"/>	Swimming pool
<input type="checkbox"/>	Laundry Area
<input type="checkbox"/>	Storage Area
<input type="checkbox"/>	Tennis Court
<input type="checkbox"/>	Recreation Area
<input type="checkbox"/>	Trash Chute/Enclosure(s)
<input type="checkbox"/>	Exercise Room
<input type="checkbox"/>	Security Gate
<input type="checkbox"/>	Playground
<input checked="" type="checkbox"/>	Other (describe): Mail Center. See Page 19e

1.9 Common Elements

Common Elements: Common elements are those parts of the condominium project other than the individual units and any other real estate for the benefit of unit owners. Although the common elements are owned jointly by all unit owners, those portions of the common elements that are designated as limited common elements (see Section 1.10 below) may be used only by those units to which they are assigned. In addition to the common facilities described in Section 1.8 above, the common elements for this project, as described in the Declaration, are set forth below.

Described in Exhibit D _____.

Described as follows:

Common Element	Number
Elevators	0
Stairways	0
Trash Chutes	0

1.10 Limited Common Elements

Limited Common Elements: A limited common element is a portion of the common elements that is reserved for the exclusive use of one or more but fewer than all units in the project.

Described in Exhibit D _____.

Described as follows:

1.11 Special Use Restrictions

The Declaration and Bylaws may contain restrictions on the use and occupancy of the units. Restrictions for this project include, but are not limited to, those described below.

<input checked="" type="checkbox"/>	Pets: Must comply with House Rules
<input type="checkbox"/>	Number of Occupants:
<input checked="" type="checkbox"/>	Other: Apts. cannot be used for transient or hotel, "timeshare" or "time interval" use.
<input type="checkbox"/>	There are no special use restrictions.

1.12 Encumbrances Against Title

An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of a unit in the project. Encumbrances shown may include blanket liens which will be released prior to conveyance of a unit (see Section 5.3 on Blanket Liens).

Exhibit E _____ describes the encumbrances against title contained in the title report described below.

Date of the title report: September 22, 2014

Company that issued the title report: First American Title Company, Inc.

1.13 Uses Permitted by Zoning and Zoning Compliance Matters

Uses Permitted by Zoning				
	Type of Use	No. of Units	Use Permitted by Zoning	Zoning
<input checked="" type="checkbox"/>	Residential	79	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A-1
<input type="checkbox"/>	Commercial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Mix Residential/Commercial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Hotel		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Timeshare		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Ohana		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Industrial		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Agricultural		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Recreational		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/>	Other(Specify):		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Variances to zoning code have been granted.			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Describe any variances that have been granted to zoning code.				

1.14 Other Zoning Compliance Matters

Conforming/Non-Conforming Uses, Structures and Lots
<p>In general, a non-conforming use, structure or lot is a use, structure or lot that was lawful at one time but that does not now conform to present zoning requirements. Under present zoning requirements, limitations may apply to extending, enlarging or continuing the non-conformity and to altering and repairing non-conforming structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.</p> <p>If a variance has been granted or if uses, structures or lots are either non-conforming or illegal, the purchaser should consult with county zoning authorities as to possible limitations that may apply in situations such as those described above.</p> <p>A purchaser may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure or lot.</p>

	Conforming	Non-Conforming	Illegal
Uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>If a non-conforming use, structure or lot exists in this project, this is what will happen under existing laws or codes if the structure is damaged or destroyed:</p>
--

1.15 Conversions

Developer's statements regarding units that may be occupied for residential use and that have been in existence for five years or more.	<input type="checkbox"/> Applicable <input checked="" type="checkbox"/> Not Applicable
Developer's statement, based upon a report prepared by a Hawaii-licensed architect or engineer, describing the present condition of all structural components and mechanical and electrical installations material to the use and enjoyment of the units:	
Developer's statement of the expected useful life of each item reported above:	
List of any outstanding notices of uncured violations of any building code or other county regulations:	
Estimated cost of curing any violations described above:	

Verified Statement from a County Official	
Regarding any converted structures in the project, attached as Exhibit ___ is a verified statement signed by an appropriate county official which states that either:	
(A)	The structures are in compliance with all zoning and building ordinances and codes applicable to the project at the time it was built, and specifying, if applicable: (i) Any variances or other permits that have been granted to achieve compliance; (ii) Whether the project contains any legal non-conforming uses or structures as a result of the adoption or amendment of any ordinances or codes; and (iii) Any violations of current zoning or building ordinances or codes and the conditions required to bring the structure into compliance;
or	
(B)	Based on the available information, the county official cannot make a determination with respect to the foregoing matters in (A) above.
Other disclosures and information:	

1.16 Project In Agricultural District

<p>Is the project in an agricultural district as designated by the land use laws of the State of Hawaii? If answer is "Yes", provide information below.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Are the structures and uses anticipated by the Developer's promotional plan for the project in compliance with all applicable state and county land use laws? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the answer is "No", provide explanation.</p>	
<p>Are the structures and uses anticipated by the Developer's promotional plan for the project in compliance with all applicable county real property tax laws? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the answer is "No", provide explanation and state whether there are any penalties for noncompliance.</p>	
<p>Other disclosures and information:</p>	

1.17 Project with Assisted Living Facility

<p>Does the project contain any assisted living facility units subject to Section 321-11(10), HRS? If answer is "Yes", complete information below.</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Licensing requirements and the impact of the requirements on the costs, operations, management and governance of the project.</p>	
<p>The nature and the scope of services to be provided.</p>	
<p>Additional costs, directly attributable to the services, to be included in the association's common expenses.</p>	
<p>The duration of the provision of the services.</p>	
<p>Other possible impacts on the project resulting from the provision of the services.</p>	
<p>Other disclosures and information.</p>	

2. PERSONS CONNECTED WITH THE PROJECT

<p>2.1 Developer(s)</p>	<p>Name: GENTRY HOMES, LTD.</p> <p>Business Address: 733 Bishop Street, Suite 1400 Honolulu, Hawaii 96813</p> <p>Business Phone Number: 808-599-5558</p> <p>E-mail Address: www.gentryhawaii.com</p>
<p>Names of officers and directors of developers that are corporations; general partners of a partnership; partners of a limited liability partnership (LLP); or a manager and members of a limited liability company (LLC) (attach separate sheet if necessary).</p>	<p>Robert W. Brant – President/CEO Toshimasa Hosoda – Senior Vice President – Planning John Shaw – Senior Vice President – Architecture Michael J. Brant – Vice President – Engineering Richard N. Hobson – Vice President – Sales & Marketing Quentin Machida – Vice President Victoria Slovak – Secretary/Treasurer</p>
<p>2.2 Real Estate Broker</p>	<p>Name: Gentry Homes, Ltd.</p> <p>Business Address: 733 Bishop Street, Suite 1400 Honolulu, Hawaii 96813</p> <p>Business Phone Number: 808-599-5558</p> <p>E-mail Address: www.gentryhawaii.com</p>
<p>2.3 Escrow Depository</p>	<p>Name: First American Title Company, Inc.</p> <p>Business Address: 1177 Kapiolani Boulevard Honolulu, Hawaii 96814</p> <p>Business Phone Number: 808-536-3866</p>
<p>2.4 General Contractor</p>	<p>Name: Gentry Builders, LLC</p> <p>Business Address: 733 Bishop Street, Suite 1400 Honolulu, Hawaii 96813</p> <p>Business Phone Number: 808-599-5558</p>
<p>2.5 Condominium Managing Agent</p>	<p>Name: Hawaiiiana Management Company, Ltd.</p> <p>Business Address: 711 Kapiolani Blvd., Suite 700 Honolulu, Hawaii 96813</p> <p>Business Phone Number: 808-593-9100</p>
<p>2.6 Attorney for Developer</p>	<p>Name: David F. Andrew, Esq.</p> <p>Business Address: Schneider Tanaka Radovich Andrew & Tanaka LLLC 1100 Alakea Street, Suite 2100 Honolulu, Hawaii 96813</p> <p>Business Phone Number: 808-792-4200</p>

3. CREATION OF THE CONDOMINIUM AND CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances (Regular System) or filing in the Office of the Assistant Registrar of the Land Court, or both, a Declaration of Condominium Property Regime, a Condominium Map and the Bylaws of the Association of Unit Owners. The Condominium Property Act (Chapter 514B, HRS), the Declaration, Bylaws and House Rules control the rights and obligations of the unit owners with respect to the project and the common elements, to each other, and to their respective units.

3.1 Declaration of Condominium Property Regime

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

Land Court or Bureau of Conveyances	Date of Document	Document Number
Land Court	September 18, 2014	T-9030162

Amendments to Declaration of Condominium Property Regime

Land Court or Bureau of Conveyances	Date of Document	Document Number

3.2 Bylaws of the Association of Unit Owners

The Bylaws of the Association of Unit Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Unit 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 that affect how the condominium project will be governed.

Land Court or Bureau of Conveyances	Date of Document	Document Number
Land Court	September 18, 2014	T-9030163

Amendments to Bylaws of the Association of Unit Owners

Land Court or Bureau of Conveyances	Date of Document	Document Number

3.3 Condominium Map

The Condominium Map contains a site plan and floor plans, elevations and layout of the condominium project. It also shows the floor plan, unit number and dimensions of each unit.

Land Court Map Number	2256
Bureau of Conveyances Map Number	
Dates of Recordation of Amendments to the Condominium Map:	

3.4 House Rules

The Board of Directors may adopt rules and regulations (commonly called "House Rules") to govern the use and operation of the common elements and limited common elements. House Rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais and requirements for keeping pets. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial House Rules are usually adopted by the Developer. Changes to House Rules do not need to be recorded to be effective.

The House Rules for this project:

Are Proposed	<input type="checkbox"/>	
Have Been Adopted and Date of Adoption	<input checked="" type="checkbox"/>	September 22, 2014
Developer does not plan to adopt House Rules	<input type="checkbox"/>	

3.5 Changes to the Condominium Documents

Changes to Condominium Documents: Changes to the Declaration, Bylaws and Condominium Map are effective only if they are duly adopted and recorded. Where permitted, the minimum percentages of the common interest that must vote for or give written consent to changes to the Declaration, Bylaws and Condominium Map are set forth below. The percentages for any individual condominium project may be more than the minimum set by law if the Declaration or Bylaws for the project so provide.

Document	Minimum Set by Law	This Condominium
Declaration	67%	75%
Bylaws	67%	67%

3.6 Rights Reserved by the Developer to Make Changes to the Condominium Project or Condominium Documents

<input type="checkbox"/>	No rights have been reserved to the Developer to change the Declaration, Bylaws, Condominium Map or House Rules (if any).
<input checked="" type="checkbox"/>	Developer has reserved the right to change the Declaration, Bylaws, Condominium Map and House Rules (if any) and to add to or merge the project or to develop the project in one or more phases, and such rights are summarized as follows: See Exhibit "F"

4. CONDOMINIUM MANAGEMENT

4.1 Management of the Common Elements

<u>Management of the Common Elements:</u> The Association of Unit Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a condominium managing agent to assist the Association in managing the condominium project.	
The Initial Condominium Managing Agent for this project is (check one):	
<input checked="" type="checkbox"/>	Not affiliated with the Developer
<input type="checkbox"/>	None (self-managed by the Association)
<input type="checkbox"/>	The Developer or an affiliate of the Developer
<input type="checkbox"/>	Other (explain)

4.2 Estimate of the Initial Maintenance Fees

<u>Estimate of the Initial Maintenance Fees:</u> The Association will make assessments against your unit to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, a lien may be placed on your unit and the unit may be sold through a foreclosure proceeding. Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.
Exhibit <u>G</u> contains a breakdown of the estimated annual maintenance fees and the monthly estimated maintenance fee for each unit, certified to have been based on generally accepted accounting principles, with the Developer's statement as to when a unit owner shall become obligated to start paying the unit owner's share of the common expenses.

4.3 Utility Charges to be Included in the Maintenance Fee

If checked, the following utilities are included in the maintenance fee:	
<input checked="" type="checkbox"/>	Electricity for the common elements
<input type="checkbox"/>	Gas for the common elements
<input checked="" type="checkbox"/>	Water
<input checked="" type="checkbox"/>	Sewer
<input type="checkbox"/>	TV Cable
<input type="checkbox"/>	Other (specify)

4.4 Utilities to be Separately Billed to Unit Owner

If checked, the following utilities will be billed to each unit owner and are not included in the maintenance fee:	
<input checked="" type="checkbox"/>	Electricity for the Unit only
<input type="checkbox"/>	Gas for the Unit only
<input type="checkbox"/>	Water
<input type="checkbox"/>	Sewer
<input checked="" type="checkbox"/>	TV Cable
<input type="checkbox"/>	Other (specify)

5. SALES DOCUMENTS

5.1 Sales Documents Filed with the Real Estate Commission

<input checked="" type="checkbox"/>	Specimen Sales Contract Exhibit <u>H</u> contains a summary of the pertinent provisions of the sales contract. Including, but not limited to any rights reserved by the Developer.
<input checked="" type="checkbox"/>	Escrow Agreement dated: January 17, 2014 Name of Escrow Company: First American Title Company, Inc. Exhibit <u>I</u> contains a summary of the pertinent provisions of the escrow agreement.
<input type="checkbox"/>	Other:

5.2 Sales to Owner-Occupants

If this project contains three or more residential units, the Developer shall designate at least fifty percent (50%) of the units for sale to Owner-Occupants.

<input checked="" type="checkbox"/>	The sales of units in this project are subject to the Owner-Occupant requirements of Chapter 514B.
<input type="checkbox"/>	Developer has designated the units for sale to Owner-Occupants in this report. See Exhibit _____.
<input checked="" type="checkbox"/>	Developer has or will designate the units for sale to Owner-Occupants by publication.

5.3 Blanket Liens

Blanket Liens: A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project or more than one unit that secures some type of monetary debt (such as a loan) or other obligation. Blanket liens (except for improvement district or utility assessments) must be released as to a unit before the developer conveys the unit to a purchaser. The purchaser's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the unit to the purchaser.

<input type="checkbox"/>	There are <u>no blanket liens</u> affecting title to the individual units.
<input checked="" type="checkbox"/>	There are <u>blanket liens</u> that may affect title to the individual units.

<u>Type of Lien</u>	Effect on Purchaser's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance
Mortgage	A lender has priority over a buyer's rights under a sales contract and has a right to terminate a sales contract upon foreclosure of its mortgage before an apartment sale is closed. If foreclosed, the Buyer's deposit shall be refunded (less any escrow cancellation fees) and the sales contract between Seller and Buyer shall be cancelled.

5.4 Construction Warranties

Construction Warranties: Warranties for individual units and the common elements, including the beginning and ending dates for each warranty (or the method of calculating them), are as set forth below:

Building and Other Improvements:
See Exhibit "J"

5.5 Status of Construction, Date of Completion or Estimated Date of Completion

<p>Status of Construction:</p> <p>Phase 8 (Units 331 to 341, inclusive): The estimated construction start date of the units is November 2014. The estimated construction completion date of the units is February 2015.</p> <p>Phase 9 (Units 342 to 353, inclusive): The estimated construction start date of the units is December 2014. The estimated construction completion date of the units is March 2015.</p> <p>Phase 10 (Units 354 to 365, inclusive): The estimated construction start date of the units is January 2015. The estimated construction completion date of the units is April 2015.</p> <p>Phase 11 (Units 366 to 371, inclusive, 424, 426, 428, 429 and 430): The estimated construction start date of the units is February 2015. The estimated construction completion date of the units is May 2015.</p> <p>Phase 12 (Units 403 to 412, inclusive, 500 and 501): The estimated construction start date of the units is March 2015. The estimated construction completion date of the units is June 2015.</p> <p>Phase 13 (Units 415, 417, 423, 425, 427, 431, 432, 433, 434 and 559): The estimated construction start date of the units is April 2015. The estimated construction completion date of the units is July 2015.</p> <p>Phase 14 (Units 419, 421, 550 to 558, inclusive): The estimated construction start date of the units is May 2015. The estimated construction completion date of the units is August 2015.</p>
<p>Completion Deadline: If a sales contract for a unit is signed before the construction of the unit has been completed, or, in the case of a conversion, completion of any repairs, does not occur by the completion deadline set forth below, one of the remedies available to a purchaser is a cancellation of the purchaser's sales contract. The sales contract may include a right of the Developer to extend the completion deadline for force majeure as defined in the sales contract. The sales contract may also provide additional remedies for the purchaser.</p>
<p>Completion Deadline for any unit not yet constructed, as set forth in the sales contract: Subject to certain specific exceptions described in Section G.4 of the Sales Contract, the Developer agrees that completion of construction of each unit will be on or before two years after the buyer signs the Sales Contract for that unit.</p>
<p>Completion Deadline for any repairs required for a unit being converted, as set forth in the sales contract:</p>

5.6 Developer's Use of Purchaser Deposits to Pay for Project Construction Costs Before Closing or Conveyance

<input type="checkbox"/>	<p>Spatial Units. The Developer hereby declares by checking the box to the left that it is offering spatial units for sale and will not be using purchasers' deposits to pay for any costs to pay for project construction or to complete the project.</p> <p>Should the developer be using purchasers' deposits to pay for any project construction costs or to complete the project including lease payments, real property taxes, architectural, engineering, legal fees, financing costs; or costs to cure violations of county zoning and building ordinances and codes or other incidental project expenses, the Developer has to meet certain requirements, described below in 5.6.1 or 5.6.2.</p>
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The Developer is required to deposit all moneys paid by purchasers in trust under a written escrow agreement with a Hawaii licensed escrow depository. Escrow shall not disburse purchaser deposits to the Developer or on behalf of the Developer prior to closing, except if a sales contract is canceled or if Developer has met certain requirements, which are described below.

5.6.1 Purchaser Deposits Will Not Be Disbursed Before Closing or Conveyance



The Developer hereby declares by checking the box to the left that it shall use its own funds to complete the construction of the condominium project by the date indicated in Section 5.5 of this report, and the Developer, pursuant to its own analysis and calculations, certifies that it has sufficient funds to complete the construction of the condominium project.

If this box is checked, Sections 5.6.2, which follows below, will not be applicable to the project.

5.6.2 Purchaser Deposits Will Be Disbursed Before Closing

Hawaii law provides that, if certain statutory requirements are met, purchaser deposits in escrow under a binding sales contract may be used before closing to pay for certain project costs. For this project, the Developer indicates that purchaser deposits may be used for the following purposes (check applicable box):	
<input type="checkbox"/>	For new construction: to pay for project construction costs described in the Developer's budget and approved by the Developer's lender or an otherwise qualified, financially disinterested person; or
<input type="checkbox"/>	For conversions: to pay for repairs necessary to cure violations of county zoning and building ordinances and codes, for architectural, engineering, finance and legal fees, and for other incidental expenses.

