

IMPORTANT - - Read This Developer Prepared Report Before Buying

This Report Is Not a Commission Approval or Disapproval of This Condominium Project

AMENDMENT 1 TO DEVELOPER'S PUBLIC REPORT FOR A CONDOMINIUM

CONDOMINIUM PROJECT NAME:	THE BLOCK 803 WAIMANU
PROJECT ADDRESS:	803 Waimanu Street Honolulu, Hawaii 96813
REGISTRATION NUMBER:	7922
EFFECTIVE DATE OF REPORT:	April 10, 2017
THIS AMENDMENT:	<input checked="" type="checkbox"/> Must be read together with <input checked="" type="checkbox"/> Developer's Public Report dated <u>April 10, 2017</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):	Eight Zero Three Waimanu, LLC, a Washington limited liability company

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):

The real estate broker for the Project, described in page 1d, paragraph 17 and page 9, section 2.2 of the Public Report has changed. The real estate broker for the project has been changed from, List International Realty, Inc., dba LIST Sotheby's International Realty, whose address is 4211 Waiialae Ave., Ste. 100, Honolulu, HI 96816, to, Oceanfront Realty International, Inc., dba Oceanfront Sotheby's International Realty, whose address is P.O. Box 223190, Princeville, HI 96722. See revised pages, attached hereto as Exhibit A.

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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.

Eight Zero Three Waimanu, LLC, by 803 Waimanu Development, LLC,
by MJF Development Coporation

Printed Name of Developer



Duly Authorized Signatory*

8/25/2017

Date

Franco J. Mola, President of MJF Development Corporation

Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, _____

Planning Department, _____

***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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EXHIBIT A

2. PERSONS CONNECTED WITH THE PROJECT

<p>2.1 Developer(s)</p>	<p>Name: Eight Zero Three Waimanu, LLC</p> <p>Business Address: 770 Kapiolani Blvd., Ste. 200 Honolulu, HI 96813</p> <p>Business Phone Number : (808) 366-4444</p> <p>E-mail Address: fmola@coastalrim.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>Manager: 803 Waimanu Development, LLC</p> <p>Members: (1) 803 Waimanu Development, LLC, and (2) 803 W, LLC</p> <p>*Note, MJF Development Corporation, a California corporation, is the manager of 803 Waimanu Development, LLC and the entity which received HCDA Development Permit No. KAK 13-091</p>
<p>2.2 Real Estate Broker</p>	<p>Name: Oceanfront Sotheby's International Realty</p> <p>Business Address: PO Box 223190, Princeville, HI 96722 Attn: Donna Apisa, Principal Broker</p> <p>Business Phone Number: (808) 639-6348</p> <p>E-mail Address: donna@oceanfrontsir.com</p>
<p>2.3 Escrow Depository</p>	<p>Name: Title Guaranty Escrow Services, Inc.</p> <p>Business Address: 235 Queen Street, Honolulu, HI 96813</p> <p>Business Phone Number: (808) 533-5836</p>
<p>2.4 General Contractor</p>	<p>Name: U.S. Pacific, Inc.</p> <p>Business Address: 1777 Ala Moana Blvd, Suite 200 Honolulu, Hawaii 96815</p> <p>Business Phone Number: (808) 791-0075</p>
<p>2.5 Condominium Managing Agent</p>	<p>Name: Hawaiiana Management Company, Ltd.</p> <p>Business Address: 711 Kapiolani Blvd., Ste. 700 Honolulu, HI 96813</p> <p>Attn: Hugh H. Brown</p> <p>Business Phone Number: (808) 593-9100</p>
<p>2.6 Attorney for Developer</p>	<p>Name: Scott W. Settle, Settle Meyer Law L.L.L.C.</p> <p>Business Address: 900 Fort Street Mall, Ste 1800 Honolulu, HI 96813</p> <p>Business Phone Number: (808) 540-2400</p>

value of the unit. The views from the unit or Project will likely change, be affected, or obstructed by (i) construction or installation of buildings, improvements, structures, walls, and/or landscaping by Developer or owners of property outside the Project; and/or (ii) the growth of trees, landscaping, and/or vegetation within or outside the Project; and/or (iii) any planned elevated rail transit project which may be located in the vicinity of the Project. Each purchaser waives, releases and discharges any rights, claims or actions that such person may have, now or in the future, against Developer and its members, managers, officers, employees, representatives, licensees, successors, and assigns, and arising directly or indirectly out of or from any such change or obstruction of views by reason of such further development.

9. Marketing Materials. Any marketing materials used by Developer in the promotion and sales of the units and of the Project shall not be a representation or warranty by Developer of the unit layout, décor, coloring, furnishings, or fixtures provided with the unit or the types of amenities provided in the Project. The marketing materials are intended to give a purchaser a general idea of the standard and quality of the Project, and are not intended to represent the precise décor, coloring, furnishing, fixture or amenities that will be included in the Project.

10. Use of Deposits. The Developer has reserved the right to have purchaser's deposits disbursed from escrow prior to closing of the purchaser's unit to pay certain project costs, subject to the rules and restrictions set forth by the Real Estate Commission under HRS Chapter 514B.

11. Condominium Map. Nothing in the Condominium Map is intended to be or is a representation or warranty by Developer. Typical type floor plans may have slight deviations as to the location and type of column in the Unit, doors, and fixtures. The layout and areas of the Units with typical depictions are intended to be consistent. In accordance with the requirements of HRS Section 514B-86(1)(A)(ii), Developer hereby gives notice to all purchasers and prospective purchasers, that a copy of the Condominium Map and HRS Section 514B *et.al.*, is available for examination at the Developer's sales office at 770 Kapiolani Blvd., Ste 200, Honolulu, Hawaii 96813, and at the office of the Real Estate Broker, Oceanfront Sotheby's International Realty, 5-4280 Kuhio Hwy., G-20, Princeville, Hawaii 96722.

12. HCDA District-Wide Improvement Program. The Project is located within the Kakaako Community Development District and is subject to the jurisdiction of HCDA. Therefore, the Project, and each Unit therein, shall be subject to HCDA's District-Wide Improvement Program, meaning that it shall be subject to assessments for its pro rata share of the cost of infrastructure improvements which may, in the future, be necessarily undertaken in the vicinity of the respective projects under the HCDA or other government agencies' improvement programs. The Project will be assessed under the same methods and in the same manner as other properties in the area. The Project, Developer, and its successors and assigns, shall agree to participate in the HCDA District-Wide Improvement Program at the time said program is implemented.

13. Non-Smoking Project. The Project is a non-smoking project. Smoking of any substance, anywhere at or on the Project or in any Unit, including but not limited to, cigarettes, pipes, cigar, or vaporizing cigarettes or pipes is prohibited. There is no smoking of any kind, including no barbeques, outdoor or lanai or porch fires, due to shared ventilation, common areas, health concerns, fire concerns, and for the benefit and enjoyment of all Owners.