

CONDOMINIUM PUBLIC REPORT

Prepared &
Issued by: Developer NELSON S. S. LEE
Address 1120 Koko Head Avenue, Suite 101, Honolulu, HI 96816

Project Name(*): 712 & 714 20TH AVENUE
Address: 712 & 714 20TH AVENUE, Honolulu, HI 96816

Registration No. 5100 Effective date: July 1, 2003
(Partial conversion) Expiration date: August 1, 2004

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared by the Real Estate Commission nor any other government agency. Neither the Commission or any other government agency has judged or approved the merits or value, if any, of the project or of purchasing of an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of any apartment in the project.

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

Type of Report:

 PRELIMINARY: 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 by the developer when complete information is filed.
(yellow)

XX **FINAL:** The developer has legally created a condominium and has filed complete information with the Commission.
(white) [X] No prior reports have been issued.
 [] This report supersedes all prior public reports.
 [] This report must be read together with

 SUPPLEMENTARY: This report updates information contained in the:
(pink) [] Preliminary Public Report dated: _____
 [] Final Public Report dated: _____
 [] Supplementary Public Report dated: _____

And [] Supersedes all prior public reports
 [] Must be read together with _____
 [] This report reactivates the _____
 public report(s) which expired on _____

(*) Exactly as named in the Declaration

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2644 to submit your request.

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report
as Exhibit "F"

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 developer.

Changes made are as follows:

SPECIAL ATTENTION

This is a CONDOMINIUM PROJECT, **not** a subdivision. The land area beneath and immediately appurtenant to each unit is designated a LIMITED COMMON ELEMENT and is **not** a legally subdivided lot. The dotted lines on the Condominium Map bounding the designated number of square feet in each limited common element land area are for illustrative purposes only and should not be construed to be the property lines of legally subdivided lots.

This public report does not constitute approval of the Project by the Real Estate Commission, or any other government agency, nor does it ensure that all applicable County codes, ordinances, and subdivision requirements have necessarily been complied with.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS REFERENCED IN THIS PUBLIC REPORT FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

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General Information On Condominiums

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, must be complied with. In addition, certain requirements and approvals of the County in which the project is located must be satisfied and obtained.

Some condominium projects are leasehold. This means that the land or the building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owners/tenants) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements at the lessee's expense. Leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

"Common elements" are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called "limited common elements" and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged or encumbered, and may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the project's Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without the vote of the owners. For example, the board may hire and fire employees, increase or decrease maintenance fees, borrow money for repair and improvements and set a budget. Some of these actions may significantly impact the apartment owners.

Until there is a sufficient number of purchasers or apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is important to all apartment owners that the transition of control from the developer to the apartment owners be accomplished in an orderly manner and in a spirit of cooperation.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: NELSON S. S. LEE
Name
1120 Koko Head Avenue, #101
Business Address
Honolulu, HI 96816

Phone: (808) 739-2291
(Business)

Names of officers or general partners of developers who are corporation; general partners of a partnership; partners of a Limited Liability Partnership (LLP); or manager or member of a Limited Liability Company (LLC) (attach separate sheet if necessary):

N/A

Real Estate
Broker: Wendy W. Lee dba Loyal Realty
Name
1120 Koko Head Avenue, Suite 101
Business Address
Honolulu, Hawaii 96816

Phone: (808) 739-2291
(Business)

Escrow: First Hawaii Title Corporation
Name
201 Merchant Street, Suite 2000
Business Address
Honolulu, Hawaii 96813

Phone: (808) 521-3411
(Business)

General
Contractor: MAN LEE CONSTRUCTION, INC.
Name
1120 Koko Head Avenue, #101
Business Address
Honolulu, Hawaii 96816

Phone: (808) 226-7789
(Business)

Condominium
Managing
Agent: Self Managed by the Association of Apartment Owners
Name

Business Address

Phone: _____
(Business)

Attorney for
Developer: LESTER G. L. WONG
Name
1088 Bishop Street, Suite 904
Business Address
Honolulu, Hawaii 96813

Phone: (808) 526-3033
(Business)

*For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

D. **House Rules.** The Board of Directors may adopt House Rules to govern the use and operation of the common elements and limited common elements. House Rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais and requirements for keeping pets. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial House Rules are usually adopted by the developer.

The House Rules for this condominium are:

Proposed Adopted Developer does not plan to adopt House Rules

E. **Changes to Condominium Documents.**

Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are duly adopted and recorded and/or filed. Changes to House Rules do not need to be recorded or filed to be effective.

1. Apartment Owners: Minimum percentage of common interest which must vote for or give written consent to changes:

	<u>Minimum Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%*	<u>100%</u>
Bylaws	65%	<u>65%</u>
House Rules	—	<u>Unanimous Approval of Board of Directors</u>

*The percentages for individual condominium projects may be more than the minimum set by law for projects with five or fewer apartments.

2. Developer:

No rights have been reserved by the developer to change the Declaration, Condominium Map, Bylaws or House Rules.

Developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws, or House Rules:

III. THE CONDOMINIUM PROJECT

A. Interest to be Conveyed to Buyer:

Fee Simple: Individual apartments and the common elements, which include the underlying land, will be in fee simple.

Leasehold or Subleasehold: Individual apartments and the common elements, which include the underlying land will be leasehold.

Leases for the individual apartments and the underlying land usually require that at the end of the lease term, the lessee (apartment owner/tenant) deliver to the lessor (fee property owner) possession of the leased premises and all improvements, including improvements paid for by the lessee.

Exhibit _____ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: _____ Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

For Sub-leaseholds:

Buyer's sublease may be canceled if the master lease between the sublessor and fee owner is:
 Canceled Foreclosed

As long as the buyer is not in default, the buyer may continue to occupy the apartment and/or land on the same terms contained in the sublease even if the master lease is canceled or foreclosed.

Individual Apartments in Fee Simple; Common Interest in the Underlying Land in Leasehold or Subleasehold:

Leases for the underlying land usually require that at the end of the lease term, the lessees (apartment owners/tenants) deliver to the lessor (fee property owner) their interest in the land and that they either (1) remove or dispose of the building(s) and improvements at the lessee's expense; or (2) convey the building(s) and improvements to the lessor, often at a specified price.

Exhibit _____ contains further explanations regarding the manner in which the renegotiated lease rents will be calculated and a description of the surrender clause provision(s).

Lease Term Expires: _____ Rent Renegotiation Date(s): _____

Lease Rent Payable: Monthly Quarterly
 Semi-Annually Annually

Exhibit _____ contains a schedule of the lease rent for each apartment per: Month Year

IMPORTANT INFORMATION ON LEASEHOLD CONDOMINIUM PROJECTS

The information contained in this report is a summary of the terms of the lease. For more detailed information, you should secure a copy of the lease documents and read them thoroughly.

If you have any legal questions about leasehold property, the lease documents or the terms of the lease and the consequences of becoming a lessee, you should seek the advice of an attorney.

There are currently no statutory provisions for the mandatory conversion of leasehold condominiums and there are no assurances that such measures will be enacted in the future.

In leasehold condominium projects, the buyer of an apartment will acquire the right to occupy and use the apartment for the time stated in the lease agreement. The buyer will not acquire outright or absolute fee simple ownership of the land. The land is owned by the lessor or the leased fee owner. The apartment owner or lessee must make lease rent payments and comply with the terms of the lease or be subject to the lessor's enforcement actions. The lease rent payments are usually fixed at specific amounts for fixed periods of time, and are then subject to renegotiation. Renegotiation may be based on a formula, by arbitration set in the lease agreement, by law or by agreement between the lessor and lessee. The renegotiated lease rents may increase significantly. At the end of the lease, the apartment owners may have to surrender the apartments, the improvements and the land back to the lessor without any compensation (surrender clause).

When leasehold property is sold, title is normally conveyed by means of an assignment of lease, the purpose of which is similar to that of a deed. The legal and practical effect is different because the assignment conveys only the rights and obligations created by the lease, not the property itself.

The developer of this condominium project may have entered into a master ground lease with the fee simple owner of the land in order to develop the project. The developer may have then entered into a sublease or a new lease of the land with the lessee (apartment owner). The developer may lease the improvements to the apartment owner by way of an apartment lease or sublease, or sell the improvements to the apartment owners by way of a condominium conveyance or apartment deed.

B. Underlying Land:

Address: 712 & 714 20TH AVENUE Tax Map Key: (1) 3-2-057-022
Honolulu, Hawaii 96816

Address TMK is expected to change because _____

Land Area: 7,500 square feet acre(s) Zoning: R-5

Fee Owner: HAU MAN LEE, 716 Alewa Drive, Honolulu, HI 96817
 NELSON S. S. LEE, 2929 Ala Ilima Street, #1503, Honolulu, Hawaii 96818
 YI JUN LI, 1133 Waimanu Street, #1604, Honolulu, Hawaii 96814
 YI ZHEN LEE, 1133 Waimanu Street, #804, Honolulu, Hawaii 96814"

Sublessor: N/A
 Name _____
 Address _____

C. Buildings and Other Improvements:

1. New Building(s)
 Conversion of Existing Building(s)
 Both New Building(s) and Conversion

2. Number of Buildings: 1 Floors Per Building Unit 1 =2; Unit 2 =2

Exhibit _____ contains further explanations.

3. Principal Construction Material:

Concrete Hollow Tile Wood
 Other Glass and allied material

4. Permitted Uses by Zoning:

	<u>No. of Apts.</u>	<u>Use Permitted By Zoning</u>	
<input checked="" type="checkbox"/> Residential	<u>2</u>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Commercial	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Hotel	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Timeshare	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Ohana	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Industrial	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Agricultural	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Recreational	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Other	---	<input type="checkbox"/> Yes	<input type="checkbox"/> No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?
 Yes No

5. Special Use Restrictions:

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

Pets: No livestock or poultry shall be allowed or kept, except for such animals that are customarily kept as pets.