In connection with the use of purchaser deposits (check Box A or Box B):

<p>Box A</p> <p><input type="checkbox"/></p>	<p>The Developer has submitted all information and documents required by law and the Commission prior to the disbursement of purchaser deposits before closing. This means that the Developer may use such deposits before closing. If the Developer decides not to use purchaser deposits before closing, the Developer does not need to amend this report.</p> <p>If Box A is checked, you should read and carefully consider the following notice, which is required by law:</p> <p><u>Important Notice Regarding Your Deposits:</u> Deposits that you make under your sales contract for the purchase of the unit may be disbursed before closing of your purchase to pay for project costs, construction costs, project architectural, engineering, finance, and legal fees, and other incidental expenses of the project. While the developer has submitted satisfactory evidence that the project should be completed, it is possible that the project may not be completed. If your deposits are disbursed to pay project costs and the project is not completed, there is a risk that your deposits will not be refunded to you. You should carefully consider this risk in deciding whether to proceed with your purchase.</p>
<p>Box B</p> <p><input type="checkbox"/></p>	<p>The Developer has not submitted all information and documents required by law and the Commission, and, until all such information and documents are submitted, thus, the Developer cannot use purchaser deposits.</p> <p>If the Developer later submits all information and documents required by law and the Commission for the use of purchaser deposits, then the Developer must provide an amendment to this report or an amended developer's public report to each purchaser who has signed a sales contract. At such time, the <u>Important Notice Regarding Your Deposits</u> set forth immediately above will apply to all purchasers and will be restated in the amendment to this report or an amended developer's public report. When an effective date for such an amendment or an amended developer's public report is issued, <u>you will not have the right to rescind or cancel the sales contract by reason of such submission and amendment.</u> (This, however, does not affect your right to rescind for material changes or any other right you may have to rescind or cancel the sales contract, as described in Section 5.8 below.) If the Developer decides not to use purchaser deposits before closing, the Developer does not need to amend this report.</p> <p>You should understand that, although the <u>Important Notice Regarding Your Deposits</u> set forth above does not currently apply to you, it might apply to you in the future, and, therefore, you should read and carefully consider it now to ensure that you understand the risk involved in deciding whether to proceed with your purchase.</p>

Material House Bond. If the Developer has submitted to the Commission a completion or performance bond issued by a material house instead of a surety as part of the information provided prior to the use of purchaser deposits prior to closing or conveyance of a unit, the Developer shall disclose the same below and disclose the impact of any restrictions on the Developer's use of purchaser deposits.

5.7 Rights Under the Sales Contract

Before signing the sales contract, prospective purchasers should carefully review all documents relating to the project. These include but are not limited to the documents listed below. Items 2, 3 and 4 are made a part of this public report, as well as Item 5, if any, and are being delivered to you with this report.

1.	Developer's Public Report
2.	Declaration of Condominium Property Regime (and any amendments)
3.	Bylaws of the Association of Unit Owners (and any amendments)
4.	Condominium Map (and any amendments)
5.	House Rules, if any
6.	Escrow Agreement
7.	Hawaii's Condominium Property Act (Chapter 514B, HRS, as amended) and Hawaii Administrative Rules (Chapter 16-107, adopted by the Real Estate Commission, as amended), provided that rules and regulations under Chapter 514B have not yet been adopted.
8.	Other: Master Declaration dated July 21, 1988, as amended (See item 2 of Exhibit "E"). Joint Development Agreement dated July 18, 2008 (See Item 28 of Exhibit "E").

Copies of the condominium and sales documents and amendments made by the Developer are available for review through the Developer or through the Developer's sales agent, if any. The Condominium Property Regime law (Chapter 514B, HRS) and the Administrative Rules (Chapter 107, HAR), are available online. Please refer to the following sites:

Website to access official copy of laws: www.capitol.hawaii.gov

Website to access rules: www.hawaii.gov/dcca/har

5.8 Purchaser's Right to Cancel or Rescind a Sales Contract

A purchaser's right to cancel a sales contract or to rescind a sales contract may arise under varying circumstances. In the sections below, some circumstances that will give rise to a purchaser's right to cancel or rescind are described, together with what a purchaser must do if the purchaser wishes to exercise any of the rights.

5.8.1 When a Sales Contract becomes Binding and Purchaser's 30-Day Right to Cancel a Sales Contract

A sales contract signed by a purchaser and the developer will not become binding on a purchaser or the Developer until the following events have taken place:

- (1) The purchaser has signed the sales contract.
- (2) The Developer has delivered to the purchaser a true copy of the developer's public report with an effective date issued by the Commission, together with all amendments to the report as of the date of delivery, and the project's recorded Declaration and Bylaws, House Rules (if any), the Condominium Map and any amendments to them to date (all of which are a part of the developer's public report). If it is impracticable to include a letter-sized Condominium Map, the Developer must provide written notice of an opportunity to examine the Condominium Map.
- (3) The Developer has delivered to the purchaser a notice of the purchaser's 30-day cancellation right on a form prescribed by the Commission.
- (4) The purchaser does at least one of the following:
 - (a) Waives the purchaser's right to cancel the sales contract within 30 days from receipt of the notice of the purchaser's 30-day cancellation right; or

- (b) Allows the 30-day cancellation period to expire without exercising the right to cancel; or
- (c) Closes the purchase of the unit before the 30-day cancellation period expires.

The purchaser or the Developer may cancel the sales contract at any time during the 30-day cancellation period, and the sales contract will be canceled and the purchaser's deposits returned to the purchaser, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of \$250.

5.8.2 Right to Cancel a Sales Contract if Completion Deadline Is Missed

In addition to the purchaser's 30-day cancellation right described in Section 5.8.1 above, when a sales contract is signed before completion of construction of a project, the purchaser will have the right to cancel if the unit is not completed by certain deadlines. In conversion projects, there must be a deadline for completion of any required repairs. Every sales contract shall contain an agreement of the Developer that the completion of construction shall occur on or before the completion deadline, and that completion deadline is set forth in this report in Section 5.5. The sales contract shall provide that the purchaser may cancel the sales contract at any time after the specified completion deadline, if completion of construction does not occur on or before the completion deadline, as the same may have been extended. Upon a cancellation, the purchaser's deposits shall be refunded, less any escrow cancellation fee and other costs associated with the purchase, up to a maximum of \$250.00.

5.8.3 Purchaser's Right to Rescind a Binding Sales Contract After a Material Change

If a "material change" in a project occurs after a purchaser has signed a sales contract that has become binding, the purchaser will have a 30-day right to rescind after notification and description of the material change. A material change is defined in the Condominium Property Act to be any change that "directly, substantially and adversely affects the use or value of (1) a purchaser's unit or appurtenant limited common elements; or (2) those amenities of the project available for the purchaser's use."

The purchaser will be informed of the material change by the developer on a form prescribed by the Commission containing a description of the material change.

After notice of the material change, the purchaser may waive the right to rescind by:

- (1) Checking the waiver box on the rescission form; or
- (2) Letting the 30-day rescission period expire, without taking any action to rescind; or
- (3) Closing the purchase of the unit before the 30-day rescission period expires.

The rescission form must be signed by all purchasers of the affected unit and delivered to the developer no later than midnight of the 30th calendar day after the purchasers received the rescission form from the developer. Purchasers who validly exercise the right of rescission shall be entitled to a prompt and full refund of any moneys paid.

A rescission right shall not apply in the event of any additions, deletions, modifications and reservations including, without limitation, the merger or addition or phasing of a project, made pursuant to the terms of the project's Declaration.

These provisions shall not preclude a purchaser from exercising any rescission rights pursuant to a contract for the sale of a unit or any applicable common law remedies.

6. MISCELLANEOUS INFORMATION NOT COVERED ELSEWHERE IN THIS REPORT

1. **Ongoing Construction.** Construction of portions of ParkSide By Gentry II will be ongoing while Units in other portions of ParkSide By Gentry are being occupied. This ongoing construction will create dust, noise and increased traffic in the vicinity of occupied Units. Certain hazardous conditions relating to the construction may also exist for a period of time. Additionally, development of the areas around ParkSide By Gentry II will cause dust in and around the Project for several years as development in Ewa by Gentry continues. Buyer understands that Developer will make efforts to minimize the dust but that it is an inevitable result of the ongoing construction.

2. **Ongoing Sales Activity.** Sales activities for ParkSide By Gentry II and neighboring communities will be ongoing. This will result in increased traffic and noise in the vicinity of the sales office located near ParkSide By Gentry II. Portions of the common areas of ParkSide By Gentry II may be used for signage and other sales activities for a period of time while sales are ongoing.

3. **Future Merger.** ParkSide By Gentry II is part of an overall area covered by that certain Agreement for Issuance of Conditional Use Permit under Section 21-5.380 of the Land Use Ordinance (LUO) dated December 12, 2013 and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii ("Land Court") as Document No. T-8775006 (the "Joint Development Area"). The Joint Development Area is also sometimes referred to as "PARKSIDE BY GENTRY" in this Public Report. The Joint Development Area includes the existing ParkSide by Gentry I, ParkSide By Gentry II and all future increments of the PARKSIDE BY GENTRY condominium communities. The Joint Development Area was designed to operate as a cohesive, integrated condominium community comprised of detached single-family condominium units that includes shared common facilities and infrastructure, including but not limited to potable water, irrigation, drain, sewer, and electrical systems, visitor parking stalls, roadways, landscaping, a recreation center and a mail center.

Developer intends to administratively merge the various associations of apartment owners of the PARKSIDE BY GENTRY condominium communities within the Joint Development Area (including ParkSide By Gentry II). Developer also intends to create a Hawaii non-profit corporation called the Association of Apartment Owners of ParkSide By Gentry (the "ParkSide By Gentry AOA"), that will eventually include all condominiums created in PARKSIDE BY GENTRY. The administrative merger of the various PARKSIDE BY GENTRY condominium communities will be for the purpose of sharing common area costs shared by the various communities (such as roadways, street lighting, utilities, landscaping, recreational facilities and mail center). The use of the shared infrastructure and facilities will be shared among all occupants and the cost of maintaining and operating the shared infrastructure and facilities will be shared among all owners on a pro rata basis.

4. **General Disclosures.** Buyer understands and acknowledges that certain activities and events will occur on and about PARKSIDE BY GENTRY ("Activities, Events and Conditions affecting PARKSIDE BY GENTRY") as follows:

(a) **Surrounding Areas.** PARKSIDE BY GENTRY is bordered on the makai side by the Ewa Makai Middle School. The Diamond Head side of PARKSIDE BY GENTRY borders on Kapolei Parkway. The Ewa side of PARKSIDE BY GENTRY borders on the Coral Creek Golf Course and Kaloi Gulch, a drainage channel that will eventually be maintained by the Ewa by Gentry Community Association. A portion of the mauka side of PARKSIDE BY GENTRY also borders the Coral Creek Golf Course and the remaining portion borders Hu'elani, a condominium community. Proximity to Kapolei Parkway will result in noise and dust for those homes bordering (or otherwise in the vicinity of) this major roadway. PARKSIDE BY GENTRY is also in close proximity to a future community center, a future child care center, a future park, a future church site (currently owned by Friendship Bible Church – Independent Baptist) and an existing residential community. Because plans for and ownership of the various future development sites may change at any time, Buyer is advised not to rely on any future development site being developed in any

particular way or at all. The existence of various undeveloped lands surrounding PARKSIDE BY GENTRY may lead to increased pests, such as cockroaches and rodents. Construction of these undeveloped areas by Developer and other owners will create dust, noise, increased traffic and certain hazardous conditions. Developer will make efforts to minimize dust caused by its construction activities but dust is an inevitable result of the ongoing construction.

(b) Coral Creek Golf Course; Errant Golf Balls. PARKSIDE BY GENTRY directly borders the Coral Creek Golf Course (the "Golf Course"). There will be errant golf balls that enter the community. The errant golf balls will be a safety hazard both to the residents and to the residents'/owners' property. This hazard will exist for all homes in PARKSIDE BY GENTRY, even for those homes which do not directly abut the Golf Course. At this time there is no safety net on the portion of the Golf Course that fronts PARKSIDE BY GENTRY. The Developer makes no representation as to whether or not a safety net will be installed in the future. It is possible that in the future, the Developer, the owner of the Golf Course and/or the operator of the Golf Course may decide to install safety nets or plant various trees along the portion of the Golf Course abutting PARKSIDE BY GENTRY at their sole discretion and without additional notice to Buyer.

In addition to errant golf balls, there will also be hazards, uses and activities associated with the Golf Course that may cause injuries to persons and/or damage to property within PARKSIDE BY GENTRY. These hazards, uses and activities include such things as errant or stray golf balls, reservoirs and water hazards, periodic spraying or other treatment with pesticides, insecticides, herbicides, fungicides and fertilizers, surface water runoff, noise, dust and unpleasant odors. Irrigation of the Golf Course may be with water from storm retention basins or reclaimed water from the Honouliuli Wastewater Treatment Plant. Any reclaimed water is required to be treated according to State Department of Health guidelines. Tournaments and other special events held on the Golf Course may also impact PARKSIDE BY GENTRY. If Buyer decides to purchase a Unit in ParkSide By Gentry II, Buyer will be required to execute a Purchase Contract in which Buyer agrees to waive any and all rights or claims that Buyer might have against Developer, Coral Creek Golf, Inc., and any future owners/operators of the Golf Course because of these conditions.

Property owners in PARKSIDE BY GENTRY will not have an ownership interest in the Golf Course, a right to use any portion of the Golf Course or a right to enter the Golf Course by virtue of their ownership of a Unit at PARKSIDE BY GENTRY or by virtue of their membership in the Ewa by Gentry Community Association.

(c) Golf Course Landscape Easement. By way of a grant from the owners of the Coral Creek Golf Course, the Developer currently holds a right to use Easement 7198, as shown on Map 1047 of Land Court Application No. 1069 (the "Landscape Area") for the purposes of maintaining landscaping and installing and maintaining an irrigation system for that landscaping. The Landscape Area abuts Units 1, 2, 3, 400, 401 and 402 of ParkSide by Gentry I, Units 403, 500 and 501 of ParkSide by Gentry II and the PARKSIDE BY GENTRY Model Complex. The Developer's current plans are to landscape a portion of the Landscape Area with wedelia and install a temporary irrigation system. Water from this temporary irrigation system will come from a non-potable well. Developer intends to assign its interest in the Landscape Area to the ParkSide By Gentry AOA.

(d) No Parking Along Major Roadways. PARKSIDE BY GENTRY is bordered by Kapolei Parkway and is in the vicinity of Keaunui Drive and Fort Weaver Road. There is no street parking along these major roadways.

(e) Traffic. Fort Weaver Road is a major thoroughfare for Ewa and Ewa Beach residents traveling to or from the H-1 Freeway. Commuters will experience delays on Fort Weaver Road and on roads feeding into it, particularly during peak morning and evening hours. The Laulani Village Shopping Center is located off of Fort Weaver Road, near Keaunui Drive. Ewa Makai Middle School is located near the intersection of Kapolei Parkway and Keaunui Drive. Current plans show that a church, a child care center and a community center may be built near the intersection of Keaunui Drive and Papau Street. The use of each of those sites will contribute to increased traffic in and around PARKSIDE BY GENTRY.

(f) Future Industrial/Industrial Commercial Mixed Use Development. A development consisting of light industrial and commercial uses will be built in the future along Geiger Road across from the Honouliuli Wastewater Treatment Plant. This development may result in increased traffic, noise and other impacts in the vicinity.

(g) Aircrafts. PARKSIDE BY GENTRY is located in the vicinity of the Honolulu International Airport and Kalaeloa Airport (the former Barber's Point Naval Air Station), both of which are owned and operated by the State of Hawaii. Buyer is aware that there will be noise from planes passing overhead or nearby. The 2003 (Existing) Base Year Noise Exposure Map of the Honolulu International Airport Master Plan shows PARKSIDE BY GENTRY located in an area subject to noise levels exceeding 55 Dnl. Developer has recorded two (2) Grants of Avigation and Noise Easements in favor of the State of Hawaii on the Property. These Grants of Avigation and Noise Easements are in a form prescribed by the State Department of Transportation. These Grants grant to the State of Hawaii a perpetual easement and right of way, appurtenant to the Honolulu International Airport and the Kalaeloa Airport, for the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for use in the navigation of or flight in the air). These Grants further grant to the State of Hawaii a perpetual easement to discharge, emit or otherwise transmit noise at levels exceeding 55 Dnl but not 60 Dnl and over certain portions of PARKSIDE BY GENTRY noise at levels exceeding 60 Ldn but not 65 Ldn. One of the Grants of Avigation and Noise Easements provides that any future amendment to the Noise Exposure Map referenced in the Grant will automatically be incorporated into the Grant and that the State of Hawaii will have an easement to discharge or emit or otherwise transmit noise levels as shown on this future map.

(h) Honouliuli Treatment Plant. PARKSIDE BY GENTRY is located near the Honouliuli Wastewater Treatment Plant, which generates odors and noise and which may be expanded in the future to accommodate increased usage.

(i) Irrigation Water in Ewa by Gentry. Water used to irrigate the common area landscaping in the Ewa by Gentry community and in the PARKSIDE BY GENTRY community, including the front yard area of each Unit, will come from either a nonpotable well service or may be from reclaimed water from the Honouliuli Wastewater Treatment Plant. Any reclaimed water is required to be treated according to Department of Health guidelines.

(j) Mold. Mold and mold spores are present throughout the environment, and residential home construction is not, and cannot be, designed to exclude mold spores. All mold is not necessarily harmful, but certain strains of mold have been shown to have adverse health effects in susceptible persons. If the growing conditions are favorable, then mold can grow in the ParkSide By Gentry II Units. Moisture is the only mold growth factor that can be controlled in a residential setting. If Buyer decides to purchase a Unit in ParkSide By Gentry II, Buyer will be required to execute a Sales Contract in which Buyer agrees to assume responsibility for taking appropriate steps to reduce or eliminate the occurrence of moisture in and around the Unit Buyer is purchasing. Buyer will also be required to release, discharge, indemnify and defend Developer and Developer's employees, agents, officers, directors, principals and contractors (collectively, including Developer, the "Released Entities") from and against any and all claims, demands, damages, causes of action, liabilities, losses, and expenses that Buyer or any occupant of the Unit Buyer purchases has or may have in the future, that are in any way connected with indoor air quality, moisture, or the presence of any mold, mold spores, or chemicals on, in, or about the Unit Buyer purchases, whether or not caused by, in whole or in part, any act or omission of any of the Released Entities.

