

**AMENDMENT 1 TO
DEVELOPER'S PUBLIC REPORT
FOR A CONDOMINIUM**

CONDOMINIUM PROJECT NAME:	NEHOA STREET CONDOMINIUM
PROJECT ADDRESS:	1563, 1565, 1567 and 1569 Nehoa Street Honolulu, Hawaii 96822
REGISTRATION NUMBER:	7260
EFFECTIVE DATE OF REPORT:	November 30, 2012
THIS AMENDMENT:	<input checked="" type="checkbox"/> Must be read together with <input checked="" type="checkbox"/> Developer's Public Report dated <u>October 9, 2012</u> <input type="checkbox"/> Amended Report dated _____ <input type="checkbox"/> Supersedes all prior amendments: Includes all prior amendment(s) and <u>must</u> be read together with <input type="checkbox"/> Developer's Public Report dated _____ <input type="checkbox"/> Amended Report dated _____
DEVELOPER(S):	ROBERT HAN MING LEE, husband of Carolyn M. Arakaki-Lee

Preparation of this Amendment

The Developer prepared this amendment pursuant to the Condominium Property Act, Section 514B-56, Hawaii Revised Statutes (HRS), as amended from time to time. Section 514B-56, HRS, requires that after the Commission has issued an effective date for the Developer's Public Report, if there are any changes, either material or pertinent changes, or both, regarding the information contained in or omitted from the Developer's Public Report, or if the developer desires to update or change the information set forth in the Developer's Public Report, the developer shall immediately submit to the Commission an amendment to the Developer's Public Report or an amended Developer's Public Report clearly reflecting the change, together with such supporting information as may be required by the Commission, to update the information contained in the Developer's Public Report.

The law defines "material change" as used in parts IV and V of Chapter 514B, HRS means 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 law defines "pertinent change" to mean, as determined by the commission, a change not previously disclosed in the most recent public report that renders the information contained in the public report or in any disclosure statement inaccurate, including, but not limited to (1) The size, construction materials, location, or permitted use of a unit or its appurtenant limited common element; (2) The size, use, location, or construction materials of the common elements of the project; or (3) The common interest appurtenant to the unit. A pertinent change does not necessarily constitute a material change.

The filing of an amendment to the Developer's Public Report or an amended Developer's Public Report, in and of itself, shall not be grounds for a purchaser to cancel or rescind a sales contract. A purchaser's right to cancel or rescind a sales contract shall be governed by sections 514B-86 and 514B-87, HRS, the terms and conditions of the purchaser's contract for sale, and applicable common law.

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at (808) 586-2643 to submit your request.

This Amendment 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 amendment to the 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, material changes, or pertinent changes 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.

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 amendment may be used by the Developer for promotional purposes only if it is used with the last Developer's Public Report in its entirety.

Prospective purchasers and purchasers are encouraged to read this amendment carefully and to seek professional advice.

Summary of Changes from Earlier Developer's Public Report are Described Beginning on the Next Page

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Summary of Changes from Earlier Developer's Public Report:

This summary contains a general description of the changes, if any, made by the developer since the last Developer's Public Report was issued an effective date. It is not necessarily all inclusive. Prospective purchasers and purchasers must read this amendment together with the last Developer's Public Report with the effective date as noted on the top of page 1 if they wish to know the specific changes that have been made.

Changes made are as follows (include a description of what the change is and page number and or exhibit alphabet or number; additional pages may be used):

1. Page 3, Section 1.3. Unit Types and Sizes of Units.

The Developer's Public Report dated October 9, 2012, Section 1.3., mistakenly provides that Units 1565, 1567 and 1569 have four (4) bathrooms, but in fact Units 1565, 1567 and 1569 each has five (5) bathrooms as indicated in the Declaration of Condominium Property Regime of Nehoa Street Condominium recorded as Document No. A-45560967, as amended and as shown on Condominium Map No. 5093, as amended for the Nehoa Street Condominium Project.

2. Page 9, Section 2.2. Real Estate Broker.

Section 2.2. is hereby amended to reflect that the Real Estate Broker for Unit 1565 of the Project is:

Name: Dower Realty, Inc. (Sandy Ho)
Address: 1114 11th Avenue
Honolulu, Hawaii 96816
Business Phone Number: (808) 735-8838
Email Address: sandyho808@yahoo.com

Revised pages 3 and 9 to the original Developer's Public Report dated October 9, 2012 are attached hereto and supersede and replace the original pages 3 and 9.