Number of Occupants: _____

Other: _____

There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0 Stairways: Unit 1 & Unit 2:2 Trash Chutes: 0

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Net Other Area(sf)</u>	<u>Identify</u>
<u>Unit 1</u>	<u>1</u>	<u>6/4</u>	<u>2,315.0</u>	<u>480.0</u>	<u>Garage/Laundry</u>
<u>Unit 2</u>	<u>1</u>	<u>4/2</u>	<u>1,832.0</u>	<u>377.0</u>	<u>Garage/Laundry</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Total Apartments: 2

***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 the those above because a different method of determining the floor area may have been used.

Boundaries of Each Apartment:

1. All perimeter walls, floors, foundations and roof of each building.
2. All pipes, wires, conduits, or other utility and services lines in such building, outside such building, if the same are not utilized for more than one apartment.
3. The garage appurtenant to the respective apartment.

Permitted Alterations to Apartments:

Apartment owner, may renovate, remodel, make additions to, remove or restore the unit.

Apartments Designated for Owner-Occupants Only: N/A

Fifty percent (50%) of residential apartments must be so designated; developer has a right to substitute similar apartments for those apartments already designated. Developer must provide this information either in a published announcement or advertisement as required by section 514A-102, HRS; or include the information here in this public report and in the announcement (see attached 11a). Developer has N/A elected to provide the information in a published announcement or advertisement.

7. Parking Stalls:

Total Parking Stalls: 4

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		<u>TOTAL</u>
	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	
Assigned	Unit 1: 2						
Guest	Unit 2: 2						<u>4</u>
Unassigned							
Extra for							
Purchase							
Other:							
Total Covered & Open	<u>4</u>		<u>0</u>		<u>0</u>		<u>4</u>

Each apartment will have the exclusive use of at least 2 parking stall(s).
Buyers are encouraged to find out which stall(s) will be available for their use.

- Commercial parking garage permitted in condominium project.
- Exhibit _____ contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

- There are no recreational or common facilities.
- Swimming pool Storage Area Recreation Area
- Laundry Area Tennis Court Trash Chute
- Other: _____

9. Compliance With Building Code and Municipal Regulations; Cost to Cure Violations

- There are no violations. Violations will not be cured.
- Violations and cost to cure are listed below. Violations will be cured by _____

10. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations

(For conversions of residential apartments in existence for at least five years):

See Exhibit "G" for information on Unit 2

11. Conformance to Present Zoning Code

- a. No variances to zoning code have been granted.
 Variance(s) to zoning code was/were granted as follows:

b. Conforming/Non-Conforming Uses, Structures, Lot

In general, a non-conforming use, structure, or lot is a use, structure, or lot which was lawful at one time but which does not now conform to present zoning requirements.

	<u>Conforming</u>	<u>Non-Conforming</u>	<u>Illegal</u>
Uses	<u> X </u>	_____	_____
Structures	<u> X </u>	_____	_____
Lot	<u> X </u>	_____	_____

If a variance has been granted or if uses, improvements or lot are either non-conforming or illegal, buyer should consult with county zoning authorities as to possible limitations which may apply.

Limitations may include restrictions on extending, enlarging, or continuing the non-conformity, and restrictions on altering and repairing structures. In some cases, a non-conforming structure that is destroyed or damaged cannot be reconstructed.

The buyer may not be able to obtain financing or insurance if the condominium project has a non-conforming or illegal use, structure, or lot.

D. Common Elements, Limited Common Elements, Common Interest:

1. Common Elements: Common Elements are those parts of the condominium project other than the individual apartments. Although the common elements are owned jointly by all apartment owners, those portions of the common elements which are designated as limited common elements (see paragraph 2 below) may be used only by those apartments to which they are assigned. The common elements for this project, as described in the Declaration, are:

described in Exhibit A.

as follows:

2. **Limited Common Elements:** Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which use them, as described in the Declaration, are:

described in Exhibit _____.

as follows:

The portion of the land area beneath and adjacent to each unit as shown on the site plan of the Condominium Map. Said land areas are not legally subdivided lots.

3. **Common Interest:** Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

described in Exhibit _____.

as follows:

<u>Apt. No.</u>	<u>% Common Interest</u>
1	50%
2	50%

E. **Encumbrances Against Title:** An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of an apartment in the project.

Exhibit B describes the encumbrances against the title contained in the title report dated April 24, 2003 and issued by Commonwealth Land Title Insurance Company (First Hawaii Title Corporation).

Blanket Liens:

A blanket lien is an encumbrance (such as a mortgage) on the entire condominium project that secures some type of monetary debt (such as a loan) or other obligation. A blanket lien is usually released on an apartment-by-apartment basis upon payment of specified sums so that individual apartments can be conveyed to buyers free and clear of the lien.

- There are no blanket liens affecting title to the individual apartments.
- There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. The buyer's interest will be affected if the developer defaults and the lien is foreclosed prior to conveying the apartment to buyer.