(k) Navy Land. PARKSIDE BY GENTRY is located in the vicinity of the West Loch Branch of the Lualualei Naval Magazine ("West Loch") which, in the event of military action, may be a military sensitive area. The U.S. Navy has denoted an area east of PARKSIDE BY GENTRY as an

“Explosive Safety Hazard Zone” in connection with munitions that may be loaded onto ships at West Loch. The Navy has represented that the boundary of the “Explosive Safety Hazard Zone” represents the probable limits of any impact from an explosion at West Loch on the adjacent community. The Navy restricts development in the “Explosive Safety Hazard Zone”, which extends to West Loch. The Navy has leased portions of the “Explosive Safety Hazard Zone” for agricultural use, which will create dust and noise. Because this area is undeveloped, there will also be pests, such as cockroaches and rodents. Geiger Road and Iroquois Point Road may also be used by the Navy to transport aircraft and munitions.

(l) **Agricultural Land.** PARKSIDE BY GENTRY is located upon land previously used for the cultivation of sugar cane. Chemicals used in connection with the former agricultural use of the land may have come into contact with the soil. Land near PARKSIDE BY GENTRY may continue to be used for the cultivation and harvesting of agricultural products. Specifically, the Navy has leased a portion of the land described in Paragraph 4(k) [Navy Land] above for agricultural use, which will create dust and noise. This area will also be subject to periodic spraying or other treatment of the area with pesticides, insecticides, herbicides, fungicides and fertilizers. Crops may be burned when seasonally appropriate. Buyer is advised that the Hawaii Right-to-Farm Act (H.R.S. Ch. 165) and Hawaii law limit the types of farm activities that may be deemed a nuisance.

(m) **Undetermined Flood Hazard Zone.** The Federal Emergency Management Agency (“FEMA”) has not yet reviewed PARKSIDE BY GENTRY to determine whether the Project is within a flood hazard zone. The current flood insurance rate map shows that PARKSIDE BY GENTRY is in Zone D, an area in which flood hazards are undetermined, but possible. Because the Property is in an undetermined flood hazard zone, Buyer’s lender may require Buyer to obtain an elevation certificate at an additional cost to Buyer. If FEMA later determines that the Property is within a flood hazard area, then Buyer’s lender may also require Buyer to obtain flood insurance.

(n) **Affordable Housing.** The Developer is currently working with the City and County of Honolulu (the “City”) regarding selling certain homes in PARKSIDE BY GENTRY pursuant to the City’s affordable housing requirements. Homes that meet the City’s definition of “affordable” are also located in various communities throughout Ewa by Gentry. Some of the homes in the Coronado and Palm Villas condominium projects are subject to shared appreciation and buy/back provisions and rental restrictions associated with the affordable housing requirements, and there may be other communities that will be developed in the future in Ewa by Gentry that will have similar restrictions.

(o) **Real Property Values.** Buyer is advised to conduct Buyer’s own independent investigation of the housing market in Hawaii, the community and PARKSIDE BY GENTRY and to make Buyer’s own determination of the value of the Units in ParkSide By Gentry II based on Buyer’s knowledge and investigation of the market, the community and PARKSIDE BY GENTRY. Buyer understands that the sales price for a Unit in PARKSIDE BY GENTRY may be more or less than the actual value of the Unit and that an appraisal of the Unit may conclude that the appraised value of the Unit is more or less than the sales price of the Unit.

Buyer is advised that there are several different loan programs available to different types of Buyers, including loans offered by various government agencies such as the Veterans Administration (“VA”), the United States Department of Agriculture (“USDA”) and the Federal Housing Administration (“FHA”). The loan programs offered through VA, USDA, FHA and other government agencies often require either no down payment or down payments that are less than twenty percent (20%) of the sales price of the real property being purchased. Loans made through this type of financing are considered to be inherently more risky to the lender, compared to other types of loans that require a down payment of twenty percent (20%) or more of the sales price, and, as a result, the appraisals done for these types of loans tend to be more conservative (meaning that the appraised value is often lower than the sales price of the property being purchased). Developer makes no representations as to the type of loan that Buyer may be able to obtain or that Buyers of other homes in PARKSIDE BY GENTRY may obtain. Buyer

understands that even if Buyer makes a down payment to purchase the Unit, other Buyers of Units in PARKSIDE BY GENTRY may not be required by their lenders to make a down payment or to make the same type of down payment as Buyer.

Buyer is advised not to rely on any acts or statements made by Developer, Gentry HomeLoans, LLC or their affiliates, or by any of their respective officers, directors, members, managers, employees, agents, successors or assigns in deciding whether or not the sales price of a Unit reflects the appraised value of the Unit. Buyer understands and acknowledges that real property values can rise and fall based upon the housing market and other economic factors independent from any person's or entity's control. If Buyer decides to purchase a Unit in ParkSide By Gentry II, Buyer will be required to execute a Sales Contract in which Buyer waives and releases any claim against Developer, Gentry HomesLoans, LLC, their affiliates and their respective officers, directors, members, managers, employees, agents, successors and assigns relating to the relationship of the appraised value of a Unit in ParkSide By Gentry II to the sales price of the Unit, as of the date Buyer signs a Sales Contract or as of the date Buyer's deed to the Unit records, or relating to any decrease or fluctuation in the appraised value of the Unit from and after the date Buyer's deed to the Unit records.

5. Schools. The current public school district boundaries show that PARKSIDE BY GENTRY is in the district that is served by Keoneula Elementary School, Ewa Makai Middle School and James Campbell High School. These plans are subject to change by the State of Hawaii.

6. Ewa by Gentry Community. All Unit owners in PARKSIDE BY GENTRY are automatically members of the Ewa by Gentry Community Association, a Hawaii non-profit corporation. All owners are therefore subject to the restrictions, covenants and conditions of the Ewa by Gentry Community Area Declaration of Covenants, Conditions and Restrictions which govern the entire Ewa by Gentry community. The Ewa by Gentry Community Association enforces the provisions of the Declaration of Covenants, Conditions and Restrictions to ensure a well-maintained, safe and aesthetically pleasing community. A copy of the Declaration of Covenants, Conditions and Restrictions is available at the PARKSIDE BY GENTRY sales office. The Declaration of Covenants, Conditions and Restrictions can also be viewed online at www.ebgca.net under the "Documents" section. Effective January 1, 2014 (and through the date of this public report), each unit owner will be required to pay dues to the Ewa by Gentry Community Association in the amount of \$105 per quarter for a total of \$420 a year. No increase in those dues for 2015 is expected as of the date of this public report. The maintenance fees reflected in Exhibit "G" of this Public Report do not include the dues payable to the Ewa by Gentry Community Association.

7. Irrigation in PARKSIDE BY GENTRY. Water used to irrigate the common area landscaping in PARKSIDE BY GENTRY currently comes from a non-potable well located in Sun Terra (the "Area 12 Well"). The Area 12 Well is owned and maintained by the Ewa by Gentry Community Association and will be the irrigation source for common area landscaping in the Joint Development Area, landscaping along a portion of Fort Weaver Road and a portion of Geiger Road, for landscaping in the future park located at the intersection of Keaunui Drive and Kapolei Parkway and for landscaping in Kaloii Gulch. The Developer has executed a non-potable well system sharing agreement for the Area 12 Well with the Ewa by Gentry Community Association, pursuant to which the Unit owners in PARKSIDE BY GENTRY will pay a pro rata share of the cost to maintain the Area 12 Well based on water usage. Developer makes no guarantees or assurances regarding the quantity or quality of water pumped from the Area 12 Well. Due to natural ground water conditions beyond the Developer's control, the ground water aquifer from which the well pumps water may dry up or the quality of water may deteriorate to make it unusable in the future. If that happens, then the owner of the Area 12 Well (the Ewa by Gentry Community Association) will need to work with the State of Hawaii's Commission on Water Resource Management on the implementation of an alternative water source plan. A possible alternate source of water would be reclaimed water from the Honouliuli Wastewater Treatment Plant. Use of reclaimed

water would need to be in accordance with State Department of Health guidelines.

8. Private Drainage. PARKSIDE BY GENTRY is serviced by a private drainage system that connects to the City and County of Honolulu's municipal sewer system. As such, Federal regulations prohibit the following from being discharged into PARKSIDE BY GENTRY's drainage system:

- (a) domestic wastewater;
- (b) industrial wastewater;
- (c) any debris, refuse or solid waste or yard waste;
- (d) chlorinated swimming pool water;
- (e) washwater from vehicle and equipment cleaning; and
- (f) oil and petroleum products.

Owners and occupants of Units are prohibited from discharging any of the above into the Project's drainage system.

The ParkSide By Gentry AOA will be solely responsible for the maintenance and upkeep of the Project's drainage system. The ParkSide By Gentry AOA shall assume Developer's rights and obligations under the Developer's Drainage Connection License(s) for PARKSIDE BY GENTRY. By assuming the Developer's Drainage Connection License(s), the ParkSide By Gentry AOA is also assuming the City and County of Honolulu's National Pollutant Discharge Elimination System permit(s) (the "NPDES Permit") and shall be responsible for the enforcement of the terms and conditions of the NPDES Permit.

9. Temporary Mail Service. Initially, Unit owners may need to pick up their mail at the Ewa Beach Post Office, at least until mail service is established for ParkSide By Gentry II. Mail will not be delivered directly to the individual homes. Instead, mail will be delivered to temporary mail box centers located in the ParkSide By Gentry Model Complex. Unit owners will be assigned a designated mailbox with its own lock and key. The Developer is currently working with the United States Postal Service on finalizing the locations of these temporary mailbox centers. Prospective Buyers should consult their sales agent for the proposed location of the temporary mailbox center that will service Buyer's Unit.

10. Recreation Center. The Developer has reserved the right to build a recreation center (the "Recreation Center") on Lot 19747, Map 1599, Land Court Application No. 1069 ("Lot 19747"), which Lot 19747 is within the Joint Development Area. As of the date of this Public Report, the Developer estimates that the Recreation Center will be completed in Fall 2015. Upon the completion of the Recreation Center, the Developer will grant a license (the "License Agreement") to the ParkSide By Gentry AOA, pursuant to which all residents in the Joint Development Area will be allowed to use the Recreation Center and the Mail Center (described below) and the ParkSide By Gentry AOA will be responsible for all costs associated with the Recreation Center and the Mail Center. Upon completion of the Joint Development Area, Developer intends to convey Lot 19747 to the ParkSide By Gentry AOA and to any other associations of apartment owners in the Joint Development Area that have not been administratively merged into the ParkSide By Gentry AOA.

11. Mail Center. The Developer will construct a permanent mail center within a portion of ParkSide By Gentry II, Phase 11 to serve as a centralized mail station for the Joint Development Area (the "Mail Center"). As of the date of this public report, the Developer estimates that the Mail Center will be completed in May 2015. Because the Mail Center will be a common element of ParkSide By Gentry II, Unit owners in ParkSide By Gentry II will have the right to use the Mail Center. As described above, the License Agreement granted to the ParkSide By Gentry AOA will allow all residents in the Joint Development Area to use the Mail Center and require the ParkSide By Gentry AOA to be responsible

for all costs associated with the Mail Center.

12. Condominium Map. The sizes and configurations of the limited common element areas and the common element areas reflected on the Condominium Map are approximations only. Actual sizes and configurations may vary due to the placement and location of utilities and due to varying terrain surrounding each building.

13. Lanais. Units 332, 334 to 342, 344, 345, 347, 348, 352, 353, 358, 359, 360, 362, 364, 366, 367, 368, 369, 370, 424, 426, 428, 429, 403, 405, 406, 407, 409, 411, 412, 415, 425, 431, 432, 419, 421 and 551 will be built with the five foot (5 ft.) deep version of the optional covered lanai. Units 331, 343, 346, 349, 350, 354, 355, 356, 357, 361, 363, 430, 404, 410, 500, 417, 427, 433, 434, 559, 550 and 552 to 557 will be built with the seven foot (7 ft.) deep version of the optional covered lanai. Units 333, 351, 365, 371, 408, 423, 501 and 558 will be built with the extended lanai as shown on the floor plans for the Plan 4 unit type.

14. Modified Roof Overhangs. Units 333, 408 and 501 will be built with modified roof overhangs with extended lanai as shown on the Option M1 floor plans for the Plan 4 unit type.

15. Garage Disclosure. Each ParkSide By Gentry II home has an attached garage. The garage for Plans 1, 2, 2M, 3 and 4 meets the City and County of Honolulu standards to accommodate one full-sized and one compact-sized parking stall. The garage for Plan 5 meets the City and County of Honolulu standards to accommodate one full-sized parking stall. Buyers who have an oversized vehicle (a van, a truck) or who have more than one full-sized vehicle should inspect the garage thoroughly to ensure that the garage can accommodate their vehicles. Garages shall be used for parking operational vehicles only and for incidental storage.

16. Trash Collection. Units 349, 350, 356, 357, 434 and 559 are on roadways with insufficient turn-around space, so the City and County of Honolulu's Refuse Division will not pick up trash cans placed in front of those Units. Residents of those Units will need to place their trash cans in the trash locations shown on the Condominium Map. All other Units will have curbside trash collection in front of their respective Units. Trash cans may be put out for trash collection the night before trash is collected and must be removed by the end of the trash pick-up day.

17. Visitor Parking. There are thirty-one (31) visitor parking stalls in ParkSide By Gentry II. Residents in ParkSide By Gentry II will also have access to visitor parking stalls within the existing ParkSide by Gentry I community and in future condominium communities in the Joint Development Area.

18. No Street Parking. As stated in the House Rules of ParkSide By Gentry II, parking is not allowed on the roadways in ParkSide By Gentry II or on the roadways in the other communities of the Joint Development Area.

19. No Representation as to Exact Size of Unit. The area of the Unit listed in the Sales Contract and in this Public Report is approximate. The area of the Unit, as reflected on the Condominium Map, is expressed as "net living area" square footage. This measurement represents the architect's best estimate of the square footage of the Unit measured from the interior of the Unit's perimeter walls. The Developer makes no representation as to the exact square footage of the Unit. Square footage figures quoted in the brochures for PARKSIDE BY GENTRY are approximate only. Sales prices are not based solely on square footage figures.

20. Ewa by Gentry Perimeter Wall. A fence or wall or combination of fence and wall will

be built around a portion of the perimeter of PARKSIDE BY GENTRY (the "Ewa by Gentry Perimeter Wall"). The Ewa by Gentry Perimeter Wall runs along the boundary of PARKSIDE BY GENTRY that borders Kapolei Parkway and the Ewa Makai Middle School. The Ewa by Gentry Perimeter Wall will be owned by the Ewa by Gentry Community Association and is not a part of the Project. However, pursuant to Section 5.04(c) of the Master Declaration, (a) Unit Owners in PARKSIDE BY GENTRY shall be responsible for the occasional repainting of the interior surface of the pilasters of the Ewa by Gentry Perimeter Wall, if such pilasters are located adjacent to the Owner's Private Yard Area and (b) the ParkSide By Gentry AOA shall be responsible for the occasional repainting of the interior surface of any pilasters that are located adjacent to any common element grounds of the Project. Owners and residents must not alter, tamper or affix anything to the Ewa by Gentry Perimeter Wall. The Developer intends that the Ewa by Gentry Perimeter Wall will have openings that lead to a pedestrian/bike path that will eventually be maintained by the Ewa by Gentry Community Association. The ParkSide By Gentry AOA is specifically prohibited from closing off or barricading these openings in the Ewa by Gentry Perimeter Wall. Notwithstanding the foregoing, the ParkSide By Gentry AOA shall be allowed to install fencing that closes these entrances, provided that the ParkSide By Gentry AOA installs a gate in this fencing and also provides the residents of the Project with a key (or some other means of opening) any gate installed.

21. Wall Easement in the Limited Common Element Yard Area of Certain Units. There is a wall easement within the portion of the limited common element yard area of each of the following Units that borders Ewa Makai Middle School: Units 350, 351, 352, 353, 354, 355, 356, 559, 550, 551, 553, 555, 557 and 558. This wall easement is approximately 3.25 feet wide and is for the wall footing of the perimeter wall belonging to the Ewa by Gentry Community Association. Occupants of Units 350, 351, 352, 353, 354, 355, 356, 559, 550, 551, 553, 555, 557 and 558 must not do anything that would disturb or damage the footing of the wall.

22. CHAPTER 672E, HAWAII REVISED STATUTES, EFFECTIVE JULY 1, 2004, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY FILE A LAWSUIT OR OTHER ACTION FOR DEFECTIVE CONSTRUCTION AGAINST THE CONTRACTOR WHO DESIGNED, REPAIRED, OR CONSTRUCTED YOUR HOME OR FACILITY. NINETY DAYS BEFORE YOU FILE YOUR LAWSUIT OR OTHER ACTION, YOU MUST SERVE ON THE CONTRACTOR A WRITTEN NOTICE OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE. UNDER THE LAW, A CONTRACTOR HAS THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR AND/OR PAY FOR THE REPAIR OF THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY A CONTRACTOR. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THE LAW AND FAILURE TO FOLLOW THEM MAY NEGATIVELY AFFECT YOUR ABILITY TO FILE A LAWSUIT OR OTHER ACTION.

EXHIBIT "A"

PARKING

Attached Garage:

Each Parkside By Gentry II Unit has an attached garage. The garage for the Plans 1, 2, 2M, 3 and 4 Units meets the City and County of Honolulu standards to accommodate one full-sized and one compact-sized parking stall. The garage for the Plan 5 Units meets the City and County of Honolulu standards to accommodate one full-sized parking stall.

BUYERS WHO HAVE AN OVERSIZED VEHICLE (A VAN, A TRUCK) OR WHO HAVE MORE THAN ONE FULL-SIZED VEHICLE SHOULD INSPECT THE GARAGE THOROUGHLY TO ENSURE THAT THE GARAGE CAN ACCOMMODATE THEIR VEHICLES.

Garages shall be used for parking operational vehicles only and for incidental storage.

Visitor Parking Stalls:

There are thirty-one (31) visitor parking stalls in Parkside By Gentry II. Residents in Parkside By Gentry II will also have access to visitor parking stalls within existing and future condominium communities in the Joint Development Area. Certain visitor parking stalls in the Joint Development Area will be used for the placement of trash cans on trash collection days and the nights before trash collection days. Signs will be posted indicating the hours that the stalls are not available for use as a visitor parking stall. Violators will be towed at owner's and/or operator's expense.

Total Number of Parking Stalls in Project:

There are a total of two hundred and ten (210) parking stalls in the Project. This number covers the parking stall allocation for the attached garages, adjacent or assigned stalls appurtenant to certain units (as described in Exhibit "D" of this Public Report), as well as the thirty-one (31) visitor parking stalls.

END OF EXHIBIT "A"

EXHIBIT "B"

PERMITTED ALTERATIONS TO UNITS

Additions, alterations or improvements solely within a Unit or within a limited common element appurtenant to and for the exclusive use of the Unit may be made with just the approval of the affected Unit owner(s), the Board of Directors of the Association of Apartment Owners and, if necessary, the Unit owner's mortgagee.

Units 332, 334 to 341, 342, 344, 345, 347, 348, 352, 353, 358, 359, 360, 362, 364, 366, 367, 368, 369, 370, 424, 426, 428, 429, 403, 405, 406, 407, 409, 411, 412, 415, 425, 431, 432, 419, 421 and 551 will be built with the five foot (5 ft.) deep version of the optional covered lanai.

