

EXHIBIT "H"

AMENDED DISCLOSURE ABSTRACT

1. (a) **PROJECT:** **1718 Anapuni**
1718 Anapuni Street
Honolulu, Hawaii 96822

- (b) **DEVELOPER:** Joy International, Inc.
201 Ohua Avenue #302-I
Honolulu, Hawaii 96815

Telephone: (808) 721-2201

- (c) MANAGING Lowell D. Funk, Inc.
AGENT: 1750 Kalakaua Avenue, Suite 3804
Honolulu, Hawaii 96826

Telephone: (808) 924-1500

2. Breakdown of estimated annual maintenance fees and monthly estimated costs for each unit are more fully described on Exhibit "1" attached hereto (revised and updated every twelve (12) months and certified to have been based on generally accepted accounting principles).

Beginning October 1, 2011, Owners of an Apartment and the Buyer of an Apartment shall pay his respective share of the common expenses or maintenance fees, and Developer will no longer subsidize said expenses and fees.

The Buyer will pay a maintenance fee deposit equal to one month's estimated maintenance fee for the Apartment, which fee shall be deposited in the account of the Association. This deposit fee will be credited to Buyer's payment of maintenance fees.

The Developer will also contribute a maximum of One Hundred Seventy-Five Dollars (\$175,000) in reserves to the Association of Apartment Owners of 1718 Anapuni in order to provide initial funding of a reserve account. The actual amount, but no more than \$175,000 shall be determined by a Reserve Study. The Developer will contribute an amount, determined by Developer, to the reserves upon the closing of each sale of an Apartment until the Developer's obligation to fund the reserves is completed.

3. DESCRIPTION OF ALL WARRANTIES COVERING THE APARTMENTS AND COMMON ELEMENTS:

The Developer is not making any warranties relating to the materials and workmanship of the Apartments, any furniture, fixtures or appliances in the Apartments and any common elements or limited common elements in the Project.

4. USE OF APARTMENTS.

The Apartments shall be occupied and used only for residential purposes by the respective owners, their tenants, families, domestic servants and social guests, and for any other purpose permitted by the Land Use Ordinance of the City and County of Honolulu. However, there are Special Use restrictions prohibiting use of the Apartments for transient, hotel or time sharing purposes. Please see Section 8.1 of the Restatement of Declaration for such restrictions. There are restrictions on pets. Please see Section VI.3.k of the Bylaws.

DATED: December 5, 2011

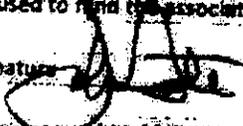
E:\Clients\Uoy International Inc\Condo Docs\Amend Disclosure Abstract Ex H&I 12.5.11.doc

September 1, 2011

Estimate of Fee Disbursement
1718 Anapuni

UTILITIES		Monthly		Annually
Electricity	\$	1,324.00	\$	15,888.00
Water & Sewer	\$	1,581.00	\$	18,972.00
Elevator telephone	\$	58.00	\$	696.00
MAINTENANCE				
Grounds Janitorial	\$	488.00	\$	5,856.00
Electrical Lighting	\$	40.00	\$	480.00
Elevator Maintained	\$	945.00	\$	11,340.00
Pest Control	\$	75.00	\$	900.00
Plumbing	\$	75.00	\$	900.00
Rubbish	\$	445.00	\$	5,352.00
Fire Systems	\$	83.00	\$	996.00
Misc Repairs	\$	32.00	\$	384.00
PROFESSIONAL SERVICES				
Admin Supplies & Services	\$	204.00	\$	2,448.00
Management Fees	\$	851.00	\$	10,212.00
Audit/Tax Preparation	\$	61.00	\$	732.00
Legal Fees	\$		\$	
Insurance				
-Property	\$	805.00	\$	9,660.00
-General Liability	\$	50.00	\$	600.00
-Umbrella	\$	90.00	\$	1,080.00
-Fidelity bond	\$	30.00	\$	360.00
-Director & Officer Liability	\$	70.00	\$	840.00
OTHER				
GET & Fed Taxes	\$		\$	240.00
Condo Registration	\$	20.00	\$	240.00
Reserves	\$	2,300.00	\$	28,080.00
TOTAL	\$	9,528.00	\$	114,576.00

I, John Dotter, as agent for/and/or employed by Lowell D. Funk, Inc., the condominium managing agent for the 1718 Anapuni Condominium project, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles. Estimate of Fee Disbursement assumes that Developer will collect a start-up fee equal to approximately \$600.00 from each purchaser at closing of sale. Said start-up fee shall be used to fund the association's capital reserve account.

Signature:  Date: August 22, 2011

Pursuant to 514A-89.5 Hawaii Revised Statutes, a new association created after January 1, 1993 need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.
The budget amount for Reserves is an estimate only.

Sept 1, 2011

Estimate of Fee Disbursement

1718 Anapuni
28 Units

Apartment No	Type	% of Common Interest	Monthly Fee	Yearly Total
201	E	3.571	\$340.24	\$4,082.88
202	D	3.571	\$340.24	\$4,082.88
203	C	3.571	\$340.24	\$4,082.88
204	B	3.571	\$340.24	\$4,082.88
205	A	3.571	\$340.24	\$4,082.88
301	E	3.571	\$340.24	\$4,082.88
302	D	3.571	\$340.24	\$4,082.88
303	C	3.571	\$340.24	\$4,082.88
304	B	3.571	\$340.24	\$4,082.88
305	A	3.571	\$340.24	\$4,082.88
401	E	3.571	\$340.24	\$4,082.88
402	D	3.571	\$340.24	\$4,082.88
403	C	3.571	\$340.24	\$4,082.88
404	B	3.571	\$340.24	\$4,082.88
405	A	3.571	\$340.24	\$4,082.88
501	E	3.571	\$340.24	\$4,082.88
502	D	3.571	\$340.24	\$4,082.88
503	C	3.571	\$340.24	\$4,082.88
504	B	3.571	\$340.24	\$4,082.88
505	A	3.571	\$340.24	\$4,082.88
601	E	3.571	\$340.24	\$4,082.88
602	D	3.571	\$340.24	\$4,082.88
603	C	3.571	\$340.24	\$4,082.88
604	B	3.571	\$340.24	\$4,082.88
605	A	3.571	\$340.24	\$4,082.88
701	E	3.575	\$340.66	\$4,087.92
702	D	3.575	\$340.66	\$4,087.92
703	F	3.575	\$340.66	\$4,087.92
TOTAL		100.00%	\$9,527.98	\$114,375.76