<u>Type of Lien</u>	<u>Effect on Buyer's Interest and Deposit if Developer Defaults or Lien is Foreclosed Prior to Conveyance</u>
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F. Construction Warranties:

Warranties for individual apartments and the common elements, including the beginning and ending dates for each warranty, are as follows:

1. Building and Other Improvements:

For Unit 1, the standard one year contractor's warranty on materials and workmanship. The one year begins when Unit 1 is sold.

For Unit 2, the standard one year contractor's warranty on materials and workmanship covers the new addition only. The one year begins when Unit 2 is sold.

2. Appliances: The appliances will have warranties as provided by the appliance manufacturer.

G. **Status of Construction and Estimated Completion Date:**

Construction for Unit 2 completed in 1950 and renovated in 2003.
Construction for Unit 1 completed on March 25, 2003.

H. **Project Phases:**

The developer [] has [X] has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's plans or right to perform for future development (such as additions, mergers or phasing):

V. MISCELLANEOUS

A. Sales Documents Filed With the Real Estate Commission:

Sales documents on file with the Real Estate Commission include but are not limited to:

Notice to Owner Occupants

Specimen Sales Contract

Exhibit D contains a summary of the pertinent provisions of the sales contract.

Escrow Agreement dated April 25, 2003

Exhibit E contains a summary of the pertinent provisions of the escrow agreement.

Other _____

B. Buyer's Right to Cancel Sales Contract:

1. Rights Under the Condominium Property Act (Chapter 514A, HRS):

Preliminary Report: Sales made by developer are not binding on the prospective buyer. Sales made by the developer may be binding on the developer unless the developer clearly states in the sales contract that sales are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to \$250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report or Supplementary Report to a Final Report: Sales made by the developer are binding if:

A) The Developer delivers to the buyer a copy of:

- 1) Either the Final Public Report **OR** the Supplementary Public Report which has superseded the Final Public Report for which an effective date has been issued by the Real Estate Commission;

AND

- 2) Any other public report issued by the developer prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;

B) The buyer is given an opportunity to read the report(s); **AND**

C) One of the following has occurred:

- 1) The buyer has signed a receipt for the report(s) and waived the right to cancel; or
- 2) Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
- 3) The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

A) There is a material change in the project which directly, substantially, and adversely affects (1) the use or value of the buyer's apartment or its limited common elements; or (2) the amenities available for buyer's use; **AND**

B) The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

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 Property Act (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 or through the developer's sales agent, if any. 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 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. 5100 filed with the Real Estate Commission on May 13, 2003.

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

- yellow paper stock white paper stock pink paper stock

C. Additional Information Not Covered Above

Pursuant to sections 16-99-3(g) and 16-99-11(d), Hawaii Administrative Rules ("HAR"), prospective purchasers are hereby advised that the Developer is NELSON S. S. LEE. WENDY W. LEE, dba Loyalty Realty, RB16882, is a current and active Hawaii licensed real estate broker, and is also related to the Developer.

Pursuant to Section 16-99-11(c) HAR "9", no licensee shall be allowed to advertise 'For Sale by Owner', 'For Rent by Owner', 'For Lease by Owner', 'For Exchange by Owner'."

Hazardous Materials

The developer neither prepared nor commissioned a Phase 1 Environmental Site Assessment and makes no representations or warranties whatsoever. The developer has made no independent investigation as to asbestos or other hazardous substances in the apartments or in, under or around the Project, including but not limited to, radioactive materials, organic compounds known as polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, pollutants, contaminants, hazardous wastes, toxic substances and any and all other substances or materials defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials" or "toxic substances under, or for the purposes of, hazardous material laws. Buyer acknowledges that in light of the age of the Project, there may be asbestos and other hazardous substances in the apartments, or in, under or around the Project. Because of the possible presence of such substances, Buyer should have the apartment inspected to determine the extent (if any) of such contamination and any necessary remedial action. The developer will not correct any defects in the apartments or in the Project or anything installed or contained therein and Buyer expressly releases the developer from any liability to Buyer if any hazardous materials are discovered.

Lead Warning Statement

Pursuant to federal law, 42, U.S.C 4852(d), the Residential Lead-Based Paint reduction Act, "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase."

General Contractor - Unit 1 (712) and Unit 2 (714) 20th Avenue

The alterations to Unit 2 (714) and new construction of Unit 1 (712) were completed on March 2003. Hau Man Lee, BC-15131, of Man Lee Construction, Inc. (BC-19642), one of the fee owners, is a general contractor for the improvement on the project.

- D. The developer declares subject to the penalties set forth in section 514A-49(b) that this project is in compliance with all county zoning and building ordinances and codes, and all other county permitting requirements applicable to the project, pursuant to Act 251 (SLH 2000) [Section 514A- 1. 6] (The developer is required to make this declaration for issuance of an effective date for a final public report.)
- E. 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.