Units 331, 343, 346, 349, 350, 354, 355, 356, 357, 361, 363, 430, 404, 410, 500, 417, 427, 433, 434, 559, 550 and 552 to 557 will be built with the seven foot (7 ft.) deep version of the optional covered lanai.

Units 333, 351, 365, 371, 408, 501, 423 and 558 will be built with the extended lanai as shown on the floor plans for the Plan 4 Unit type.

The following are relevant provisions from Section 16 of the Project Declaration:

"16. ALTERATION OF THE PROJECT. Except as otherwise provided for in this Declaration or the By-Laws, neither the Association nor any individual Apartment Owner shall construct any additional structure or make any structural alterations or additions to an existing structure without first (a) obtaining the affirmative vote or written consent of seventy-five percent (75%) of the Apartment Owners and (b) Recording an amendment to this Declaration and the Condominium Map to reflect such change. This provision shall not apply to the Developer during the Development Period, when the Developer is exercising Developer's Reserved Rights. This provision shall also not apply to the extent it conflicts with any provision of the federal Fair Housing Act (42 U.S.C. Sec 3601, et seq), as the same has been amended and may be further amended from time to time.

16.1 Optional Floor Plans Shown on the Condominium Map. Notwithstanding the foregoing, an Apartment Owner may add any optional floor plan shown on the Condominium Map for that Apartment's particular floor plan without amending the Condominium Map, provided the Apartment Owner first obtains approval from the Board and any necessary governmental permits and approvals. The Board shall not unreasonably withhold or delay its consent to such request, and any such request shall be deemed to be granted if not denied in writing within forty-five (45) days of the Board's receipt thereof or within forty-five (45) days of the Board's receipt of additional information reasonably required by the Board in order to consider such request, whichever shall occur last.

16.2 Limited Approval for Certain Floor Plans. Notwithstanding anything in this Declaration to the contrary, an Apartment Owner need only obtain the consent of the Board and any necessary governmental permits and approvals for changes to the layout of an Apartment that do not increase or decrease the total area of the original Apartment's "building footprint" by more than one hundred square feet (100 sq. ft.). As used in this Section, the original Apartment shall mean the Apartment as originally constructed by the Developer. Upon obtaining the necessary approvals and completing the construction of the changes, the Apartment Owner shall Record an amendment to this Declaration and to the Condominium Map that includes a revised set of floor plans describing and showing the changes to the Apartment. The amendment need only be signed by the Apartment Owner and an officer of the Board."

END OF EXHIBIT "B"

EXHIBIT "C"
UNIT DESCRIPTION AND COMMON INTEREST

Apt. No.	Plan Type	Approximate Net Living Area (sq. ft.)	Approximate Net Covered Entry (sq. ft.)	Approximate Net Garage Area (sq. ft.)	Common Interest
331	Plan 5	1,596	19	277	1.265825%
332	Plan 3-AR	1,429	29	423	1.265825%
333	Plan 4-R	1,466	34	429	1.265825%
334	Plan 1-R	1,231	26	446	1.265815%
335	Plan 3-R	1,429	29	423	1.265825%
336	Plan 2-R	1,294	22	467	1.265820%
337	Plan 3-AR	1,429	29	423	1.265825%
338	Plan 3-A	1,429	29	423	1.265825%
339	Plan 2-AR	1,294	22	467	1.265820%
340	Plan 2-R	1,294	22	467	1.265820%
341	Plan 3-R	1,429	29	423	1.265825%
342	Plan 3-R	1,429	29	423	1.265825%
343	Plan 5-R	1,596	19	277	1.265825%
344	Plan 2-AR	1,294	22	467	1.265820%
345	Plan 3-R	1,429	29	423	1.265825%
346	Plan 1-R	1,231	26	446	1.265815%
347	Plan 2	1,294	22	467	1.265820%
348	Plan 3-AR	1,429	29	423	1.265825%
349	Plan 2M-R	1,294	22	467	1.265825%
350	Plan 2M-R	1,294	22	467	1.265825%
351	Plan 4-R	1,466	34	429	1.265825%
352	Plan 2-R	1,294	22	467	1.265820%
353	Plan 3-R	1,429	29	423	1.265825%
354	Plan 1-R	1,231	26	446	1.265815%
355	Plan 5-R	1,596	19	277	1.265825%
356	Plan 2M	1,294	22	467	1.265825%
357	Plan 2M	1,294	22	467	1.265825%
358	Plan 3-AR	1,429	29	423	1.265825%
359	Plan 3	1,429	29	423	1.265825%
360	Plan 2	1,294	22	467	1.265820%
361	Plan 2-AR	1,294	22	467	1.265820%
362	Plan 3-AR	1,429	29	423	1.265825%
363	Plan 2-R	1,294	22	467	1.265820%
364	Plan 3-R	1,429	29	423	1.265825%
365	Plan 4-R	1,466	34	429	1.265825%
366	Plan 3-AR	1,429	29	423	1.265825%
367	Plan 1	1,231	26	446	1.265815%
368	Plan 2-A	1,294	22	467	1.265820%
369	Plan 3	1,429	29	423	1.265825%
370	Plan 2	1,294	22	467	1.265820%
371	Plan 4	1,466	34	429	1.265825%
403	Plan 2	1,294	22	467	1.265820%
404	Plan 5	1,596	19	277	1.265825%
405	Plan 3-A	1,429	29	423	1.265825%
406	Plan 2	1,294	22	467	1.265820%
407	Plan 3	1,429	29	423	1.265825%

Apt. No.	Plan Type	Approximate Net Living Area (sq. ft.)	Approximate Net Covered Entry (sq. ft.)	Approximate Net Garage Area (sq. ft.)	Common Interest
408	Plan 4	1,466	34	429	1.265825%
409	Plan 3-A	1,429	29	423	1.265825%
410	Plan 2-A	1,294	22	467	1.265820%
411	Plan 1	1,231	26	446	1.265815%
412	Plan 3-R	1,429	29	423	1.265825%
415	Plan 3-AR	1,429	29	423	1.265825%
417	Plan 2-AR	1,294	22	467	1.265820%
419	Plan 3-R	1,429	29	423	1.265825%
421	Plan 2	1,294	22	467	1.265820%
423	Plan 4	1,466	34	429	1.265825%
424	Plan 2-R	1,294	22	467	1.265820%
425	Plan 3	1,429	29	423	1.265825%
426	Plan 3-A	1,429	29	423	1.265825%
427	Plan 2-R	1,294	22	467	1.265820%
428	Plan 2-A	1,294	22	467	1.265820%
429	Plan 3	1,429	29	423	1.265825%
430	Plan 5	1,596	19	277	1.265825%
431	Plan 3-R	1,429	29	423	1.265825%
432	Plan 2-AR	1,294	22	467	1.265820%
433	Plan 5	1,596	19	277	1.265825%
434	Plan 2M-R	1,294	22	467	1.265825%
500	Plan 3	1,429	29	423	1.265825%
501	Plan 4	1,466	34	429	1.265825%
550	Plan 2-AR	1,294	22	467	1.265820%
551	Plan 3-AR	1,429	29	423	1.265825%
552	Plan 5-R	1,596	19	277	1.265825%
553	Plan 2-R	1,294	22	467	1.265820%
554	Plan 1	1,231	26	446	1.265815%
555	Plan 3-R	1,429	29	423	1.265825%
556	Plan 3-A	1,429	29	423	1.265825%
557	Plan 2-AR	1,294	22	467	1.265820%
558	Plan 4-R	1,466	34	429	1.265825%
559	Plan 2M-R	1,294	22	467	1.265825%

As nearly as practicable, the common interest for each residential Unit was determined on a per Unit basis. Developer has exercised the right to make adjustments so that the total common interest count equals exactly one hundred percent (100%).

NOTE: An "A" next to the plan number designates an alternate façade treatment as shown on the Condominium Map's alternate exterior elevation plans drawings for a particular Apartment type on the Condominium Map.

An "R" next to the plan number designates a reverse floor plan.

DESCRIPTION OF FLOOR PLANS

Plan 1 (3 Bedroom, 2 ½ Bath)

Two story, 3 bedroom, 2 ½ bath Apartment with the kitchen, living room and half bathroom on the ground floor, connected by an interior stairway to the second floor, which has a master bedroom, master bathroom, two other bedrooms and an additional bathroom. The Apartment also includes a covered entry and a two-car garage containing one standard and one compact parking stall. Certain

Apartments have a seven foot (7 ft.) deep covered lanai built off of the living room and an enlarged concrete slab, all as depicted on the Option 1 drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a five foot (5 ft.) deep covered lanai built off of the living room and an enlarged concrete slab, all as depicted on the Option 1A drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. All Apartments have a fenced limited common element Private Yard Area. This type of Apartment has a net living area of approximately 1,231 square feet, a net covered entry area of approximately 26 square feet and a net garage area of approximately 446 square feet.

Plan 2 (4 Bedroom, 2 ½ Bath)

Two story, 4 bedroom, 2 ½ bath Apartment with the kitchen, dining/living room and half bathroom on the ground floor, connected by an interior stairway to the second floor, which has a master bedroom, master bathroom, three (3) other bedrooms and an additional bathroom. The Apartment also includes a covered entry and a two-car garage containing one standard and one compact parking stall. Certain Apartments have an alternate façade treatment as shown on the Alternate Exterior Elevations drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a seven foot (7 ft.) deep covered lanai built off of the living room and an enlarged concrete slab, all as depicted on the Option 1 drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a five foot (5 ft.) deep covered lanai built off of the living room and an enlarged concrete slab, all as depicted on the Option 1A drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a loft/sitting room instead of the fourth bedroom, as depicted on the Option 2 drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. All Apartments have a fenced limited common element Private Yard Area. This type of Apartment has a net living area of approximately 1,294 square feet, a net covered entry area of approximately 22 square feet and a net garage area of approximately 467 square feet.

Plan 2M (4 Bedroom, 2 ½ Bath)

Two story, 4 bedroom, 2 ½ bath Apartment with the kitchen, dining/living room and half bathroom on the ground floor, connected by an interior stairway to the second floor, which has a master bedroom, master bathroom, three (3) other bedrooms and an additional bathroom. The Apartment also includes a covered entry and a two-car garage containing one standard and one compact parking stall. Certain Apartments have a seven foot (7 ft.) deep covered lanai built off of the living room and an enlarged concrete slab, all as depicted on the Option 1 drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a five foot (5 ft.) deep covered lanai built off of the living room and an enlarged concrete slab, all as depicted on the Option 1A drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a loft/sitting room instead of the fourth bedroom, as depicted on the Option 2 drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. All Apartments have a fenced limited common element Private Yard Area. This type of Apartment has a net living area of approximately 1,294 square feet, a net covered entry area of approximately 22 square feet and a net garage area of approximately 467 square feet.

Plan 3 (4 Bedroom, 2 ½ Bath)

Two story, 4 bedroom, 2 ½ bath Apartment with the kitchen, dining/living room and half bathroom on the ground floor, connected by an interior stairway to the second floor, which has a master bedroom, master bathroom, three other bedrooms and an additional bathroom. The Apartment also includes a covered entry and a two-car garage containing one standard and one compact parking stall. Certain Apartments also have an alternate façade treatment as shown on the Alternate Exterior Elevations drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a seven foot (7 ft.) deep covered lanai built off of the living room and an enlarged concrete slab, all as depicted on the Option 1 drawings of the Condominium Map. Certain Apartments have a five foot (5 ft.) deep covered lanai built off of the living room and an enlarged concrete slab as depicted on the Option 1A drawings of the Condominium Map and on Pages S1 and

S7, inclusive, of the Condominium Map. Certain Apartments have a master retreat instead of the fourth bedroom, as depicted on the Option 2 drawing of the Condominium Map and on Pages S1 and S7, inclusive, of the Condominium Map. Certain Apartments may combine the master bedroom with the fourth bedroom to form a master suite as depicted on the Option 3 drawing of the Condominium Map and on Pages S1 and S7, inclusive, of the Condominium Map. All Apartments have a fenced limited common element Private Yard Area. This type of Apartment has a net living area of approximately 1,429 square feet, a net covered entry area of approximately 29 square feet and a net garage area of approximately 423 square feet.

Plan 4 (4 Bedroom, 2 ½ Bath)

Two story, 4 bedroom, 2 ½ bath Apartment with the kitchen, living room and half bathroom on the ground floor, connected by an interior stairway to the second floor, which has a master bedroom, master bathroom, three other bedrooms and an additional bathroom. The Apartment also includes a covered entry, a covered lanai and a two-car garage containing one standard and one compact parking stall. Certain Apartments have an extended covered lanai, as depicted on the Option 1 drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a den instead of the fourth bedroom, as depicted on the Option 2 drawing of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a roof with a modified overhang, as depicted on the Option M and Option M1 drawings of the Condominium Map. All Apartments have a fenced limited common element Private Yard Area. This type of Apartment has a net living area of approximately 1,466 square feet, a net covered entry area of approximately 34 square feet and a net garage area of approximately 429 square feet.

Plan 5 (5 Bedroom, 3 Bath)

Two story, 5 bedroom, 3 bath Apartment with the kitchen, dining/living room, a bathroom and fifth bedroom on the ground floor, connected by an interior stairway to the second floor, which has a master bedroom, master bathroom, three other bedrooms and an additional bathroom. The Apartment also includes a covered entry and a one-car garage containing a standard parking stall. Certain Apartments have a seven foot (7 ft.) deep covered lanai built off of the living room and an enlarged concrete slab, all as depicted on the Option 1 drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a five foot (5 ft.) deep covered lanai built off of the living room and an enlarged concrete slab as depicted on the Option 1A drawings of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments have a master retreat instead of the fourth bedroom, as depicted on the Option 2 drawing of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. Certain Apartments may combine the master bedroom with the fourth bedroom to form a master suite as depicted on the Option 3 drawing of the Condominium Map and on Pages S1 to S7, inclusive, of the Condominium Map. All Apartments have a fenced limited common element Private Yard Area. This type of Apartment has a net living area of approximately 1,596 square feet, a net covered entry area of approximately 19 square feet and a net garage area of approximately 277 square feet.

NOTE: The sizes and configurations of the fenced yard reflected on the Condominium Map are approximations only. Actual sizes and configurations may vary due to the placement and location of utilities and due to varying terrain surrounding each building.

END OF EXHIBIT "C"

EXHIBIT "D"
COMMON ELEMENTS AND LIMITED COMMON ELEMENTS

COMMON ELEMENTS:

1. The land covered by Lots 19728 to 19734, inclusive, as shown on Map 1599 of Land Court Application 1069. The land is further described in Exhibit "A" of the Declaration. The encumbrances on the land are further described in Exhibit "E" of this Public Report;
2. All yards, grounds, planting areas, gates, fences (including Common Area Fences and Privacy Fences, but not the Ewa by Gentry Perimeter Wall), retaining walls (if any), trash collection areas and walkways;
3. All access lanes, roads, curbs, sidewalks and street lights;
4. Visitor parking stall nos. 58 to 62, inclusive, 67 to 92, inclusive, as shown on the Condominium Map;
5. Installations for services such as pipes, cables, conduits, ducts, electrical equipment, wiring and other central appurtenant transmission facilities and installations over, under or across ParkSide By Gentry II which serve more than one Unit for services such as power, light, gas, hot water, cold water, sewage, drainage, telephone, radio and television signal distribution, if any;
6. Any apparatus and installations existing for common use, such as tanks, pumps, irrigation lines, motors, fans, compressors, ducts, vents and other such installations and apparatus;
7. All the benefits, if any, inuring to the land or to ParkSide By Gentry II from all easements, if any, shown on the Condominium Map or listed in Exhibit "A" to the Declaration;
8. The facilities comprising the Mail Center, subject to the rights of those who are not Unit Owners to have access to and use of the facilities comprising the Mail Center; and
9. All other parts of ParkSide By Gentry II necessary or convenient to its existence, maintenance and safety or normally in common use and that are not included in the definition of a Unit.

LIMITED COMMON ELEMENTS:

10. Yard areas as shown on the Condominium Map;
11. Gate leading to Yard areas as shown on the Condominium map;
12. Gravel strip that runs along the outside edge of certain portions of the Unit;
13. Driveway that adjoins the garage of the Unit;
14. Walkway that adjoins the entry to the Unit;
15. Outdoor unit of the split air conditioner system that adjoins the Unit;
16. Unit 349 shall have for its exclusive use and enjoyment additional parking stall nos. 63 and 64, as shown on the Condominium Map;
17. Unit 357 shall have for its exclusive use and enjoyment additional parking stall nos. 65 and 66, as shown on the Condominium Map;
18. Unit 434 shall have for its exclusive use and enjoyment additional parking stall nos. 107 and 108, as shown on the Condominium Map;
19. Units 333, 351, 365, 371, 408, 501, 423 and 558 shall each have for its exclusive use and enjoyment the additional parking stall located adjacent to the garage, as shown on the Condominium Map.
20. Units 331, 343, 355, 430, 404, 433 and 552 shall each have for its exclusive use and enjoyment the two (2) additional parking stalls located adjacent to the garage, as shown on the Condominium Map.

21. Each Unit shall have for its exclusive use and enjoyment the privacy fence adjacent to the Unit; provided, however, that, where there are two (2) Units whose yard areas are separated by a privacy fence, the privacy fence shall be a limited common element appurtenant to both Units.
22. All other common elements of ParkSide By Gentry II that serve less than all of the Units in ParkSide By Gentry II shall be limited common elements appurtenant to the Units that are served by such common elements.

