

**333 Hobron Lane**  
**Owner's Description of Recent Improvements**

1. New Asphalt Paving (approximately 2½ years old)
2. Remote Controlled Parking Gate from Car
3. New Mail Boxes
4. New Landscape w/ Irrigation Controller
- ~~5. 10 Year Roof Warranty (approximately 1½ years old)~~
6. New Vinyl Windows, except Hobron Lane Elevation
7. All new Bathroom and Kitchens
8. 7.8 K BTU Panasonic Air Conditioners for Bedrooms, and 10K BTU GE Air Conditioners for Living RM/Kitchen
9. New Granite Countertops
10. New Plumbing Fixtures/New Copper Piping/New ABS Sewer Above Grade.
11. New Cabinets
12. New Doors and Hardware
13. New Carpet
14. New Electrical Fixtures/All new Electrical Wiring/Individual Units Metered
15. New Fire Alarm Controller/Pull Stations/Bells
16. New Kitchen Appliances
17. New Central Gas Hot Water Heaters (2), with re-circulation pump
18. Laundry Facility for Two Washers/Two Dryers

Need to Disclose:

1. Possible Asbestos
  - Lower layers of roof material may contain asbestos, however they have been capped over and encapsulated by successive new layers of roofing.
  - Lower layers of lanai deck waterproofing material may contain asbestos however those layers have also been buried and encapsulated under new applications of waterproofing and ceramic tile.
2. Railings height and decorative panels do not meet current code, but are grandfathered. The Historical Society has indicated an interest in the panels in the event removed from structure.
3. Windows on Hobron Lane elevation have not been replaced and would not meet current code requirements, but are grandfathered.
4. The location of interior improvements in some apartments will differ from the permit drawings due to field changes made during construction to improve unit layouts.

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