NELSON S. S. LEE
Printed Name of Developer

By: 
Duly Authorized Signatory*

4.16.03
Date

NELSON S. S. LEE
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; partnership or Limited Liability Partnership (LLP) by the general partner; Limited Liability Company (LLC) by the manager or member; and for an individual by the individual.*

EXHIBIT "A"
COMMON ELEMENTS

One freehold estate is hereby designated as the common elements in all of the remaining portions and appurtenances of the Project, excluding those items defined as part of any apartment hereof, but including the portions of the land on which the buildings are located, including specifically, but not limited to:

(a) The land in fee simple described in Exhibit "A" of the Declaration of Condominium Property Regime;

(b) All ducts, sewer lines, electrical equipment, pipes, wiring, and other central and appurtenant transmission facilities and installations which serve the apartments for services such as power, light, water, gas, refuse, telephone, radio, and television signal distribution; and

(c) Any and all other apparatus and installations of common use and all other parts of the Project necessary or convenient to its existence, maintenance or safety, and normally in common use.

EXHIBIT "B"

ENCUMBRANCES AGAINST TITLE

1. Real Property Taxes. Check with the County Tax Assessor for the latest information on:
Tax Map Key: (1) 3-2-057-022
2. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
3. The following as shown Perimeter Map dated August 15, 2002 and disclosed in cover letter thereto dated August 20, 2002, prepared by Jaime F. Alimboyoguen, Licensed Professional Land Surveyor:
 1. Rock wall with wire fence is on the boundary line of subject Lot 22 and Lots 28, 27, and 26. It extends from 0.8 ft. to 1.0 ft. to 0.9 ft. into subject Lot 22 from 0.3 ft. to 0.6 ft into Lot 28, from 0.1 ft. to 0.3 ft. into Lot 27, and from 0.1 ft. to 0.5 ft. into Lot 26.
 2. Tile wall with chain link fence on Lot 21 extends from 0.0 ft. to 0.2 ft. into subject Lot 22.

As disclosed by Warranty Deed dated September 25, 2002, recorded as Document No. 2003-172340.
4. AFFIDAVIT dated October 15, 2002, recorded in said Bureau of Conveyances as Document No. 2002-184284, for building permit.
5. GRANT in favor of HAWAIIAN ELECTRIC COMPANY, INC. and VERIZON HAWAII INC., dated March 10, 2003, recorded in said Bureau of Conveyances as Document No. 2003-049492, granting a perpetual right and easement for utility and communication purposes.
6. The covenants, agreements, obligations, conditions, easements and other provisions, as contained in the DECLARATION OF CONDOMINIUM PROPERTY REGIME OF "712 & 714 20TH AVENUE", dated April 24, 2003, filed in said Bureau of Conveyances as Document No. 2003-075498, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Further amended by First Amendment dated May 2, 2003, recorded as Document No. 2003-082651
7. BY-LAWS OF ASSOCIATION OF APARTMENT OWNERS OF "712 & 714 20TH AVENUE", dated April 24, 2003, filed in said Bureau of Conveyances as Document No. 2003-075499.
8. Condominium Map No. 3561.

EXHIBIT C
ESTIMATE OF INITIAL MAINTENANCE FEES
AND
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

<u>Total</u>	<u>Apartment</u>	<u>Monthly Fee x 12 months</u>	<u>Yearly</u>
\$0	1	\$ 0 x 12 =	0
\$0	2	\$ 0 X 12 =	0

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
- Elevator
- Gas
- Refuse Collection
- Telephone
- Water and Sewer

Maintenance, Repairs and Supplies

- Building
- Grounds

Management

- Management Fee
- Payroll and Payroll Taxes
- Office Expenses

Insurance

\$0

Reserves(*)

Taxes and Government Assessments

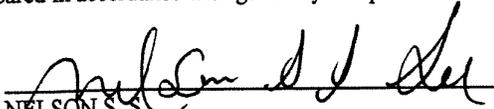
Audit Fees

Other

TOTAL

\$0

I, NELSON S. S. LEE, a Hawaii limited liability company, the developer for the condominium project 712 & 714 20TH AVENUE hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.


NELSON S. S.

Date: 4.16.03

(*) Mandatory reserves assessment and collection is effect beginning 1994 budget year. The Developer is to attach to this exhibit an explanatory whether, in arriving at the figure for "Reserves", the Developer has conducted a reserve study in accordance with §514A-83.6, HRS, and the replacement reserves rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended. Pursuant to §514A-83.6, HRS, a new association created after January 1, 1993, need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.

EXHIBIT D

SUMMARY OF SALES CONTRACT

The sales contract contains the price, description and location of the apartment and other terms and conditions under which a buyer will agree to buy an apartment in the Project. Among other things, the sales contract provides:

1. A section for financing to be filled in and agreed to by the parties which will set forth how the buyer will pay the purchase price.
2. That a buyer's deposits will be held in escrow until the sales contract is closed or cancelled.
3. That the buyer must close the purchase at a certain date and pay closing costs, in addition to the purchase price.
4. What will happen if there is a default under the sales contract.