END OF EXHIBIT "D"

EXHIBIT "E"
ENCUMBRANCES AGAINST TITLE

1. Title to all mineral and metallic mines reserved to the State of Hawaii.
2. Restrictions, covenants and conditions as contained in that certain Ewa by Gentry Community Area Declaration of Covenants, Conditions and Restrictions dated July 21, 1988, recorded in the Office of the Assistant Registrar, of the Land Court of the State of Hawaii ("Land Court") as Document No. 1568352, as amended by instrument dated May 30, 1989, recorded in the Office of said Assistant Registrar as Document No. 1652869, as further amended by instrument dated June 21, 1991, recorded in the Office of the Assistant Registrar as Document No. 1888053, and as may be further amended from time to time. The Property was made subject to the above Declaration of Covenants, Conditions and Restrictions by that certain Declaration of Addition of Real Property dated July 20, 2000, recorded in said Office of the Assistant Registrar as Document No. 2639394 (also affects other property). *[This is also referred to as the "Master Declaration". ParkSide by Gentry II is part of a master planned community known as "Ewa by Gentry", all of which is governed by the Master Declaration. The Master Declaration is the primary governing document for the Ewa by Gentry Community Association, which every unit owner in ParkSide by Gentry II will automatically be a member of. As members of the Ewa by Gentry Community Association, unit owners within ParkSide by Gentry II will be subject to the provisions of the Master Declaration. The ParkSide by Gentry II condominium documents have been drafted to comply with the Master Declaration.]*
3. Unilateral Agreement and Declaration for Conditional Zoning dated July 12, 1994, recorded in Land Court as Document No. 2163448. *[This document was required by the City and County of Honolulu in order to obtain a change of zoning. It requires the Developer to develop and to submit to the City master site, drainage, landscape and affordable housing plans. It also requires the Developer to construct certain infrastructure and establishes an annual reporting requirement of Developer's progress in these areas.]*
4. Grant of Avigation and Noise Easements in favor of the State of Hawaii, Department of Transportation, Airports Division dated February 23, 1996 and recorded in Land Court as Document No. 2299688. *[This document is described in Section 4(g) on page 19b of this Public Report.]*
5. Terms and provisions of that certain Agreement for Issuance of Conditional Use Permit Under Section 4.40-21 of the Land Use Ordinance (LUO) dated December 2, 1999 and recorded in Land Court as Document No. 2593887, and amended by instrument dated September 18, 2003, recorded in Land Court as Document No. 2998587. *[This document allows multiple zoning lots to be treated as one zoning lot. Developer is working with the Department of Planning and Permitting to release this document.]*
6. Declaration of Confirmation of Restrictions, Reservations, Conditions and Covenants dated June 19, 2001, recorded in Land Court as Document No. 2728207. *[This Declaration limits the type of development that can be constructed on the property to residential use, including non-commercial recreational facilities, utilities, public or private schools, churches, parks, golf course, agricultural use, roadways, drainage and sewer facilities and other infrastructure necessary to serve a residential development. Reserves all subsurface water and water rights to the Estate of James Campbell, Deceased, except for the drilling of non-potable wells to service the property.]*
7. Declaration of Covenants, Conditions and Restrictions on Use and Reservations (Laulani Parcel) dated September 30, 2003, recorded in Land Court as Document No. 3002899. *[This Declaration limits the type of development that can be constructed on the property to residential use, including*

non-commercial recreational facilities, utilities, public or private schools, churches, parks, golf course, agricultural use, roadways, drainage and sewer facilities and other infrastructure necessary to serve a residential development. Reserves all subsurface water and water rights to the Estate of James Campbell, Deceased, except for the drilling of non-potable wells to service the property.]

8. Limited Warranty Deed and Use Restrictions (Laulani Parcel) dated September 30, 2003, recorded in Land Court as Document No. 3002900. *[This document reiterates the restrictions stated in Item 7 above and specifically references Document No. 3002899.]*
9. Declaration of Land Use Conditions dated February 9, 2004, recorded in Land Court as Document No. 3068154. *[This Declaration states that the State of Hawaii Land Use Commission has reclassified the property as part of the State Land Use Urban District subject to the Developer building certain infrastructure, selling a certain portion of the development pursuant to an affordable housing program, setback requirements and archaeological/historic preservation requirements should any previously undiscovered artifacts be subsequently discovered.]*
10. Unilateral Agreement and Declaration for Conditional Zoning dated March 16, 2004, recorded in Land Court as Document No. 3084363. Said Unilateral Agreement was amended by that certain Amendment to Unilateral Agreement and Declaration for Conditional Zoning dated May 24, 2006 and recorded in Land Court as Document No. 3433311. *[These documents were required by the City and County of Honolulu in order to obtain a change of zoning. It requires the Developer to develop and to submit to the City master site, drainage, landscape and affordable housing plans. It also requires the Developer to construct certain infrastructure and establishes an annual reporting requirement of Developer's progress in these areas.]*
11. Mortgage and Security Agreement dated August 1, 2004, made by and between Gentry Homes, Ltd. and Gentry Investment Properties, as Mortgagor, and Bank of Hawaii, as Agent, as Mortgagee, recorded in Land Court as Document No. 3148449, as amended by Document No. 3532518. *[Developer will record a document to release this encumbrance prior to conveyance of a Unit to Buyer.]*
12. Assignment of Sales Contracts and Sales Proceeds dated August 1, 2004, made by and between Gentry Homes, Ltd., a Hawaii corporation, as Assignor, and Bank of Hawaii, as Agent, as Assignee, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2004-162053, as amended by Document No. 2007-004498. *[Developer will record a document to release this encumbrance prior to conveyance of a Unit to Buyer.]*
13. Financing Statement recorded on August 9, 2004, made by Gentry Investment Properties and Gentry Homes, Ltd., as Debtor and Bank of Hawaii, as Agent, as Secured Party, recorded in the Bureau of Conveyances as Document No. 2004-162054, as amended by Document Nos. 2009-071078 and A-52200988. *[Developer will record a document to release this encumbrance prior to conveyance of a Unit to Buyer.]*
14. Mortgage made by Gentry Homes, Ltd. , as Mortgagor, in favor of Gentry Investment Properties, as Mortgagee, recorded in Land Court as Document No. T-8388170. *[Developer will record a document to release this encumbrance prior to conveyance of a Unit to Buyer.]*
15. Subordination and Stand-Aside Agreement made by Gentry Investment Properties and Bank of Hawaii, as Agent dated December 14, 2012 and recorded in Land Court as Document No. T-8388171. *[This document will be released prior to conveyance of a Unit to Buyer.]*

16. Grant of Avigation and Noise Easements dated October 8, 2010 and recorded in Land Court as Document No. 4014373. *[This document is described in Section 4(g) on page 19b of this Public Report.]*
17. **As to Lot 19728 only:**
Easement 10944, for access and utility purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013.
18. **As to Lot 19729 only:**
Easement 10945, for access and utility purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013.
19. **As to Lot 19730 only:**
 - a. Easement 10946, for access and utility purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013.
 - b. Easement 10964, for wall purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013. Developer reserves the right to grant said Easement 10964 to the Ewa by Gentry Community Association, a Hawaii non-profit corporation.
 - c. Easement 10965, for wall purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013. Developer reserves the right to grant said Easement 10965 to the Ewa by Gentry Community Association, a Hawaii non-profit corporation.
20. **As to Lot 19731 only:**
Easement 10947, for access and utility purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013.
21. **As to Lot 19732 only:**
Easement 10948, for access and utility purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013.
22. **As to Lot 19733 only:**
Easement 10949, for access and utility purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013.
23. **As to Lot 19734 only:**
Easement 10950, for access and utility purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013.
24. **As to Lots 19729 and 19730 only:**
Easement 10963, for wall purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013. Developer reserves the right to grant said Easement 10963 to the Ewa by Gentry Community Association, a Hawaii non-profit corporation.

25. **As to Lots 19730, 19733 and 19734 only:**
Easement 10966, for wall purposes, as shown on Map 1599, Land Court Application No. 1069, as set forth by Land Court Order No. T-8740313 recorded on December 6, 2013. Developer reserves the right to grant said Easement 10966 to the Ewa by Gentry Community Association, a Hawaii non-profit corporation.
26. Agreement for Issuance of Conditional Use Permit Under Section 21-5.380 of the Land Use Ordinance (LUO) dated December 12, 2013 and recorded in Land Court as Document No. T-8775006. *[This document, which is also referred to as the "Joint Development Agreement", allows multiple zoning lots to be treated as one zoning lot.]*
27. Declaration of Intent to Develop and Merge; Consent dated March 18, 2014, recorded in Land Court as Document No. T-8848088. *[This document reserves the right of Developer to merge the various condominium projects that are created within the Joint Development Area as described in Section 3 on Page 19 of this Public Report. This document further reserves the right to obligate the Merged Association of PARKSIDE BY GENTRY to assume Developer's rights and obligation regarding Landscaping and Maintenance Easement 7198, as shown on Map 1047 of Land Court Application No. 1069. Said Easement 7198 is located within a portion of the Coral Creek Golf Course that abuts a portion of PARKSIDE BY GENTRY]*
28. Grant of Easement in favor of Hawaiian Electric Company, Inc., a Hawaii corporation, dated March 31, 2014 and recorded in said Office of the Assistant Registrar as Document No. T-8865046A, with Mortgagee's Consent given by Bank of Hawaii, a Hawaii corporation, recorded as Document No. T-8865046B.
29. The covenants, agreements, obligations, conditions, easements and other provisions as contained in the Declaration of Condominium Property Regime of PARKSIDE BY GENTRY II dated September 18, 2014 recorded in Land Court as Document No. T-9030162, as the same may be amended from time to time.
30. Condominium Map No. 2256, as the same may be amended from time to time.
31. By-Laws of the Association of Apartment Owners of PARKSIDE BY GENTRY II dated September 18, 2014 and recorded in Land Court as Document No. T-9030163, as the same may be amended from time to time.
32. For real property taxes due and payable, refer to Director of Finance, City and County of Honolulu.

END OF EXHIBIT "E"

EXHIBIT "F"

DEVELOPER'S RESERVED RIGHTS TO CHANGE THE PROJECT AND THE DOCUMENTS

The following summary is not intended to be a complete and exhaustive explanation of all the rights reserved to the Developer under the documents governing the Project (the "Project Documents") and otherwise. It is intended to be a general summary. If any conflict or difference exists between this summary and any of the Project Documents, then the Project Documents shall control.

Among other rights set forth in the Declaration, the Developer will have the following reserved rights with respect to the Project:

DEVELOPER'S RESERVED RIGHTS. The Declaration, including, but not limited to, Sections 17 to 17F of the Declaration, reserves to the Developer various reserved rights (defined in the Declaration and in this Public Report as the "Developer's Reserved Rights"). The Developer's Reserved Rights set forth in the Declaration and outlined in this Exhibit "F" are necessary and/or helpful to developing Parkside By Gentry II, including developing the Project in phases. The Developer may exercise the Developer's Reserved Rights separately or in one or more combinations and at one or more times, at the Developer's sole discretion. The Developer has no duty or obligation to exercise the Developer's Reserved Rights. The Developer may exercise the Developer's Reserved Rights until the expiration of the Development Period (as defined in the Declaration), unless otherwise specifically stated.

The Developer may exercise any of the Developer's Reserved Rights without being required to obtain the approval, consent, or joinder of anyone else and without the knowledge of anyone else. This includes, but is not limited, the Association of Apartment Owners of Parkside By Gentry II (or the Parkside By Gentry AOA if administratively merged with that association), any lender, or any other owner or other person acquiring an interest in Parkside By Gentry II. When a person or entity acquires an interest in a Unit or any other interest in Parkside By Gentry II, said person or entity automatically:

A. Takes said person's or entity's interest subject to the Developer's Reserved Rights and each and every exercise and/or assignment of them.

B. Acknowledges, approves, consents to, agrees to and accepts (i) the Developer's Reserved Rights and the exercise of them from time to time; (ii) that such exercise may change the Project; (iii) that such exercise may result in the recalculation of the common interest of some or all Units in some cases; (iv) that the Developer can file and/or record any and all documents that the Developer deems necessary or convenient to the exercise of its rights, including but not limited to any amendment to the Project Documents.

C. Agrees, promptly after being asked to do so, to join in, consent to, sign, have notarized, deliver and record all documents and do all other things that the Developer in its sole discretion determines to be necessary or convenient to the exercise of the Developer's Reserved Rights or to accomplish the purpose for which those rights were reserved (as determined by the Developer).

D. Appoints the Developer as said person's or entity's attorney-in-fact with full power of substitution to execute such documents and do such other things on said person's or entity's behalf, which grant of such power, being coupled with an interest, is irrevocable and shall not be affected by the disability of any such party. The Developer cannot use its power of attorney to waive or release

any right an owner or other interested person might have under the Act, to cancel the purchase of a Unit, or to mortgage an owner's Unit.

1. Developer's Reserved Right To Construct and Market in Phases. The Developer reserves the right to construct, complete, market and sell the Units and other improvements comprising ParkSide By Gentry II in various phases. See Section 5.5 of this Public Report for lists of which Units the Developer intends to have in each phase of ParkSide By Gentry II. (See Section 17A of the Declaration.)

2. Developer's Reserved Right To Effect Merger. The Developer reserves the right to effect an administrative merger of all or a portion of the condominium communities developed in the Joint Development Area with ParkSide By Gentry II pursuant to the terms of the Declaration of Intent to Develop and Merge. The new maintenance fee/voting allocation shall be as described in Section 4(b) of the Declaration of Intent to Develop and Merge. (See Section 17B of the Declaration.)

3. Developer's Reserved Right To Add Or Withdraw Land. The Developer reserves the right to either add or withdraw real property from the Project by amending the Declaration, By-Laws and Condominium Map and any other documents that the Developer deems necessary or convenient to effect such addition or withdrawal of real property to ParkSide By Gentry II. (See Section 17C of the Declaration.)

5. Developer's Reserved Right To Subdivide And/Or Consolidate Land. The Developer reserves the right to subdivide the Project land and/or consolidate the Project land with other real property in order to effect the addition or withdrawal of land as described above by amending the Declaration, By-Laws, Condominium Map and any other document that the Developer deems necessary or convenient to effect such subdivision or consolidation. (See Section 17D of the Declaration.)

6. Recreation Center. The Developer has reserved the right to build a recreation center (the "Recreation Center") on Lot 19747, Map 1599, Land Court Application No. 1069 ("Lot 19747"), which Lot 19747 is within the Joint Development Area. Upon the completion of the Recreation Center, the Developer will grant a license (the "License Agreement") to the ParkSide By Gentry AOO, pursuant to which all residents in the Joint Development Area will be allowed to use the Recreation Center and the Mail Center (described below) and the ParkSide By Gentry AOO will be responsible for all costs associated with the Recreation Center and the Mail Center. Upon completion of the Joint Development Area, Developer intends to convey Lot 19747 to the ParkSide By Gentry AOO and to any other associations of apartment owners in the Joint Development Area that have not been administratively merged into the ParkSide By Gentry AOO. (See Section 17E of the Declaration.)

7. Mail Center. The Developer will construct a permanent mail center within a portion of ParkSide By Gentry II, Phase 11 to serve as a centralized mail station for the Joint Development Area (the "Mail Center"). Because the Mail Center will be a common element of ParkSide By Gentry II, Unit owners in ParkSide By Gentry II will have the right to use the Mail Center. As described above, the License Agreement granted to the ParkSide By Gentry AOO will allow all residents in the Joint Development Area to use the Mail Center and require the ParkSide By Gentry AOO to be responsible for all costs associated with the Mail Center. (See Section 17E of the Declaration.)

NOTE: As noted, the above summary is not intended to be a thorough and exhaustive explanation of all the rights reserved under the Project Documents and otherwise. While a Buyer can use this summary as a general summary of such reserved rights, Buyer must refer to the Sales Contract, the Declaration (including, but not limited to, Sections 17 to 17F), the By-Laws and the House Rules to determine the actual rights

reserved. If any conflict or difference exists between this summary and the Sales Contract, the Declaration, the By-Laws or the House Rules, then the Sales Contract, the Declaration, the By-Laws or the House Rules, as applicable, will control.

SPECIAL NOTICE REGARDING CHANGES UNDER THIS PUBLIC REPORT

Changes to the Project and the Project Documents made in accordance with the Developer's exercise of the rights reserved to the Developer in the Declaration *shall not* be deemed to be changes that render this Public Report misleading as to Buyers in any material respect and will not give any Buyer who has waived or is deemed to have waived the right to cancel such Buyer's Sales Contract any additional rights to cancel such Buyer's Sales Contract.

The Developer shall have the right (if desired or deemed necessary by Developer) to apply for and obtain from the Real Estate Commission effective dates for one or more amended public reports describing changes made to the Project pursuant to the rights described above or otherwise set forth in the Declaration.

END OF EXHIBIT "F"

EXHIBIT "G"

ESTIMATED BUDGET AND INTITAL MAINTENANCE FEE SCHEDULE

CERTIFICATE

I, the undersigned, duly sworn on oath, depose and affirm as follows:

1. I am the President for Hawaiiiana Management Company, Ltd., a Hawaii corporation, designated by the Developer of the ParkSide by Gentry II (Phases 8 through 14) Condominium project (the "Project") to act as the Managing Agent for the management and administration of the Project.

2. I hereby certify that the breakdown of the initial estimated budget and maintenance fee schedule for each unit in the Project, as set forth in Exhibit "1" attached hereto and hereby incorporated herein by reference, were determined in accordance with Section 514B-148 of the Hawaii Revised Statutes and Chapter 107 of the Hawaii Administrative Rules, and are reasonable estimates for the one-year period commencing October 30, 2014, based on generally accepted accounting principles.

3. As permitted pursuant to Section 514B-148(b), new associations need not collect estimated reserves until the fiscal year which begins after the association's first annual meeting. The Developer has not conducted a reserve study for the Project. The budget amount for Reserves is an estimate only.

DATED: Honolulu, Hawaii, this 30th day of October, 2014.

J. Michael Hartley
Name: J. Michael Hartley
Title: PRESIDENT

Subscribed and sworn to before me
this 30th day of October, 2014.