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Changes continued:

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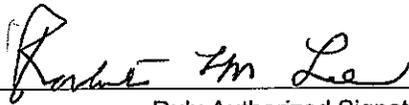
The Developer declares subject to the penalties set forth in Section 514B-69, HRS that this project continues to conform to the existing underlying county zoning for the project, zoning and building ordinances and codes and all applicable permitting requirements adopted by the county in which the project is located, all in accordance with Sections 514B-5 and 32(a) (13), HRS.

For any conversion, if any variances have been granted, they are specified in Section 1.14 of this report as amended, and, if purchaser deposits are to be used by the Developer to cure any violations of zoning, permitting requirements or rules of the county in which the project is located, the violation is specified in Section 1.15 of this report as amended, along with the requirements to cure any violation, and Section 5.5 specifies the date by which the cure will be completed.

The Developer hereby certifies that all the information contained in this report as amended and the exhibits attached to this report (if any) as amended and all documents to be furnished by the Developer to purchasers 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. The Developer hereby agrees promptly to amend this report as amended to report and include either or all material facts, material or pertinent changes to any information contained in or omitted from this report and to file annually a report to update the material contained in this report as amended at least 30 days prior to the anniversary date of the effective date of this report.

ROBERT HAN MING LEE

Printed Name of Developer



Duly Authorized Signatory*

10/31/12

Date

ROBERT HAN MING LEE, Owner

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, CITY AND COUNTY OF HONOLULU

Planning Department, CITY AND COUNTY OF HONOLULU

***Must be signed for a corporation by an officer; for a partnership or limited liability partnership (LLP) by the general partner; for a limited liability company (LLC) by the manager or an authorized member; and for an individual by the individual.**

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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	Not Applicable
Address of Project	1563, 1565, 1567 and 1569 Nehoa Street Honolulu, Hawaii 96822
Address of Project is expected to change because	Not Applicable
Tax Map Key (TMK)	(1) 2-4-023-011 and (1) 2-4-023-012
Tax Map Key is expected to change because	Each unit will be assigned a CPR number
Land Area	7,550 square feet
Developer's right to acquire the Property if Developer is not the Fee Owner (describe)	Not Applicable

1.2 Buildings and Other Improvements

Number of Buildings	Two (2)
Floors Per Building	Two (2)
Number of New Building(s)	Two (2)
Number of Converted Building(s)	None
Principle Construction Materials (concrete, wood, hollow tile, steel, glass, etc.)	The Units are constructed principally of concrete, wood and related building materials.

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
1563	1	3/4	1,805 s.f.	821 s.f.	garage	2,626 sf
1565	1	6/5	1,805 s.f.	821 s.f.	garage	2,626 s.f.
1567	1	6/5	1,805 s.f.	821 s.f.	garage	2,626 s.f.
1569	1	6/5	1,805 s.f.	821 s.f.	garage	2,626 s.f.
See Exhibit _____						

4	Total Number of Units
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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.

2. PERSONS CONNECTED WITH THE PROJECT

2.1 Developer(s)	<p>Name: Robert Han Ming Lee</p> <p>Business Address: 3271 Paho Avenue Honolulu, Hawaii 96816</p> <p>Business Phone Number : (808) 737-8688</p> <p>E-mail Address: leer001@hawaii.rr.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>	
2.2 Real Estate Broker	<p>Name: Dower Realty, Inc., (Sandy Ho)</p> <p>Business Address: 1114 11th Avenue Honolulu, Hawaii 96816</p> <p>Business Phone Number: (808) 735-8838</p> <p>E-mail Address: sandyho808@yahoo.com</p>
2.3 Escrow Depository	<p>Name: First Hawaii Title Corporation</p> <p>Business Address: 201 Merchant Street, Suite 2000 Honolulu, Hawaii 96813</p> <p>Business Phone Number: (808) 521-3411</p>
2.4 General Contractor	<p>Name: Royal Pacific Construction, Inc.</p> <p>Business Address: 3271 Paho Avenue Honolulu, Hawaii 96816</p> <p>Business Phone Number: (808) 674-1041</p>
2.5 Condominium Managing Agent	<p>Name: Self-Managed by the Association</p> <p>Business Address:</p> <p>Business Phone Number:</p>
2.6 Attorney for Developer	<p>Name: Erik W. Wong, Esq.</p> <p>Business Address: 1609 Young St., Honolulu, Hawaii 96826</p> <p>Business Phone Number: 808 946-3300</p>