

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
LIME TREE
2015 Lime Street
Honolulu, Hawaii

REGISTRATION NO. 970

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: July 21, 1978

Expires: August 21, 1979

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED JANUARY 30, 1978, AND INFORMATION SUBSEQUENTLY FILED AS OF JULY 20, 1978. DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Report on March 14, 1978 on the LIME TREE, Registration No. 970, the Developer reports that certain material changes have been made in the project. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock) becoming a part of the LIME TREE registration. The Developer is responsible for placing a true copy of this Final Public Report in the hands of all purchasers

and prospective purchasers along with a copy of the Preliminary Public Report. The Developer is responsible for securing from each purchaser or prospective purchaser a signed receipt, signifying that he has had an opportunity to read all reports.

2. The Developer has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
3. The basic documents (Declaration of Horizontal Property Regimes, By-Laws of the Association of Apartment Owners) were executed on January 20, 1978 and was filed in the Office of the Assistant Registrar, Land Court, State of Hawaii as Document No. 856172. A copy of the floor plans has been filed as Condominium Map No. 322 in said Office. The First Amendment to the Declaration was filed in said Office as Document No. 880102.
4. No advertising or promotional matter has been filed pursuant to the Rules and Regulations promulgated by the Commission.
5. The Developer advises the Commission that the renovation work to the main entrance staircase and lobby has been completed.
6. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the condominium Rules and Regulations which relate to the Horizontal Property Regimes.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance July 21, 1978, unless a Supplementary Public Report issues or the Commission upon review of the registration issues an order extending the effective period of this report.

The information in the Preliminary Report of March 14, 1978 under the topical headings DESCRIPTION, DESCRIPTION OF UNITS, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT have been changed. The Developer reports that no further information in the Preliminary Report has been changed.

DESCRIPTION: The last sentence of the Description is deleted since there is no recreation area that is set aside on the roof.

DESCRIPTION OF UNITS: Subparagraph (b) Layout and Area is amended to reflect the fact that the second sentence is deleted and in place thereof there has been substituted three sentences to correct the square footage of the apartments to read as follows:

"Each apartment contains a living-dining room, one bedroom, kitchen, one bathroom and a lanai. The

type "A" apartment has a total floor area of 608 square feet and a lanai of 71 square feet. The type "B" apartment has a total floor area of 598 square feet and a lanai of 69 square feet."

OWNERSHIP OF TITLE: The Developer by letter dated May 18, 1978 has exercised the option to purchase the property by notifying National Land Corp. The Fee Owner and the Developer have executed the First Amendment to the Declaration on June 8, 1978 to make certain corrections to the Declaration.

ENCUMBRANCES AGAINST TITLE: The Developer has submitted an executed copy dated June 8, 1978 of the First Amendment to the Declaration and By-Laws which constitutes a further encumbrance on title.

STATUS OF PROJECT: The Developer advises the Real Estate Commission that the renovation of the main entrance staircase and lobby has been completed.

The purchaser or prospective purchaser should be cognizant of the fact that this public report represents information disclosed by the Developer in the required Notice of Intention submitted January 30, 1978 and information subsequently filed as of July 20, 1978.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 970 filed with the Commission January 30, 1978. The report when reproduced shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be white.



AH KAU YOUNG, CHAIRMAN
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY AND COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 970

July 21, 1978