



REAL ESTATE COMMISSION  
STATE OF HAWAII

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
1010 Richards Street  
P. O. Box 3469  
Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

on

2311 LIME

2311 Lime Street  
Honolulu, Hawaii

Registration No. 1872

Issued: May 11, 1988  
Expires: January 21, 1989

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of March 31, 1988 and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.

Type of Report:

- PRELIMINARY: (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.
- FINAL: (white) The developer has legally created a condominium and has filed complete information with the Commission.
  - Supersedes all prior public reports
  - Must be read together with \_\_\_\_\_
- SUPPLEMENTARY: (pink) Updates information contained in the
  - Prelim. Public Report dated \_\_\_\_\_
  - Final Public Report dated December 21, 1987
  - Supp. Public Report dated \_\_\_\_\_

And

  - Supersedes all prior public reports
  - Must be read together with the Final Public Report issued December 21, 1987
  - This report reactivates the \_\_\_\_\_ public report(s) which expired on \_\_\_\_\_

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required       Not Required -- disclosures covered in this report.

Summary of Changes from Earlier PL . 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.

1. The Developer has revised the House Rules by permitting a total of nine (9) people to occupy each unit.

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2. The Developer has revised Exhibit C, entitled "Estimate of Initial Maintenance Fees and Disbursements".

Except for the changes noted above, all the information provided in the Final Public Report on 2311 Lime Street dated December 21, 1987 remains unchanged. Pages 3-10, 12-19 of this Supplementary report are deleted. The revised page 11 and Exhibit C are included in this Supplementary Public Report.

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

[X] Pets: No livestock or poultry except for one dog, one cat, aquarium fish, and a pair of small birds

[X] Number of Occupants: No more than nine (9) persons per unit

[ ] Other: \_\_\_\_\_

[ ] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Total Apartments 4

Elevators --- Stairways --- Trash Chutes ---

Apt. Type Nos.	Qty	BR/Bath	Net Living Area*	Lanai/Patio
<u>2311</u>	<u>1</u>	<u>3/2</u>	<u>1,388</u>	<u>      </u>
<u>2313</u>	<u>1</u>	<u>3/2</u>	<u>1,388</u>	<u>      </u>
<u>2315</u>	<u>1</u>	<u>3/2</u>	<u>1,388</u>	<u>      </u>
<u>2317</u>	<u>1</u>	<u>3/2</u>	<u>1,388</u>	<u>      </u>
<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

\*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining floor area may have been used.

Boundaries of Each Apartment:

All perimeter walls, floors, foundations and roofs of each apartment building;

All pipes, wires, conduits, or other utility and service lines in such building, or outside such building, if the same are not utilized for or serve more than one apartment.

Permitted Alterations to Apartments:

The unit owner may improve, renovate, remodel, make additions to, remove, replace or restore the improvements to or in the unit with the consent of holders of liens affecting the unit.

This Public Report is a part of Registration No. 1872 filed with the Real Estate Commission on July 27, 1987.

**Reproduction of Report.** When reproduced, this report must be on:

yellow paper stock                       white paper stock                       pink paper stock

**Expiration Date of Reports.** Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the effective period for the report.

Supplementary Public Reports expire on the expiration date given on the front of the report.



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GLORIA DAMRON, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

Bureau of Conveyances  
Department of Finance, City & County of Honolulu  
Planning Department, City & County of Honolulu  
Federal Housing Administration  
Escrow Agent

EXHIBIT   C  

ESTIMATE OF INITIAL MAINTENANCE FEES  
AND  
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

<u>Apartment</u>	<u>Monthly Fee</u> x 12 months =	<u>Yearly Total</u>
2311	\$ 25.00	\$ 300.00
2313	25.00	300.00
2315	25.00	300.00
2317	25.00	300.00
		-----
		\$ 1,200.00
		=====

[ X ] Revised on February 8, 1988

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The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency.

Estimate of Maintenance Fee Disbursements:

Monthly x 12 months = Yearly Total

Utilities and Services

Air Conditioning

Electricity

common elements only

common elements  
and apartments

Gas

Refuse Collection

Telephone

Water and Sewer

Maintenance, Repairs and Supplies                   \$ 40.00                   \$ 480.00

Building

Grounds

Management

Management Fee

Payroll and Payroll Taxes

Office Expenses

Insurance   \$ 20.84                   \$ 250.00

Reserves   \$ 19.16                   \$ 230.00

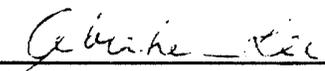
Taxes and Government Assessments

Audit Fees   \$ 20.00                   \$ 240.00

Other

TOTAL   \$ 100.00                   \$ 1,200.00

I/We, Abe Lee Development, Inc., as ~~managing agents~~ <sup>Developer</sup>  
for the 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.

  
Date: \_\_\_\_\_