The sales contract contains various other provisions which the buyer should become acquainted with.

EXHIBIT E

SUMMARY OF ESCROW AGREEMENT

The escrow agreement sets up an arrangement under which the deposits a Buyer makes under a sales contract will be held by a neutral party ("Escrow"). Under the escrow agreement these things will or may happen:

- (a) Escrow will collect payments due pursuant to the sales contract.
- (b) Escrow will deposit all monies received pursuant to the sales contract in a special account with a financial institution.
- (c) Escrow will let Buyers know when payments are due.
- (d) Escrow will disburse Buyer's funds only after the following have happened:
 - 1. The Real Estate Commission has issued a final public report;
 - 2. Buyer has received a copy of the final report and given Seller a Receipt;
 - 3. 2 working days after Seller has notified Escrow that it has received the receipt;
 - 4. Seller has notified Escrow in writing that all requirements of §§ 514A-39 and -63, HRS, have been satisfied;
 - 5. Seller notifies Escrow that the sales contract has become binding and that Seller's and Buyer's rights of cancellation have lapsed or become void.
- (e) Escrow will refund Buyer's funds if Seller tells Escrow in writing that a refund should be made in accordance with the sales contract. No refund will be made a Buyer's request unless Escrow receives written approval from the Seller.
- (f) Escrow will refund owner/occupant Buyer's deposits, if Seller and Buyer request a refund in writing, and (1) Seller does not offer Buyer a sales contract; or (2) Buyer fails to obtain financing within the prescribed time; or (3) Buyer asks to cancel because of hardship circumstances; or (4) Buyer does not plan to occupy the apartment.
- (g) If Buyer defaults Seller will notify Escrow of such default. Escrow will notify Buyer by registered mail that Seller has canceled sales contract because of Buyer's default. After 10 days following Buyer's receipt of cancellation notice, Escrow will treat Buyer's funds (less escrow cancellation fee) as Seller.

- (h) A Buyer's funds will be refunded without interest, less a cancellation fee if Buyer cancels the sales contract and either the seller requests that Buyer's funds be returned prior to issuance of the final public report, or Buyer's funds were obtained prior to issuance of the final public report and Buyer decides to cancel their reservation prior to receipt of the final public report.
- (i) The escrow agreement says what will happen to a Buyer's funds upon default under the sales contract.
- (j) Escrow will arrange for and supervise the signing of all necessary documents.
- (k) The escrow agreement sets forth Escrow's responsibilities in the event of any disputes.

The escrow agreement contains various other provisions and establishes certain charges with which the purchaser should become acquainted.

EXHIBIT F

DISCLOSURE ABSTRACT

1. a. **PROJECT:** 712 & 714 20TH AVENUE
712 20th Avenue & 714 20th Avenue
Honolulu, HI 96816
- b. **DEVELOPER:** NELSON S. S. LEE
1120 Koko Head Avenue, Suite 101
Honolulu, HI 96816
- c. **MANAGING AGENT:** None. Project will be self-managed.
- d. **REAL ESTATE BROKER:** Wendy Lee, dba LOYAL REALTY
1120 Koko Head Avenue, Suite #101
Honolulu, HI 96816

2. **Estimated Maintenance Fee Assessments and Disbursements**

Maintenance Fees: The routine maintenance and repair of each apartment unit, including all utility charges, is the sole responsibility of each owner.

Individual Insurance: Section 514A-86, Hawaii Revised Statutes, requires that fire insurance be purchased to cover the Project's improvements. It is contemplated that each apartment owner will purchase and maintain his own homeowner's insurance policy which will include fire and liability coverage, and name the Association as an additional insured. As such, the premiums on said policies will be the individual responsibility of each apartment owner rather than a common expense of the Association. The premiums for said fire insurance will vary depending upon the insurance company and the coverage. Developer's best estimate regarding the cost of said coverage is approximately \$500.00 to \$2,000.00 per year per unit. If it is necessary for the Association to have its own public liability coverage (which could occur), this will become a common expense of the Association shared by the apartment owners.

3. **Description of All Warranties Covering the Apartments and Common Elements.**

NO WARRANTIES FOR FITNESS OF USE OR MERCHANTABILITY OR ANY OTHER KIND ARE MADE AS TO ANY APARTMENTS.

Standard one year contractor's warranty which begins upon sale of unit.

4. Use of Apartments. The 712 & 714 20TH AVENUE Condominium project will consist of two (2) apartments which will be used for residential purposes by the owners, their tenants, servants, guests and invitees and for no other purpose.

5. Structural Components and Mechanical and Electrical Installations.

It is the Developer's opinion that all structural components and mechanical and electrical installations material to the use and enjoyment of the apartments appear to be sound and in satisfactory working condition. However, NO REPRESENTATIONS OF ANY KIND ARE MADE AS TO THE EXPECTED USEFUL LIFE, IF ANY, OF THE STRUCTURAL COMPONENTS AND MECHANICAL AND ELECTRICAL INSTALLATIONS MATERIAL TO THE USE AND ENJOYMENT OF ANY OF THE APARTMENTS.