State of Hawaii
City & County of Honolulu

Date: October 30, 2014 # of Pages: 3

Doc. Description: Certificate of Managing Agent & Estimated
Annual Disbursements for: ParkSide by Gentry II (Phase 8 through Phase 14)

Stephanie M. Angle 10/30/2014
Notary Signature

Name: Stephanie M. Angle

No. & Expiration: 10-134
6/13/2018

First Circuit, State of Hawaii

NOTARY CERTIFICATION



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22594/8/745978.2

**ParkSide by Gentry II
(Phase 8 through Phase 14)**

10-30-2014

**Estimated Budget and Initial Maintenance Fee Schedule for
79 units**

	Monthly EXCLUDING Rec Center	Annually EXCLUDING Rec Center	Monthly INCLUDING Rec Cntr*	Annually INCLUDING Rec Cntr*
Administration				
Tax Preparation/Audit	\$ 30	\$ 360	\$ 30	\$ 360
Legal Fees	\$ 240	\$ 2,880	\$ 240	\$ 2,880
Property Management/Accounting	\$ 1,020	\$ 12,240	\$ 1,020	\$ 12,240
Design Review	\$ 50	\$ 600	\$ 50	\$ 600
Mgmt. Office Expenses	\$ 450	\$ 5,400	\$ 450	\$ 5,400
Education Expense	\$ 25	\$ 300	\$ 25	\$ 300
Condominium Registration	\$ 70	\$ 840	\$ 70	\$ 840
Miscellaneous Expenses(1)	\$ 50	\$ 600	\$ 50	\$ 600
Payroll & Benefits				
Site Management Service	\$ -	\$ -	\$ 2,200	\$ 26,400
Maintenance, Repair, Supplies				
Grounds/Yards & Common	\$ 6,400	\$ 76,800	\$ 7,025	\$ 84,300
Ditch Maintenance	\$ 175	\$ 2,100	\$ 175	\$ 2,100
Landscape/Irrigation Repairs	\$ 30	\$ 360	\$ 30	\$ 360
Miscellaneous Repairs & Purchases(2)	\$ 60	\$ 720	\$ 60	\$ 720
Utilities				
Electricity	\$ 1,025	\$ 12,300	\$ 1,025	\$ 12,300
Water - Potable (3)	\$ 2,800	\$ 33,600	\$ 2,800	\$ 33,600
Sewer	\$ 7,000	\$ 84,000	\$ 7,000	\$ 84,000
Irrigation Non-Potable Water (4)	\$ 180	\$ 2,160	\$ 180	\$ 2,160
Ditch Irrigation Water	\$ 65	\$ 780	\$ 65	\$ 780
Insurance				
Master Policy	\$ 4,950	\$ 59,400	\$ 4,950	\$ 59,400
Taxes & Government Assessments				
GET	\$ 12	\$ 144	\$ 28	\$ 330
Reserves				
Asphalt Overlay/Slurry Seal	\$ 2,750	\$ 33,000	\$ 3,052	\$ 36,624
PVC & Aluminum Fencing/Gates				
Streetlights/Sidewalk Lighting				
Backflow Preventer				
Irrigation System Controls				
Gazebo				

**ParkSide by Gentry II
(Phase 8 through Phase 14)**

10-30-2014

**Estimated Budget and Initial Maintenance Fee Schedule for
79 units**

	Monthly EXCLUDING Rec Center	Annually EXCLUDING Rec Center	Monthly INCLUDING Rec Cntr*	Annually INCLUDING Rec Cntr*
Recreation Center Expenses				
Electricity - Rec Center	\$ -	\$ -	\$ 650	\$ 7,794
Water - Rec Center	\$ -	\$ -	\$ 384	\$ 4,608
Sewer - Rec Center	\$ -	\$ -	\$ 1,000	\$ 12,000
Telephone - Office	\$ -	\$ -	\$ 42	\$ 504
Pool Service	\$ -	\$ -	\$ 177	\$ 2,124
Pool supplies & repairs	\$ -	\$ -	\$ 278	\$ 3,336
Pest Control - Rec Center Only	\$ -	\$ -	\$ 36	\$ 432
Cleaning & Office Supplies	\$ -	\$ -	\$ 106	\$ 1,272
Security Surveillance	\$ -	\$ -	\$ 42	\$ 504
Real Property Tax - Rec Center	\$ -	\$ -	\$ 6	\$ 72
Recreation Center Insurance Policy	\$ -	\$ -	\$ 25	\$ 300
Recreation Center - Reserves	\$ -	\$ -	\$ 305	\$ 3,660
Pool Deck Furniture				
Security System				
Office Equipment				
Kitchen Stations				
Pool Equipment				
Restrooms				
Pool Resurface (Tile/Coping)				
Asphalt Shingles				
Gutters & Downspouts				
Painting				
Sidewalk Lighting				
Signs				
Gates				
TOTAL DISBURSEMENTS	\$ 27,382	\$ 328,584	\$ 33,575	\$ 402,900
Monthly Maintenance Fee Amount	\$ 346.61 Per Unit		\$ 425.00 Per Unit	
(1) Recording secretary, tally clerk, bank fees				
(2) Misc. fence, electric, signs, address light reps, cleaning supp, plumbing, fire systems				
(3) Potable water only. Used in homes and does not include irrigation				
(4) Non-Potable water used for common area irrigation				
* Developer estimates that the Recreation Center will be completed Fall 2015. The cost of the Recreation Center and the Site Manager will be added to the Maintenance Fees, after the Developer and the Association of Apartment Owners of ParkSide by Gentry I enter into a License Agreement to use the Recreation Center.				
Note: The foregoing maintenance fees do not include the dues payable to the Ewa By Gentry Community Association. At the present time those dues are \$105 per quarter for a total of \$420 per year.				

DEVELOPER'S STATEMENT ON MAINTENANCE FEES

Developer advises that the costs and expenses of maintenance and operation of a condominium project are very difficult to estimate initially and even if such maintenance charges have been accurately estimated, such charges will tend to increase in an inflationary economy and as the improvements age. Maintenance charges can vary depending on services desired by unit owners and may increase significantly depending on the level of services eventually selected by the Association's Board of Directors. Buyer should also be aware that the estimates provided are as of the date reflected in the estimate and do not reflect the actual charges that may be incurred by Buyer once maintenance fees commence.

Developer will provide the owners in ParkSide By Gentry II with written notice at least thirty (30) days prior to the maintenance fee commencement date.

END OF EXHIBIT "G"

EXHIBIT "H"

SUMMARY OF SALES CONTRACT

A specimen of the ParkSide By Gentry II Purchase Contract (the "Sales Contract") has been submitted to the Real Estate Commission. ALL BUYERS AND PROSPECTIVE BUYERS SHOULD CAREFULLY READ, IN FULL, THE SALES CONTRACT, because the summary set forth below is NOT A COMPLETE DESCRIPTION of its contents.

The Sales Contract contains the price and other terms and conditions under which a Buyer will agree to buy a Unit in the Project. Among other things, the Sales Contract states the following terms and provisions (which may be modified or otherwise limited by provisions that are not summarized below):

1. Buyer must live in the Unit for at least three hundred sixty-five (365) consecutive days after closing on the purchase of the Unit. Seller shall have the right to verify from time to time that Buyer is occupying and using the Unit as Buyer's primary residence for the three hundred and sixty-five (365) consecutive day period. If Buyer does not occupy the Unit as Buyer's primary residence for the three hundred and sixty-five (365) consecutive day period, then Seller shall have the right to purchase the Unit from Buyer for an amount equal to the original purchase price of the Unit.
2. Buyer has certain obligations if Buyer wants a mortgage loan to cover part of the purchase price.
3. Buyer's money will be held in escrow, under the terms of the Escrow Agreement.
4. Buyer will not receive interest on deposits made under the Sales Contract.
5. The Unit will be subject to various legal documents which Buyer should examine.
6. The Project will be subject to ongoing construction and sales activities which may result in certain annoyances to Buyer.
7. Seller has no control over certain activities on nearby property owned by others including agriculture, recreation, military, utility and aviation. These activities may cause some inconveniences to Buyer. The Sales Contract includes an indemnity pursuant to which Buyer agrees to indemnify Seller and the owners of the nearby properties with respect to claims arising from or relating to activities, events and conditions occurring within PARKSIDE BY GENTRY and/or the nearby properties, except in certain circumstances.
8. The Sales Contract will become binding on Buyer and Seller when (i) Seller has delivered to Buyer a public report and all applicable amendments and components with an effective date issued by the Hawaii Real Estate Commission, the condominium project's recorded declaration, recorded by-laws, executed house rules, a letter-sized condominium map and any applicable amendments to those documents, (ii) Seller has delivered to Buyer a notice of Buyer's 30-day cancellation right on a form prescribed by the Real Estate Commission (the "Notice"), upon which Buyer may indicate that Buyer has had an opportunity to read the public report, understands the public report, and exercises the right to cancel the Sales Contract or waives the right to cancel the Sales Contract and (iii) Buyer has waived Buyer's right to cancel the Sales Contract or is deemed to have waived the right to cancel the Sales Contract.
9. In the event of breach or default under the Sales Contract and an opportunity to correct or cure the default or breach, as set forth in the Sales Contract:
By Buyer:
 - a. Seller may cancel the Sales Contract and retain Buyer's initial deposit;
 - b. Seller may bring a claim for damages;

- c. Seller may bring a claim for "specific performance";
- d. Seller may take advantage of any other rights that the law allows or that Seller may have under the Sales Contract; and
- e. Buyer shall be responsible for all costs incurred by Seller because of Buyer's default or breach.

By Seller:

- a. Buyer may bring a claim for "specific performance";
- b. Buyer may cancel the Sales Contract and Seller will return all deposits, without interest; and
- c. Buyer has all remedies available at law and in equity.

NOTE: This Summary is not intended to be a thorough or exhaustive explanation of all terms and provisions contained in the Sales Contract. While a Buyer can use this Summary as a general summary of Buyer's rights and obligations under the Sales Contract, Buyer must refer to the Sales Contract to determine Buyer's actual rights and obligations. If any conflict or difference exists between this Summary and the Buyer's Sales Contract, the Sales Contract will control.

END OF EXHIBIT "H"

EXHIBIT "I"

SUMMARY OF ESCROW AGREEMENT

The Escrow Agreement with First American Title Company ("Escrow") has been submitted to the Real Estate Commission. ALL BUYERS AND PROSPECTIVE BUYERS SHOULD CAREFULLY READ, IN FULL, THE ESCROW AGREEMENT, because the summary set forth below is NOT A COMPLETE DESCRIPTION of its contents.

The Escrow Agreement describes the arrangement under which the deposits a Buyer makes under a Sales Contract will be held by Escrow. The following are some of the relevant terms stated in the Escrow Agreement:

1. Interest on Buyer's deposits will accrue in favor of the Seller and not the Buyer unless the parties specifically provide otherwise.
2. Escrow will arrange for Buyer to sign all necessary documents.
3. The Escrow Agreement describes the conditions upon which a refund will be made to Buyer.
4. The Escrow Agreement describes what will happen to a Buyer's funds if a party defaults under the Sales Contract.
5. The Escrow Agreement contains various other provisions and establishes certain charges with which the Buyer should become acquainted.
6. The Escrow Agreement provides that, upon receipt of the following, Escrow may close a sale:
 - a. the Unit deed in recordable form executed by the Seller and the Buyer;
 - b. the full amount of the purchase price of the Unit, as stated in the Sales Contract;
 - c. any mortgage securing payment by the Buyer;
 - d. the Buyer's share of the closing costs;
 - e. any additional sums to be paid by the Buyer under the Sales Contract; and
 - f. any releases or partial releases of any mortgage, financing statement or other encumbrances on the Unit required to be released under Section 514B-45 of the Hawaii Revised Statutes, as amended.
7. The Escrow Agreement provides that the Buyer's deposits are refundable if any one of the following events occur:
 - a. Seller and Buyer request Escrow in writing to return Buyer's deposits;
 - b. Seller or Buyer notify Escrow that Buyer is exercising Buyer's right to cancel the Sales Contract pursuant to the terms of the Sales Contract;
 - c. Buyer notifies Escrow of Buyer's exercise of Buyer's right to cancel the Sales Contract pursuant to the terms of either Section 514B-87 or Section 514B-90 of the Hawaii Revised Statutes, as amended.

8. The Escrow Agreement provides that if Buyer defaults under the terms of the Sales Contract and Seller notifies Escrow in writing that Seller has elected to terminate the Sales Contract, then Escrow will treat all funds deposited by Buyer as funds of the Seller.
9. The Escrow Agreement provides that Buyer's funds will be disbursed to Seller, less any applicable fees and closing costs, upon the recordation of the Apartment Deed. The Escrow Agreement also provides for disbursement of Buyer's funds prior to the recordation of the Apartment Deed upon certain conditions that Seller does not intend to meet and so these provisions do not apply to Buyer.

THE ABOVE SUMMARY IS NOT INTENDED TO BE A THOROUGH AND EXHAUSTIVE EXPLANATION OF ALL TERMS AND PROVISIONS CONTAINED IN THE ESCROW AGREEMENT. BUYER MUST REFER TO THE ESCROW AGREEMENT TO DETERMINE ACTUAL RIGHTS AND OBLIGATIONS UNDER THE ESCROW AGREEMENT. IF ANY CONFLICT OR DIFFERENCE EXISTS BETWEEN THIS SUMMARY AND THE ESCROW AGREEMENT, THE ESCROW AGREEMENT WILL CONTROL AND NOT THIS SUMMARY.

END OF EXHIBIT "I"

EXHIBIT "J"

CONSTRUCTION WARRANTIES

Building and Other Improvements: The Unit and related common elements will be covered by a Limited Warranty. The Limited Warranty will be for a ten (10) year period which will commence on the recording date of the deed to the Buyer. The coverage amount will be the base sales price of the Unit. The Limited Warranty will be substantially similar to the sample Limited Warranty attached as Exhibit "J-1" to this Public Report. The Developer reserves the right to make changes to the Limited Warranty without further notification to Buyer. The Developer's obligations under the Limited Warranty are expressly conditioned on prompt notification by Buyer or the Association to the Developer of any defects in the Unit. In addition, Developer will not be responsible for damage to the Unit or common elements arising out of the failure of Buyer or the Association to take reasonable and prudent steps to maintain the property or to prevent damage or further damage to the Property. **ROUTINE MAINTENANCE WORK IS NOT COVERED BY ANY WARRANTY.**

Appliances: Warranties on appliances furnished with a Unit are not provided by the Developer. The execution and delivery of the Unit deed is intended by the Developer to operate as an assignment from the Developer to the Buyer of the respective manufacturer's or dealers' warranties, if any, to the extent, however, the Developer is able and authorized to make such an assignment via the Unit deed.

END OF EXHIBIT "J"

EXHIBIT "J-1"
SAMPLE LIMITED WARRANTY

HOME BUILDER'S LIMITED WARRANTY

Administered by Professional Warranty Service Corporation ("PWC")

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**THIS AGREEMENT CONTAINS A BINDING ARBITRATION PROVISION, WHICH MAY
BE ENFORCED BY EITHER PARTY**

PWC FORM NO. 117 SAMPLE Rev. 01/2007

Throughout this HOME BUILDER'S LIMITED WARRANTY, referred to hereinafter as the "LIMITED WARRANTY", the words "YOU" and "YOUR" refer to the HOMEOWNER, including any subsequent owners, and, where applicable, a HOMEOWNERS ASSOCIATION. The words "WE", "US" and "OUR" refer to the BUILDER. The other words and phrases which appear in boldface uppercase type also have special meaning. Refer to the Section IX. Definitions, so that YOU will understand the terminology applicable to this LIMITED WARRANTY.

This LIMITED WARRANTY establishes an agreed method for determining when a CONSTRUCTION DEFECT exists and a clear understanding of OUR responsibilities for remedying any such CONSTRUCTION DEFECT. This LIMITED WARRANTY also helps distinguish a CONSTRUCTION DEFECT that is OUR responsibility from those minor imperfections that can reasonably be expected in a HOME or the COMMON ELEMENTS, or that result from normal wear and tear or the neglect of routine HOMEOWNER or HOMEOWNERS ASSOCIATION maintenance responsibilities.

This LIMITED WARRANTY contains the procedures YOU must use to notify US of a condition in YOUR HOME or the COMMON ELEMENTS which YOU believe may constitute a CONSTRUCTION DEFECT. In the event a condition occurs in the HOME or the COMMON ELEMENTS that YOU believe may constitute a CONSTRUCTION DEFECT, YOU agree to submit any request for warranty performance in accordance with the procedure described in this LIMITED WARRANTY. Based on the information YOU provide and, where WE deem it necessary, information obtained from OUR onsite investigation, inspection and/or testing of the HOME or the COMMON ELEMENTS, WE will determine whether WE agree with YOU that the condition constitutes a CONSTRUCTION DEFECT. If WE determine that the condition reported by YOU is a CONSTRUCTION DEFECT, WE will remedy the condition in accordance with the remedies prescribed in this LIMITED WARRANTY. WE will make this determination in accordance with Section II, OUR Warranty Obligations, contained in this LIMITED WARRANTY.

THIS LIMITED WARRANTY PROVIDES THAT ANY AND ALL CLAIMS AND DISPUTES BETWEEN YOU AND US WHICH YOU AND WE ARE UNABLE TO RESOLVE BY MUTUAL AGREEMENT, SHALL BE RESOLVED SOLELY AND EXCLUSIVELY THROUGH FINAL AND BINDING ARBITRATION IN ACCORDANCE WITH THE TERMS AND PROCESS DESCRIBED WITHIN THIS DOCUMENT. BY THIS AGREEMENT, BOTH YOU AND WE ARE WAIVING THE RIGHT TO LITIGATE DISPUTES IN COURT.

To the extent permitted by law, all express or implied warranties other than this LIMITED WARRANTY, including any oral or written statement or representation made by US or any other person, and any implied warranty of habitability, merchantability or fitness for a particular purpose, are hereby disclaimed by US and are waived by YOU. YOUR only remedy in the event of a CONSTRUCTION DEFECT in or to the HOME or the COMMON ELEMENTS or to the real property on which the HOME or the COMMON ELEMENTS is situated is that provided to YOU under this LIMITED WARRANTY.

Enclosed with this LIMITED WARRANTY is a Limited Warranty Validation Form. The Limited Warranty Validation Form is a part of the LIMITED WARRANTY and provides the dates on which the warranty coverage period begins and expires. It is important that this form be retained with the LIMITED WARRANTY.

WE have contracted with PWC for certain administrative services relative to this LIMITED WARRANTY. PWC's sole responsibility is to provide administrative services as set forth herein. Under no circumstances or conditions is PWC responsible for fulfilling OUR obligations under this LIMITED WARRANTY.

There may be instances where an additional PWC administered Builder's Limited Warranty is issued together with this LIMITED WARRANTY. If both of these warranties are issued to YOU, YOU agree to request warranty performance under either warranty relative to warrantable issues on the HOME or the COMMON ELEMENTS. YOU may not collect twice relative to the same issue.

If any provision of this LIMITED WARRANTY is determined to be unenforceable, such a determination will not

affect the remaining provisions. If this LIMITED WARRANTY or any provision herein is determined to be unenforceable as to a HOMEOWNERS ASSOCIATION or a specific HOMEOWNER, such a determination will not affect the enforceability of this LIMITED WARRANTY or such provision as to any other HOMEOWNERS ASSOCIATION or any other HOMEOWNER. Any dispute as to the enforceability of any provision of this LIMITED WARRANTY, including any dispute as to the scope or enforceability of the arbitration provision contained herein, shall be determined by binding arbitration as provided for in this LIMITED WARRANTY.

I. Warranty Coverage

Coverage under this LIMITED WARRANTY is expressly limited to CONSTRUCTION DEFECTS which occur during the WARRANTY PERIOD indicated on the Limited Warranty Validation Form and which are reported by YOU in accordance with the notification requirements of Section VI, Procedure to Request US To Perform Under This LIMITED WARRANTY. OUR obligations under this LIMITED WARRANTY apply to workmanship actually performed and materials actually installed in the HOME or the COMMON ELEMENTS. Any failure by US to complete construction of the HOME or COMMON ELEMENTS, where such failure is apparent and obvious, is not covered by this LIMITED WARRANTY and is not a CONSTRUCTION DEFECT.

During the WARRANTY PERIOD indicated on the Limited Warranty Validation Form, WE warrant that the HOME and the COMMON ELEMENTS will be free of CONSTRUCTION DEFECTS. OUR obligation to perform under this LIMITED WARRANTY requires that WE must receive written notice from YOU of the alleged CONSTRUCTION DEFECT as soon as reasonably possible after YOU become aware of a CONSTRUCTION DEFECT but not later than thirty (30) days after the expiration of the coverage. Telephonic or face-to-face discussion is not a substitute for required written notice and will not protect YOUR rights under this LIMITED WARRANTY (see Section VI, Procedure to Request US To Perform Under This LIMITED WARRANTY).

