

Disclosure Abstract: Separat disclosure Abstract on this condominium project:

Required Not Required - disclosures covered in this report.

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

No prior reports have been issued by the Commission.

Changes made are as follows:

The Developer has amended the Condominium Map to reflect changes in the boundary lines. The approximate size of Dwelling Area 2721 is now 3,150 square feet and that of Dwelling Area 2721-A is approximately 1,573 square feet. A copy of the new Plot Plan is attached hereto.

Amended Exhibits "C" and "D" are attached hereto.

NOTE: This abbreviated Supplementary Public Report contains only pages reflecting information revised since issuance of the Final Public Report in July, 1990.



This work was prepared by me
 or under my direct supervision
 Dennis K. Shalwand
 Registered Professional Land
 Surveyor Certificate Number 5085

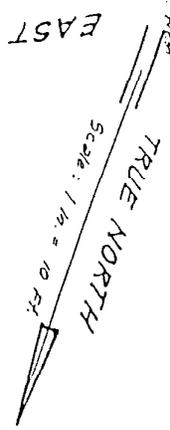
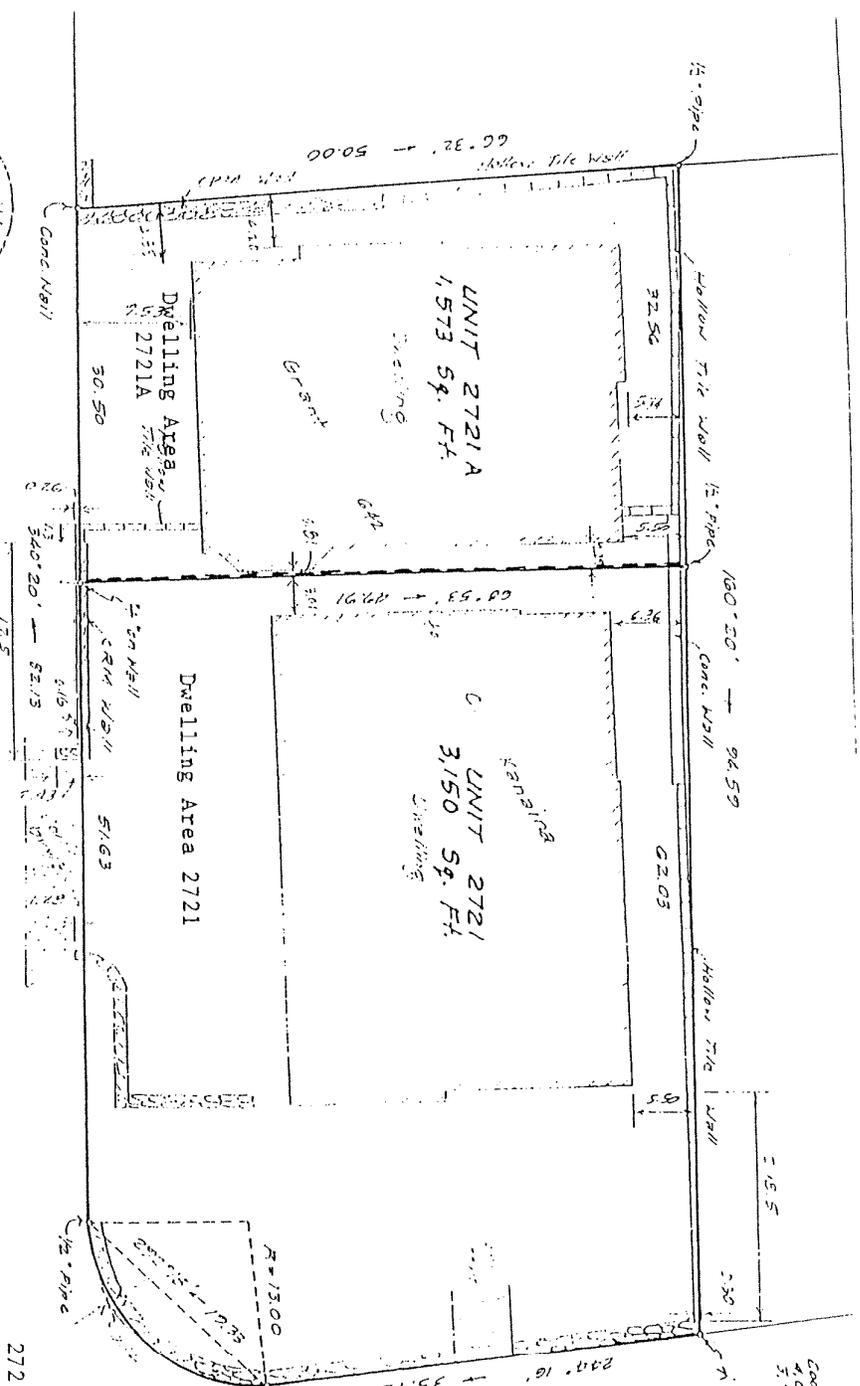
File No. 127101
 DUNS Surveying & Mapping, Inc.
 P.O. Box 256316 Honolulu, HI 96825
 200-25

KOANIANI WAY

2721/2721A EAST MANOA ROAD
 UNITS 2721 AND 2721A
 EAST MANOA ROAD
 BEING A PORTION OF GRANT 642 TO C. KANANI
 AND LOT 12 KOLEKALU LOTS

Manoa, Honolulu, City, Hawaii
 Date: March 27, 1992
 Tax Map Key: 2-2-15-25

Map Number 92075



NOTE: The dotted lines as
 illustrated do not represent
 the boundaries of legally
 subdivided lots.