6. Code Violations. To the best of the knowledge, information and belief of the undersigned, there are no outstanding notices of uncured violations of the building code or municipal regulations of the City and County of Honolulu.

7. Sale of Apartments. The developers and owners intend to offer Units 1 and 2 for sale to the public.

DATE: 4. 16. 03, 2003


NELSON S. S. LEE

"Developer"



ALL KINDS Drafting Services, LLC

May 12, 2003

sheet 1 of 1

Nelson Lee
1120 Koko Head Ave, Suite 101
Honolulu, HI 96816

Dear Nelson,

As per your instructions, a visual inspection was made of the property located at 714 20th Ave.
TMK: 3-2-057:022 Honolulu, Hawaii.

The purpose of the inspection was to examine and comment on the present condition of the building.

The following describes my assessment of the present condition of the building:

1. The structure described as unit 2, downstairs is fully renovated with new master bedroom added to the structure. Upper level is newly constructed.
2. Roofing, electrical and plumbing are new for the entire structure.

Conclusion: The building described as unit 2 is in good condition with no major structural defects.

Very truly yours,

Michael D. Lau
Registered Professional Architect
Registration No. 8385

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET - HONOLULU, HAWAII 96813
TELEPHONE: (808) 523-4414 • FAX: (808) 527-6743 • INTERNET: www.cc.honolulu.hi.us



JEREMY HARRIS
MAYOR

ERIC G. CRISPIN, AIA
DIRECTOR

BARBARA KIM STANTON
DEPUTY DIRECTOR

2003/ELOG-1387(RLK)

June 13, 2003

Ms. Wendy W. Lee
1120 Koko Head Avenue, Suite 101
Honolulu, Hawaii 96816

Dear Ms. Lee:

Subject: Condominium Conversion Project
712 & 714 20th Avenue
Tax Map Key: 3-2-57: 22

This is in response to your letter dated April 17, 2003 requesting verification that the structure on the above-mentioned property met all applicable code requirements at the time of construction.

Inspection revealed that there is a two-story two-family detached dwelling with five all-weather surface off-street parking spaces and that addition and alteration work were in progress on this 7,500-square foot R-5 Residential District zoned lot.

Investigation reveals the following building permits are still active:

- 1) BP 541234 - For a two-story addition to an existing two-story single-family detached dwelling and converting it to a two-family detached dwelling. An affidavit was required with the issuance of this permit stating: "Upon completion the entire structure shall be maintained as a two family-detached dwelling containing only one kitchen per unit. Interior connections shall be provided as shown on approved plans."
- 2) BP 545164 - For a two-story addition at rear, relocation of kitchen and living area to the new addition, and interior alterations.
- 3) BP 546856 - For alteration to an existing two-family dwelling.

EXHIBIT "H"

Ms. Wendy W. Lee
June 13, 2003
Page 2

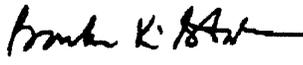
No variance or special permit were granted to allow deviation from any applicable codes.

For your information, the Department of Planning and Permitting cannot determine all legal nonconforming uses or structures as a result of the adoption or amendment of any ordinances or codes.

Conversion to a condominium property regime (CPR) is not recognized by the City and County as an approved subdivision. CPR delineates ownership; it does not create a separate lot of record.

If you have any questions regarding this matter, please contact Mr. Ivan Matsumoto of our Commercial and Multi-family Code Enforcement Branch at 527-6341.

Sincerely yours,


for ERIC G. CRISPIN, AIA
Director of Planning and Permitting

EGC:ft

Doc 226316



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 523-4505 * Fax: (808) 527-6111

BUILDING PERMIT NOTICE OF COMPLETION

PERMIT NUMBER: 541234

ISSUE DATE: 10/23/2002

TAX MAP KEY: 3-2-057: 022

LOT SIZE: 7,500 Sq. Ft.

PRIMARY ADDRESS: 714 - 20TH AVE

Site Address (if other than primary): 712 20TH AVENUE

PROJECT: (BP #541234) [TMK: 32057022] NELSON LEE - Two-story addition to an existing two-story single-family dwelling to become a new two-family detached dwelling. (2/13/02 revised plan submitted to add stairs, BP#541234/A)

Proposed Use: RESIDENTIAL

Floor Level:

APPLICANT: LAU, Questor U. S., dba All Kinds Drafting Services, LLC

OWNER: LEE, NELSON

PLAN MAKER: LAU MICHAEL D D.Y.

CONTRACTORS:

GENERAL: MAN LEE CONSTRUCTION INC

ELECTRICAL: K L ELECTRIC LLC, c/o KEN LEE

PLUMBING: L & E PLUMBING

Accepted Value of Work: 305,000

PERMIT FEE: \$2,645.00

NATURE OF WORK:

Addition Y
Plumbing Work Y

Alteration Y

Electrical Work Y

Type of Construction

Minimum: VN
Actual: VN

No. of Stories

Existing: 2
Final: 2

Flood Hazard Dist.