II. OUR Warranty Obligations

Upon OUR timely receipt of written notice from YOU alleging a CONSTRUCTION DEFECT during the WARRANTY PERIOD, WE, or parties acting on OUR behalf, will, where WE deem it necessary, inspect, investigate and/or test (including destructive testing) the condition alleged to be a CONSTRUCTION DEFECT. If WE determine that a CONSTRUCTION DEFECT exists, WE, or parties acting on OUR behalf, will (1) repair or replace the CONSTRUCTION DEFECT, (2) pay to YOU the actual amount it would cost US to repair or replace the CONSTRUCTION DEFECT, or (3) pay to YOU an amount equal to the diminution in fair market value caused by the uncorrected CONSTRUCTION DEFECT. Subject to the limitations described in Section IV, Coverage Limitations, if the HOME is rendered temporarily uninhabitable by a CONSTRUCTION DEFECT or by work necessary to repair a CONSTRUCTION DEFECT, WE shall pay the reasonable cost for YOUR alternate shelter until the HOME is restored to a habitable condition. Additionally, in connection with OUR remedy of a CONSTRUCTION DEFECT, and subject to the limitations described in Section IV, Coverage Limitations, WE shall repair, replace or pay the reasonable cost for:

- Those surfaces, finishes and coverings that are part of the HOME and that are damaged directly by a CONSTRUCTION DEFECT or that are damaged in the course of OUR repair of a CONSTRUCTION DEFECT.
- Home furnishings, carpet or personal property damaged directly by the CONSTRUCTION DEFECT.

The decision to repair, replace, or to make payment in lieu of repair or replacement is at OUR or OUR authorized representative's sole discretion. These remedies are OUR only obligations under this LIMITED WARRANTY.

A. Standards By Which the Existence of a CONSTRUCTION DEFECT Will Be Determined:

The following factors will be considered in determining whether a condition constitutes a **CONSTRUCTION DEFECT**. If **WE** dispute the existence of a **CONSTRUCTION DEFECT** and that dispute is submitted to binding arbitration, the parties agree these same factors will be considered by the arbitrator:

1. Any performance standards, tolerances or guidelines contained in documents provided to **YOU** by **US** at or prior to closing on the **HOME** or, in the case of a **HOMEOWNERS ASSOCIATION**, prior to transferring title or control to all the **COMMON ELEMENTS**. In the absence of a specific standard, tolerance or guideline in the documents for a condition occurring during the first year of the **WARRANTY PERIOD**, the Residential Construction Performance Guidelines published by the National Association of Home Builders, in effect at the time of construction of the **HOME** or, in the case of the **HOMEOWNERS ASSOCIATION**, at the time of construction of the **COMMON ELEMENTS**, shall apply. If no specific standard, tolerance or guideline is contained in any of the documents identified above, generally accepted local building practices and standards shall apply.
2. Consideration as to whether the condition:
 - materially affects the structural integrity of the **HOME** or **COMMON ELEMENTS**; or
 - has an obvious and material negative impact on the appearance of the **HOME** or **COMMON ELEMENTS**; or
 - jeopardizes the life or safety of the occupants of the **HOME** or the users of the **COMMON ELEMENTS**; or
 - results in the inability of the **HOME** or a **COMMON ELEMENT** to provide the functions that can reasonably be expected in such a **HOME** or **COMMON ELEMENT**.
3. Consideration as to whether a condition is the result of normal wear and tear. Conditions that are normal wear and tear, or that are caused by normal wear and tear are not **CONSTRUCTION DEFECTS**.
4. Consideration as to whether the condition was caused by, or in any way resulted from, the failure of the **HOMEOWNER** or **HOMEOWNERS ASSOCIATION** to perform normal or routine maintenance. Any condition that is determined to be a **HOMEOWNER** or **HOMEOWNERS ASSOCIATION** maintenance issue, or any condition that results from improper or inadequate **HOMEOWNER** or **HOMEOWNERS ASSOCIATION** maintenance, is not a **CONSTRUCTION DEFECT**.
5. Consideration as to whether the condition was caused by persons or entities other than **US** or someone acting on **OUR** behalf. Damage caused by persons or entities other than **US** or someone acting on **OUR** behalf is not a **CONSTRUCTION DEFECT**. For example, a large, visible scratch on marble tile in the entry foyer that was not noted in the pre-closing walk through inspection, but was reported after furniture was moved into the **HOME**, will not be considered a **CONSTRUCTION DEFECT**;
6. Recognition that any condition resulting directly or indirectly from or worsened by changes, additions, alterations or other actions or omissions by persons or entities other than **US** or someone acting on **OUR** behalf, will not be considered a **CONSTRUCTION DEFECT** (this includes, for example, changes to the topography, drainage or grade of the property);
7. Any **Exclusions** contained in this **LIMITED WARRANTY**.

III. Homeowner Maintenance Obligations

Maintenance of the HOME and the COMMON ELEMENTS is YOUR responsibility. All homes and common elements require periodic maintenance to prevent premature deterioration, water intrusion, and to ensure adequate performance of the SYSTEMS. WE will make a "Homeowner Maintenance Manual" or similar publication available to YOU upon request. Whether from this document or others that are readily available to YOU, YOU must understand and perform the maintenance that the HOME and COMMON ELEMENTS require. WE are not responsible for HOME or COMMON ELEMENTS maintenance issues or for damage that results from YOUR failure to maintain the HOME or the COMMON ELEMENTS.

IV. Coverage Limitations

Surfaces, finishes and coverings in the HOME which require repair due to damage caused by a CONSTRUCTION DEFECT, or such damage caused in the course of OUR repair of a CONSTRUCTION DEFECT, shall be repaired and restored to approximately the same condition as existed prior to the CONSTRUCTION DEFECT, but not necessarily to a like new condition. When repairing or replacing surfaces, finishes and coverings, the repair or replacement will attempt to achieve as close a match with the original surrounding areas as is reasonably possible, but an exact match cannot be guaranteed due to such factors as fading, aging and unavailability of the same materials.

Home furnishings, carpet or personal property damaged by a CONSTRUCTION DEFECT shall be repaired or replaced at market value of the item at the time of damage. "Market value" shall mean the amount it would cost to repair or replace the damaged item with material of like kind and quality, less allowance for physical deterioration and depreciation, including obsolescence.

Alternate shelter during such time as the HOME is uninhabitable due to a CONSTRUCTION DEFECT or uninhabitable during work to repair a CONSTRUCTION DEFECT, shall be limited to those shelter costs expressly pre-approved by US or OUR designated representative.

V. Exclusions

- A. This LIMITED WARRANTY does not cover:
1. Any loss or damage resulting, either directly or indirectly, from the following causes, or occurring in the following situations:
 - a. Fire (unless caused by a CONSTRUCTION DEFECT);
 - b. Lightning;
 - c. Explosion (unless caused by a CONSTRUCTION DEFECT);
 - d. Riot and Civil Commotion;
 - e. Smoke (unless resulting from a CONSTRUCTION DEFECT);
 - f. Hail;
 - g. Aircraft;
 - h. Falling Objects;
 - i. Vehicles;
 - j. Floods;
 - k. Earthquake;
 - l. Landslide or mudslide originating on property other than the site of the HOME or the COMMON ELEMENTS or other property developed by the BUILDER;

- m. Mine subsidence or sinkholes;
 - n. Changes in the underground water table not reasonably foreseeable by the **BUILDER**;
 - o. Volcanic eruption; explosion or effusion;
 - p. Wind including:
 - (i). Gale force winds;
 - (ii). Hurricanes;
 - (iii). Tropical storms;
 - (iv). Tornadoes;
 - (v). Rain or water intrusion or moisture within the **HOME** resulting from any wind forces described in p. (i) – (iv) above.
 - q. Insects, animals or vermin;
 - r. Changes to the grading of the ground, or the installation or alteration of improvements such as drain or gutter outlets by anyone other than **US** or **OUR** agents, or subcontractors which results in surface drainage towards the **HOME**, or other improper drainage that permits water to pond or become trapped in localized areas or against the foundation;
 - s. Changes, additions, or alterations made to the **HOME** or the **COMMON ELEMENTS** by anyone after the **WARRANTY PERIOD** begins, except those made or authorized by **US**;
 - t. Any defect in material or workmanship supplied by anyone other than **US** or **OUR** agents, or subcontractors, including any loss or damage to the **HOME** or the **COMMON ELEMENTS** resulting from material or workmanship supplied by anyone other than **US** or **OUR** agents, or subcontractors;
 - u. Improper maintenance, negligence, or improper use of the **HOME** or the **COMMON ELEMENTS** by **YOU** or anyone other than **US** that results in rot, dry rot, moisture, rust, mildew or any other damage;
 - v. Dampness or condensation due to **YOUR** failure to maintain adequate ventilation;
 - w. Damage resulting from the weight and/or performance of any type of waterbed or other furnishings which exceeds the load-bearing design of the **HOME** or the **COMMON ELEMENTS**;
 - x. Normal wear and tear or normal deterioration of materials;
 - y. Economic damages due to the **HOME'S** or the **COMMON ELEMENTS'** failure to meet expectations of the **HOMEOWNER** or **HOMEOWNERS ASSOCIATION**.
2. Any loss or damage resulting from the actual, alleged or threatened discharge, dispersal, release or escape of **POLLUTANTS**. **WE** will not cover costs or expenses arising from the uninhabitability of the **HOME** or the **COMMON ELEMENTS** or health risk due to the proximity of **POLLUTANTS**. **WE** will not cover costs, or expenses resulting from the direction of any governmental entity to test, clean-up, remove, treat, contain or monitor **POLLUTANTS**;
 3. Any loss or damage resulting from the effects of electromagnetic fields (EMF's) or radiation;
 4. Any damage to personal property that does not result from a **CONSTRUCTION DEFECT**;
 5. Any **CONSEQUENTIAL OR INCIDENTAL DAMAGES**;
 6. Any **CONSUMER PRODUCTS**;
 7. Any **CONSTRUCTION DEFECT** as to which **YOU** have not taken timely and reasonable steps to protect and minimize damage after **WE** or **OUR** authorized representative have provided **YOU** with authorization to prevent further damage;
 8. Any damage to the extent it is incurred after or as a result of **YOUR** failure to notify **US** in the manner and time required under this **LIMITED WARRANTY**;
 9. Any costs or obligations paid or incurred by **YOU** in violation of **Section VI. C.** below;

10. Any non-conformity with local building codes, regulations or requirements where the condition does not meet the definition of a **CONSTRUCTION DEFECT**. While **WE** acknowledge **OUR** responsibility to build in accordance with applicable building codes, this **LIMITED WARRANTY** does not cover building code violations in the absence of a **CONSTRUCTION DEFECT**;
 11. Any deviation from plans and specifications where the condition does not meet the definition of a **CONSTRUCTION DEFECT**.
- B. **OUR LIMITED WARRANTY** does not cover any **CONSTRUCTION DEFECT** which would not have occurred in the absence of one or more of the excluded events or conditions listed in the Exclusions above, regardless of:
1. The cause of the excluded event or condition;
 2. Other causes of the loss or damage; or
 3. Whether other causes acted concurrently or in any sequence with the excluded event or condition to produce the loss or damage.

VI. Procedure to Request US To Perform Under This LIMITED WARRANTY

If **YOU** become aware of a condition that **YOU** believe is a **CONSTRUCTION DEFECT** under this **LIMITED WARRANTY**, **YOU** have the following responsibilities:

A. Notification

YOU must notify **US** in writing as soon as reasonably possible after **YOU** become aware of a condition that **YOU** believe may constitute a **CONSTRUCTION DEFECT**, but in no event may **YOUR** written notice of a **CONSTRUCTION DEFECT** or **YOUR** written request for warranty performance be received by **US** later than thirty (30) days after this **LIMITED WARRANTY** has expired. This extended period for providing notice of a **CONSTRUCTION DEFECT** shall not operate to extend the **WARRANTY PERIOD**.

If the written notice is received by **US** more than thirty (30) days after the expiration of this **LIMITED WARRANTY**, **WE** shall have no obligation to remedy the **CONSTRUCTION DEFECT**. Because of the importance of this written notice requirement, **WE** recommend that notice always be sent by Certified Mail, return receipt requested, in order to establish a record.

B. Cooperate With US

YOU must give **US** and any third parties acting on **OUR** behalf reasonable help in inspecting, investigating, testing (including destructive testing), monitoring, repairing, replacing or otherwise correcting an alleged **CONSTRUCTION DEFECT**. Help includes, but is not limited to, granting reasonable access to the **HOME** or **COMMON ELEMENTS** for the forgoing purposes. If **YOU** fail to cooperate or provide **US** reasonable access to the **HOME** or **COMMON ELEMENTS**, **WE** will have no further obligation under this **LIMITED WARRANTY**.

C. Do Not Make Voluntary Payments

YOU agree not to make any voluntary payments or assume any obligations or incur any expenses for the remedy of a condition **YOU** believe is a **CONSTRUCTION DEFECT** without prior written approval from **US**, or other parties authorized to act on **OUR** behalf. **WE** will not reimburse **YOU** for costs incurred where **YOU** did not obtain prior written approval.

However, YOU may incur reasonable expenses in making repairs in an EMERGENCY CONDITION without prior written approval, provided the repairs are solely for the protection of the HOME or COMMON ELEMENTS from further damage or to prevent an unsafe living condition and provided YOU notify US as soon as is reasonably possible. To obtain reimbursement for repairs made during an EMERGENCY CONDITION, YOU must provide US with an accurate written record of the repair costs.

D. Sign A Release

When WE or a third party acting on OUR behalf have completed repairing, replacing or paying YOU as to any CONSTRUCTION DEFECTS and related damage covered by this LIMITED WARRANTY, YOU may be requested to sign a full release of OUR obligation for the CONSTRUCTION DEFECTS. The release shall be applicable to the CONSTRUCTION DEFECTS and shall not prevent YOU from notifying US should YOU become aware of a subsequent CONSTRUCTION DEFECT.

E. If YOU Disagree With US

If YOU believe WE have not satisfactorily responded to YOUR request for warranty performance or satisfactorily worked with YOU to resolve any other claim or dispute between YOU and US, YOU should provide written notice to PWC requesting Mediation. Upon PWC's receipt of written notice from YOU, PWC may review and mediate YOUR request. PWC may communicate with YOU, US, and any other Individuals or entities that PWC believes may possess relevant information. If after forty-five (45) days, PWC is unable to successfully mediate YOUR claim or dispute, or at any earlier time when PWC determines that YOU and WE are at an impasse, PWC will notify YOU that YOUR request remains unresolved and that YOU may elect to initiate binding arbitration. Binding arbitration as described in the following section is the sole remedy for the resolution of disputes between YOU and US.

VII. Binding Arbitration Procedure

Following commencement of the WARRANTY PERIOD, any claim, controversy or dispute (hereafter collectively referred to as "dispute") between YOU and US, or parties acting on YOUR or OUR behalf, including PWC, and any successor, or assign of either YOU or US, which relates to or arises from this LIMITED WARRANTY, or the design or construction of the HOME or the COMMON ELEMENTS, or the sale of the HOME or transfer of title to the COMMON ELEMENTS, will be resolved solely by binding arbitration and not through litigation in court before a judge or jury. This agreement to arbitrate is intended to inure to the benefit of, and be enforceable by OUR contractor, subcontractors, agents, vendors, suppliers, design professionals, materialmen, and any of OUR direct or indirect subsidiaries or related entities alleged to be responsible for any CONSTRUCTION DEFECT. Disputes subject to binding arbitration include, but are not limited to:

- A. Any disagreement that a condition in the HOME or the COMMON ELEMENTS is a CONSTRUCTION DEFECT;
- B. Any disagreement as to the method or scope of repair required to correct a CONSTRUCTION DEFECT or whether a CONSTRUCTION DEFECT has been corrected in compliance with this LIMITED WARRANTY;
- C. Any alleged breach of this LIMITED WARRANTY;
- D. Any alleged violation of consumer protection, unfair trade practice, or any other statute;
- E. Any allegation of negligence, strict liability, fraud, and/or breach of duty of good faith, and any other claims arising in equity or from common law;

- F. Any dispute concerning the interpretation of this arbitration provision or the arbitrability of any issue;
- G. Any dispute concerning the timeliness of **OUR** performance and/or **YOUR** notifications under this **LIMITED WARRANTY**;
- H. Any dispute as to the payment or reimbursement of the arbitration filing fee;
- I. Any dispute as to whether this **LIMITED WARRANTY**, or any provision hereof, including, but not limited to, this arbitration clause and any waiver hereunder, is enforceable;
- J. Any other claim arising out of or relating to the sale, design or construction of **YOUR HOME** or the **COMMON ELEMENTS**, including, but not limited to any claim arising out of, relating to or based on any implied warranty or claim for negligence or strict liability not effectively waived by this **LIMITED WARRANTY**.

The arbitration shall be conducted by DeMars and Associates, Ltd. (www.demarsassociates.com) pursuant to its Construction Arbitration Program ("CAP"), or by such other neutral, independent arbitration service that **PWC** shall appoint. If **YOU** object to the arbitration service appointed by **PWC**, **YOU** must so inform **PWC**, in writing, within ten (10) days of **YOUR** receipt of **PWC**'s written notice informing **YOU** of the appointed arbitration service. **PWC** will then appoint an alternative, neutral arbitration service provider. If **YOU** object to this alternative provider and if **YOU** and **WE** are unable to agree on another alternative, then either party may, pursuant to the applicable provisions of the Federal Arbitration Act (9 U.S.C.S. 1, et seq.), apply to a court of competent jurisdiction to designate an arbitration service provider, which designation shall be binding upon the parties. Selection of the arbitrator shall be the responsibility of the appointed arbitration service. The rules and procedures of the arbitration service, including its rules and procedures pertaining to its selection of the arbitrator who will conduct the arbitration, that are in effect at the time the request for arbitration is submitted will be followed unless the parties expressly agree otherwise. **PWC** will obtain and provide to **YOU** and **US**, upon request, the rules and procedures of the arbitration organization appointed to administer the arbitration. The arbitration service finally appointed or designated as aforesaid shall administer the arbitration of any and all disputes required to be joined under the law.

This arbitration agreement is made pursuant to a transaction involving interstate commerce, and shall be governed by and interpreted under the Federal Arbitration Act now in effect and as it may be hereafter amended (the "FAA") to the exclusion of any inconsistent state law, regulation or judicial decision. The award of the arbitrator shall be final and binding and may be entered as a judgment in any court of competent jurisdiction.