**II CREATION OF THE CONDOMINIUM ;
CONDOMINIUM DOCUMENTS**

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Condominium Property Regime, a Condominium Map (File Plan), and the bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

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

The Declaration for this condominium is:

- Proposed
 Recorded - Bureau of Conveyances - Document No. 90-014326
Book _____ Page _____
 Filed - Land Court - Document No. _____

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]:

Amendment No. 1 dated September 6, 1994, recorded as Document No. 94-150658

- B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

- Proposed
 Recorded - Bureau of Conveyances Condo Map No. 1287
 Filed - Land Court Condo Map No. _____

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]:

Amendment No. 1 to the Declaration dated September 6, 1994, recorded as Document No. 94-150658, which included a new map reflecting changes in the boundary lines for each of the Dwelling Areas appurtenant to each unit.

- C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment 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 which affect how the condominium project will be governed.

The Bylaws for this condominium are:

- Proposed
 Recorded - Bureau of Conveyances - Document No. 90-014327
 Filed - Land Court Condo Map No. _____

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]:

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:
- A) Condominium Public Reports issued by the Developer which have been given an effective date by the Hawaii Real Estate Commission.
 - B) Declaration of Condominium Property Regime.
 - C) Bylaws of the Association of Apartment Owners.
 - D) House Rules.
 - E) Condominium Map.
 - F) Escrow Agreement.
 - G) Hawaii's Condominium Law (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission, as amended).
 - H) Other _____

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107) are available at the Cashier's Office, Department of Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P.O. Box 541 Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 2238 filed with the Real Estate Commission on May 1, 1990.

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[] yellow paper stock [] white paper stock [X] pink paper stock

- D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

Kevin Reid Lung and Airan Niu Lung
Name of Developer

By Kevin Reid Lung 12-3-94
Duly Authorized Signatory Date

Kevin Reid Lung Owner / Developer
print name & title of person signing above

Distribution:

Department of Finance, City and County of Honolulu
Planning Department, City and County of Honolulu
Federal Housing Administration

EXHIBIT "C"

LIMITED COMMON ELEMENTS

Certain parts of the common elements, herein referred to as the "limited common elements", are designated and set aside for the exclusive use of one or more units, and such unit(s) shall have appurtenant thereto exclusive easements for the use of such limited common elements. The limited common elements so set aside and reserved are as follows:

- (a) That certain land area upon and around which 2721 East Manoa Road is located, shown and designated on the Condominium Map and being approximately 3,150 square feet in area, is deemed a limited common element appurtenant to and for the exclusive use of 2721 East Manoa Road.

- (b) That certain land area upon and around which 2721-A East Manoa Road is located, shown and designated on the Condominium Map and being approximately 1,573 square feet in area, is deemed a limited common element appurtenant to and for the exclusive use of 2721-A East Manoa Road.

All costs of every kind pertaining to the aforesaid limited common elements, including, but not limited to, costs of landscaping, maintenance, repair, replacement and improvement, shall be borne solely by the owner of the unit to which said limited common elements are appurtenant.

NOTE: The land area appurtenant to each unit does not represent a legally subdivided lot.

EXHIBIT "D"

ENCUMBRANCES AGAINST TITLE

An encumbrance is a claim against or a liability on the property. The following list describes the encumbrances against the title contained in the title insurance policy dated September 24, 1994, issued by Long & Melone, Ltd.:

1. Real property taxes due and owing, if any. Reference is made to the Office of the Tax Assessor, City and County of Honolulu.
2. Title to all mineral and metallic mines reserved to the State of Hawaii.
3. Covenants set forth in Affidavit made by Kevin R. Lung dated November 12, 1987, recorded in the Bureau of Conveyances of the State of Hawaii in Book 21323, Page 28.
4. Mortgage dated March 29, 1988, recorded in said Bureau in Book 21786, Page 354, in favor of Bank of Hawaii.
5. Mortgage and Security Agreement dated December 8, 1988, recorded in said Bureau in Book 22650, Page 285, in favor of Bank of Hawaii.
6. Covenants, conditions, restrictions, reservations, easements and other provisions as contained in that certain Declaration of Condominium Property Regime dated January 25, 1990, recorded in said Bureau as Document No. 90-014326, as amended. Bylaws thereto dated January 25, 1990, recorded as Document No. 90-014327, Condominium Map No. 1287 ("2721/2721-A EAST MANOA ROAD").