Exempt: N
Complied: N

Floor Area (Sq. Ft.)

Existing:
New: 4,279
Total: 4,278

Occupancy Group: R-3 Two Family Detached

Structure Code: 52 - TWO FAMILY DETACHED

Occupancy Class: 02 - Two Family

Ownership: 01 - Private

INSPECTIONS:

Building Inspection: Required

Electrical Inspection: Required

Plumbing Inspection: Required

Inspection Type

Building Inspection
Electrical Inspection
Plumbing Inspection

Date completed

06/24/2003
06/17/2003
06/25/2003

Inspector

CHING
LPROCHNOW
BHIRAWA

Work under the above mentioned building permit has been completed, to the best of our knowledge, in conformance with applicable building codes and regulations.

Signature

6-25-03
Date



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 523-4505 * Fax: (808) 527-6111

BUILDING PERMIT NOTICE OF COMPLETION

PERMIT NUMBER: 545164

ISSUE DATE: 02/13/2003

TAX MAP KEY: 3-2-057: 022

LOT SIZE: 7,500 Sq. Ft.

PRIMARY ADDRESS: 714 - 20TH AVE

Site Address (if other than primary):

PROJECT: (BP #545164) (TMK: 32057022) NELSON LEE - 2 STORY ADDN AT REAR, RELOCATE KIT & LIVING TO NEW ADDN, INTERIOR ALTERATIONS, NO ADDL PLUMB FIXTURES, REPLACE & RELOCATE ONLY

Proposed Use: EXIST TWO FAMILY

Floor Level:

APPLICANT: LEE, NELSON

OWNER: LEE, NELSON

PLAN MAKER: LEE, NELSON

CONTRACTORS:

GENERAL: MAN LEE CONSTRUCTION INC

ELECTRICAL: K L ELECTRIC LLC, c/o KEN LEE

PLUMBING: L & E PLUMBING

Accepted Value of Work: 47,000

PERMIT FEE: \$655.00

NATURE OF WORK:

Addition Y

Alteration Y

Electrical Work Y

Plumbing Work Y

Type of Construction

Minimum: VN

Actual: VN

No. of Stories

Existing: 1

Final: 1

Flood Hazard Dist.

Exempt: N

Complied: N

Floor Area (Sq. Ft.)

Existing:

New: 514

Total:

Occupancy Group: R-3 Two Family Detached

Structure Code: 52 - TWO FAMILY DETACHED

Occupancy Class: 02 - Two Family

Ownership: 01 - Private

INSPECTIONS:

Building Inspection: Required

Electrical Inspection: Required

Plumbing Inspection: Required

Inspection Type

Building Inspection

Electrical Inspection

Plumbing Inspection

Date completed

06/24/2003

06/17/2003

06/25/2003

Inspector

CHING

LPROCHNOW

BHIRAWA

Work under the above mentioned building permit has been completed, to the best of our knowledge, in conformance with applicable building codes and regulations.

Signature

6-25-03

Date



DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Phone: (808) 523-4505 * Fax: (808) 527-8111

BUILDING PERMIT NOTICE OF COMPLETION

PERMIT NUMBER: 546856

TAX MAP KEY: 3-2-057: 022

ISSUE DATE: 03/28/2003

PRIMARY ADDRESS: 714 - 20TH AVE

LOT SIZE: 7,500 Sq. Ft.

Site Address (if other than primary):

PROJECT: (BP #546856) [TMK: 32057022] NELSON LEE - ALTERATION TO AN EXISTING TWO FAMILY DWELLING

Proposed Use: EXIST TWO FAMILY

Floor Level:

APPLICANT: LAU, EPIPHANI

OWNER: LEE, NELSON

PLAN MAKER: LEE, NELSON

CONTRACTORS:

GENERAL: MAN LEE CONSTRUCTION INC

ELECTRICAL: NONE

K L ELECTRIC LLC, c/o KEN LEE

PLUMBING: NONE

Accepted Value of Work: 2,000

PERMIT FEE: \$39.00

NATURE OF WORK:

Alteration Y

Type of Construction	No. of Stories	Flood Hazard Dist.	Floor Area (Sq. Ft.)
Minimum: VN	Existing: 1	Exempt: N	Existing:
Actual: VN	Final: 1	Complied: N	New:
Occupancy Group: R-3 Two Family Detached		Occupancy Class: 02 - Two Family	
Structure Code: 52 - TWO FAMILY DETACHED		Ownership: 01 - Private	
INSPECTIONS: Building Inspection: Required		Electrical Inspection: Required	Plumbing Inspection: N/A
	<u>Inspection Type</u>	<u>Date Completed</u>	<u>Inspector</u>
	Building Inspection	06/24/2003	CHING
	Electrical Inspection	06/26/2003	LPROCHNOW

Work under the above mentioned building permit has been completed, to the best of our knowledge, in conformance with applicable building codes and regulations.

Signature

G-20-03
Date