Each party shall bear its own attorney's fees and costs (including expert's costs) for the arbitration. If **YOU** initiate the arbitration request, the arbitration filing fee and other fees charged by the arbitration service shall be divided and paid equally by **YOU** and **US**, unless **YOU** and **WE** have otherwise agreed in writing to a different allocation. If **WE** initiate the request for arbitration, **WE** shall pay the entire arbitration filing fee as well as all other fees charged by the arbitration service.

As part of any arbitration award, the arbitrator may, at his/her discretion, direct that **WE** reimburse **YOU** some or all of the arbitration filing fee and other arbitration fees **YOU** paid to the arbitration service, but under no circumstances shall **YOU** be required to reimburse **US** any portion of the arbitration filing fee and other arbitration fees **WE** paid.

Arbitration filing fees and other arbitration fees vary among arbitration service providers. Before submitting a Binding Arbitration Request Form, **YOU** may contact **PWC** to obtain information on the fees charged by the appointed arbitration service provider. The arbitration service's filing fee and other arbitration fees in effect at the time arbitration is requested shall apply.

The process for initiating arbitration is described below.

Step 1 The Initiating Party Completes A Binding Arbitration Request Form And Mails It To PWC Along With Their Share Of The Arbitration Filing Fee. A Binding Arbitration Request Form is attached to this **LIMITED WARRANTY**. **YOUR** Binding Arbitration Request Form must be received by **PWC** no later than ninety (90) days after the **WARRANTY PERIOD** expires. Please Note that while **YOU** have ninety (90) days after the **WARRANTY PERIOD** expires to file for arbitration, this time period does not extend the **WARRANTY PERIOD** for **CONSTRUCTION DEFECTS**. Additionally, no investigation, inspection, testing, repair, replacement, or payment, nor any promise of same by **US** under this **LIMITED WARRANTY**, nor any dispute resolution efforts, shall extend the term of this **LIMITED WARRANTY** or extend or toll any statutes of limitations or any of **YOUR** rights or remedies.

Step 2 The Arbitration Service Will Arrange For The Arbitration. The arbitrator or arbitration organization will notify **YOU** and **US** of the time, date and location of the arbitration hearing. If the dispute involves the allegation of a **CONSTRUCTION DEFECT** or **OUR** performance under this **LIMITED WARRANTY**, most often the hearing will be conducted at the **HOME** or, if applicable, the location of the **COMMON ELEMENTS**. Other disputes between **YOU** and **US** that are subject to arbitration, but which do not include a **CONSTRUCTION DEFECT** claim, may be scheduled for hearing at the **HOME** or another location within the county where the **HOME** is located. In scheduling the hearing the arbitrator will set a time and date that is reasonably convenient to all the parties.

Step 3 The Arbitration Hearing. The parties at the arbitration hearing will include the arbitrator, **YOU**, **US** and/or a third party designated by **YOU** or **US** or acting on **YOUR** or **OUR** behalf. Any party to the proceeding may be represented at the hearing. All persons who are parties to the arbitration, as well as representatives and witnesses, are entitled to attend hearings.

After evidence is presented by **YOU**, **US** or **YOUR** or **OUR** representatives, a decision will be rendered by the arbitrator. The decision is final and binding on **YOU** and **US**. The arbitrator may grant any remedy, including statutory remedies, and other relief that the arbitrator deems just and equitable and within the scope of this **LIMITED WARRANTY** or other applicable agreements.

The arbitrator will decide any dispute between the parties, as described above. Where a **CONSTRUCTION DEFECT** is alleged, the arbitrator will determine whether the alleged **CONSTRUCTION DEFECT** exists and whether it is **OUR** responsibility. If the arbitrator finds **US** responsible for a **CONSTRUCTION DEFECT**, **WE** shall be obligated to perform in accordance with **OUR Warranty Obligations** as described in **Section II** above.

In connection with a **CONSTRUCTION DEFECT** dispute, the arbitrator retains jurisdiction and authority to decide any dispute as to the required scope of repair and the cost to repair the **CONSTRUCTION DEFECT**. In deciding such disputes, the arbitrator considers the terms of this **LIMITED WARRANTY**, any third-party evaluations, binding bids for repair work supplied by either of the parties, any estimates of diminished fair market value, and such other information submitted by the parties and deemed relevant by the arbitrator. Except where otherwise directed by the arbitrator's award, the decision to repair, replace, or to make payment to **YOU** in lieu of repair or replacement is at **OUR** or **OUR** authorized representative's sole option. The arbitrator will also render a decision as to any other claims, disputed matters or issues stated in the Binding Arbitration Request Form.

Step 4 **OUR** Arbitration Performance Obligations. If an arbitrator concludes that **WE** are responsible for a **CONSTRUCTION DEFECT**, **WE** will perform in accordance with the arbitrator's decision within sixty (60) days from the date of the award or such greater time as may be allowed by the arbitrator's decision. Delays caused by circumstances beyond **OUR** or **OUR** representative's control shall be excused.

Step 5 Disputes As To Compliance With The Award. If there is any dispute as to **OUR** compliance with an arbitrator's award, either party shall so inform **PWC** in writing at its mailing address specified in this **LIMITED WARRANTY**. **PWC** will mediate this dispute and if it cannot be resolved, either party may

request a compliance inspection arbitration to decide the question of compliance with the arbitration award. If it is determined that WE have not properly performed, WE will be obligated to immediately comply. As with the original arbitration award, any such subsequent arbitration rulings shall be enforceable by any court of competent jurisdiction.

VIII. General Conditions

A. Separation of This LIMITED WARRANTY From The Contract Of Sale

This LIMITED WARRANTY is separate and independent of the contract between YOU and US for the construction and/or sale of the HOME or transfer of the COMMON ELEMENTS. Except as otherwise expressly provided herein, the provisions of this LIMITED WARRANTY shall in no way be restricted or expanded by anything contained in the construction and/or sales contract or other documents between YOU and US.

B. Transfer to Subsequent HOMEOWNERS

This LIMITED WARRANTY, subject to all of its terms and conditions, including but not limited to, its mandatory binding arbitration provision, will transfer to new owners of the HOME for the remainder of the WARRANTY PERIOD. YOU agree to provide this LIMITED WARRANTY to any subsequent purchaser of the HOME as a part of the contract of sale of the HOME. Please see the form "SUBSEQUENT HOME BUYER ACKNOWLEDGEMENT AND TRANSFER" contained at the end of this document.

C. Transfer of Manufacturer's Warranties

WE assign to YOU all the manufacturer's warranties on all appliances, fixtures and items of equipment that WE installed in the HOME. Should an appliance or item of equipment malfunction YOU must follow the procedures set forth in that manufacturer's warranty to correct the problem. OUR obligation under this LIMITED WARRANTY is limited to the workmanlike installation of such appliances and equipment. WE have no obligation for appliances and equipment defined as CONSUMER PRODUCTS.

D. Recovery Rights

If WE or a third party designated by US or acting on OUR behalf repairs, replaces or pays the cost to repair or replace CONSTRUCTION DEFECT, or other related damage to the HOME or the COMMON ELEMENTS covered by this LIMITED WARRANTY, or if WE elect to pay the diminished market value of the HOME in lieu of repair or replacement of a CONSTRUCTION DEFECT, WE are then entitled, to the extent of OUR cost or payment, to take over YOUR related rights of recovery from other people and entities, including but not limited to, other warranties and insurance. YOU have an obligation not to make it harder for US to enforce these rights. YOU agree to sign any papers, deliver them to US, and do anything else that is necessary to help US exercise OUR rights.

E. General Provisions

1. If any provision of this LIMITED WARRANTY is determined to be unenforceable, such a determination will not affect the remaining provisions. If this LIMITED WARRANTY or any provision herein is determined to be unenforceable as to a HOMEOWNERS ASSOCIATION or a specific HOMEOWNER, such a determination will not affect the enforceability of this LIMITED WARRANTY or such provision as to any other HOMEOWNERS ASSOCIATION or any other HOMEOWNER. The issue of enforceability, as well as all other issues, will be determined by Binding Arbitration as provided for in this LIMITED WARRANTY.
2. This LIMITED WARRANTY and the binding arbitration process are binding on YOU and US. It is also binding on YOUR and OUR heirs, executors, administrators, successors, and assigns.

3. As may be appropriate, the use of the plural in this LIMITED WARRANTY includes the singular, and the use of one gender includes all genders.

IX. Definitions

BUILDER means the individual, partnership, corporation or other entity which participates in the Warranty Program administered by the Professional Warranty Service Corporation and provides YOU with this LIMITED WARRANTY. Throughout this document the BUILDER is also referred to as "WE", "US" and "OUR".

COMMON ELEMENTS means the property as specified in the recorded Covenants, Conditions and Restrictions as common area and any other property as to which the HOMEOWNERS ASSOCIATION has standing under the law to make a claim. This may include, but is not limited to, streets, slopes, the structure or components of enclosure or other parts of the HOME, corridors, lobbies, vertical transportation elements, rooms, balconies, clubhouses or other spaces that are for the common use of the residents of the development in which the HOME is located. **SYSTEMS** serving two or more HOMES, and the outbuildings that contain parts of such SYSTEMS are also included in this definition.

CONSEQUENTIAL OR INCIDENTAL DAMAGES means any loss or injury other than:

- A. OUR cost to correct a CONSTRUCTION DEFECT including the correction of those surfaces, finishes and coverings damaged by the CONSTRUCTION DEFECT.
- B. OUR cost to repair or replace, at market value, furniture, carpet or personal property damaged by the CONSTRUCTION DEFECT.
- C. OUR cost to repair damage to the HOME which occurs in the course of OUR repair or replacement of a CONSTRUCTION DEFECT.
- D. The reasonable cost of the HOMEOWNER'S alternative shelter when the HOME is temporarily uninhabitable due to a CONSTRUCTION DEFECT and while the HOME is rendered uninhabitable by the work necessary to repair a CONSTRUCTION DEFECT.

Time YOU take off from work and/or YOUR inability to work from the HOME as a result of a CONSTRUCTION DEFECT or the repair/replacement of a CONSTRUCTION DEFECT, are among those damages considered "CONSEQUENTIAL OR INCIDENTAL DAMAGE" and are excluded under this LIMITED WARRANTY. Diminished fair market value of the HOME is also among those damages considered "CONSEQUENTIAL OR INCIDENTAL DAMAGE" and is excluded under this LIMITED WARRANTY notwithstanding that WE reserve the right to elect to pay YOU diminished fair market value in lieu of OUR repair, replacement or payment for the cost to repair or replace a CONSTRUCTION DEFECT.

CONSTRUCTION DEFECT(S) means a condition in the materials or workmanship used in constructing the HOME and/or the COMMON ELEMENTS that:

- materially affects the structural integrity of the HOME or the COMMON ELEMENTS; or
- has an obvious and material negative impact on the appearance of the HOME or the COMMON ELEMENTS; or
- jeopardizes the life or safety of the occupants of the HOME or the users of the COMMON ELEMENTS; or
- results in the inability of the HOME or the applicable COMMON ELEMENTS to provide the functions that can reasonably be expected in such a HOME or COMMON ELEMENT.

CONSUMER PRODUCT means any piece of equipment, appliance or other item that is a CONSUMER PRODUCT for purposes of the Magnuson-Moss Warranty Act (15 U.S.C. § 2301, et seq.) installed or included in the HOME. Examples of Consumer Products include, but are not limited to, dishwasher, garbage disposal, gas or electric cook-top, range, range hood, refrigerator or refrigerator/freezer combination, gas oven, electric oven, microwave oven, trash compactor, automatic garage door opener, clothes washer and dryer, hot water heater, solar water heater, solar water heating panels, furnace, boiler, heat pump, air conditioning unit, humidifier, thermostat, and security alarm system.

EMERGENCY CONDITION means an event or situation that creates the imminent threat of damage to the HOME or COMMON ELEMENTS, or results in an unsafe living condition due to a CONSTRUCTION DEFECT

that YOU (or as applicable, the HOMEOWNERS ASSOCIATION) become aware of at a point in time other than OUR normal business hours and YOU were unable to obtain OUR or OUR authorized representative's prior written approval to initiate repairs to stabilize the condition or prevent further damage.

HOME means a single family residence either attached or detached covered by this LIMITED WARRANTY and the land on which it sits, or a condominium or cooperative unit in a multi-unit residential structure/building covered by this LIMITED WARRANTY, and the land on which it sits, except to the extent such unit, structure/building or land is part of the COMMON ELEMENTS.

HOME BUILDER'S LIMITED WARRANTY means only this express warranty document provided to YOU by US.

HOMEOWNER means the first person(s) to whom a HOME (or a unit in a multi-unit residential structure/building) is sold, or for whom such HOME is constructed, for occupancy by such person or such person's family, and such person's(s') successors in title to the HOME, or mortgagees in possession and any representative of such person(s) who has standing to make a claim on that person(s) behalf, including any class representative or HOMEOWNERS ASSOCIATION making a claim in a representative capacity.

HOMEOWNERS ASSOCIATION means a profit or nonprofit corporation, unincorporated association, organization, partnership, assessment district, limited liability company, limited liability partnership or other entity of any kind that owns, manages, maintains, repairs, administers, or is otherwise responsible for and has standing to make a claim as to any part of the COMMON ELEMENTS.

POLLUTANTS means all solid, liquid, or gaseous irritants or contaminants. The term includes, but is not limited to, petroleum products, smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, radon gas, and waste materials, including materials to be recycled.

PWC means Professional Warranty Service Corporation which administers the warranty program in which WE participate. As such, PWC assumes no other liabilities in connection with this LIMITED WARRANTY. The PWC mailing address is:

Professional Warranty Service Corporation
P.O. Box 800 Annandale, VA 22003-0800

SYSTEMS means the following:

- (a) Plumbing system - gas supply lines and fittings; water supply, waste and vent pipes and their fittings; septic tanks and their drain fields; and water, gas and sewer services piping and their extensions to the tie-in of a public utility connection or on-site well and sewage disposal system.
- (b) Electrical system - all wiring, electrical boxes, switches, outlets, and connections up to the public utility connection.
- (c) Heating, Cooling, and Ventilation system - all duct-work; steam, water and refrigerant lines; and registers, connectors, radiation elements and dampers.

WARRANTY PERIOD shall commence on the date the title to the HOME is transferred to the first HOMEOWNER. Notwithstanding anything to the contrary set forth in this LIMITED WARRANTY, the WARRANTY PERIOD for the COMMON ELEMENTS of an individual structure/building commences on the date the title for the first HOME in the structure/building is transferred to the first HOMEOWNER or, as concerns clubhouses or outbuildings or other COMMON ELEMENTS not part of the HOME, the earlier of the date of substantial completion or the date title to these structures is transferred to the HOMEOWNERS ASSOCIATION. The dates the WARRANTY PERIOD begins and ends are indicated on the Limited Warranty Validation Form which is attached to and made part of this LIMITED WARRANTY.

WE, US, OUR means the BUILDER.

YOU, YOUR means the HOMEOWNER and the HOMEOWNERS ASSOCIATION.

BINDING ARBITRATION REQUEST FORM

Prior to requesting binding arbitration under the terms of the HOME BUILDER'S LIMITED WARRANTY, the initiating party should have sent the other party a clear and specific written request outlining the claim(s) or dispute(s) that are being submitted for decision through binding arbitration. If you have taken this step and believe the other party has not satisfactorily responded in accordance with the HOME BUILDER'S LIMITED WARRANTY, fill out this form and send it to PWC along with the arbitration filing fee. Be sure to attach a copy of all pertinent correspondence between you and the other party relative to the issue.

The information you need to fill out this form can be found on the Limited Warranty Validation Form. However, if you do not know the answers to any questions, write "Don't Know." Please do not leave any item blank.

Homeowner name(s): _____

Address: _____

CITY

STATE

ZIP

Home Phone : (_____) _____ Business Phone: (_____) _____

LIMITED WARRANTY #: _____ Date Warranty Period begins: _____

Builder's Name: _____

Address: _____

Business Phone: (_____) _____

Describe the dispute that you wish to submit to binding arbitration under the terms of the HOME BUILDER'S LIMITED WARRANTY. If the dispute is relative to a construction defect please include information on when the construction defect(s) first occurred or when you first noticed the construction defect. (Attach additional sheets, if necessary).

I/we are hereby requesting PWC to initiate a binding arbitration to resolve the dispute described herein above.

Signature Date Signature Date

INSTRUCTIONS: Photo-copy this form and complete the fields.

Obtain the required arbitration filing fee by contacting PWC at 1-800/850-2799.

Send this Binding Arbitration Request Form and the arbitration filing fee to:

**PROFESSIONAL WARRANTY SERVICE CORPORATION
P. O. BOX 800
ANNANDALE, VIRGINIA 22003-0800**

SUBSEQUENT HOME BUYER ACKNOWLEDGMENT AND TRANSFER

Any coverage remaining under the **HOME BUILDER'S LIMITED WARRANTY** applicable to the home specified on the Limited Warranty Validation Form is transferred to the subsequent homeowner.

The undersigned home buyer(s) hereby acknowledge and agree:

I/we acknowledge that I/we have reviewed, understand and agree to all the terms of the **HOME BUILDER'S LIMITED WARRANTY** document (PWC Form No. 117).

I/we understand and acknowledge that Professional Warranty Service Corporation ("PWC") is not the warrantor of the **HOME BUILDER'S LIMITED WARRANTY**.

I/we understand that I/we am/are responsible for the maintenance of the home including maintenance of the grade of the land surrounding the home, and that the Builder shall not be responsible for any defect or damage to the home which is the result of my/our failure to maintain the home.

I/we acknowledge and agree to the Binding Arbitration Procedure contained in the **HOME BUILDER'S LIMITED WARRANTY**.

Signature(s) of Subsequent Home Buyer(s): _____ Date: _____
_____ Date: _____

Print above name(s) _____

Re-issuance of the Limited Warranty Validation Form with the name(s) of the new Home Buyer(s) is not necessary for you to receive the coverage remaining under the **HOME BUILDER'S LIMITED WARRANTY**. Upon receipt of this signed form, PWC will update its records to reflect the name(s) of the new homeowner(s). If you want PWC to issue another Limited Warranty Validation Form with your name(s) on the form, please check the box below and send a check in the amount of \$20.00 made payable to "PWC" with your submission of this form.

YES, re-issue the Limited Warranty Validation Form in the above name(s) (check box) Initial _____

Address of Home: _____

Limited Warranty No. _____

INSTRUCTIONS: Photo-copy this form. Provide information requested, sign, fill in Limited Warranty # in the space provided (this number is provided on the Limited Warranty Validation Form), and provide a telephone number where you can be reached (_____) _____. If you want the Limited Warranty Validation Form reissued in your name, enclose your check to PWC in the amount of \$20.00 (check box above and initial). To reach PWC by phone, call: 1-800/850-2799.

Mail this form and a photocopy of applicable settlement/closing documents indicating transfer of title, to:

PROFESSIONAL WARRANTY SERVICE CORPORATION P.O. BOX 800 ANNANDALE, VA 22003-0800