

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
THE RIDGEWAY-UNIT "B", PHASE I
Kaonohi Street
Kalauao, Ewa, Oahu, Hawaii

REGISTRATION NO. 420

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

It was prepared as a supplement to an earlier Report dated December 6, 1971 issued by the Real Estate Commission on the above 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: February 17, 1972
Expires: January 6, 1973

SPECIAL ATTENTION

A comprehensive reading of the 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:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED NOVEMBER 22, 1971 AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 15, 1972. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION ON MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of December 6, 1971, the Developer reports that changes have been made in the plan or setup as presented in the November 22, 1971 notice of intention to sell. The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Preliminary Public Report (yellow paper stock), becoming a part of The Ridgeway-Unit "B", Phase I, registration. The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective purchasers, along with a copy of the Preliminary Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and updating information disclosed therein.
3. The Developer under date of February 15, 1972, reports that the proposed Declaration has been amended and that the Declaration to be executed and recorded in the Bureau of Conveyances of the State of Hawaii will incorporate the amendments to the document originally submitted to the Commission.
4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

The information in the topical headings of the Preliminary Public Report of December 6, 1971, with the exception of DESCRIPTION OF PROJECT, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, and COMMON INTEREST, has not been disturbed. The Developer advises that the purpose of the amendment of the proposed Declaration of Horizontal Property Regime relating to description of the project is to reflect that 91 out of the total of 92 apartment units are designated as freehold estates. Apartment No. 46 for the use of the resident manager is designated as part of the common elements. The common elements are further amended by including a recreation center. The amendment relating to the limited common elements is to reflect that 179 out of the total of 185 parking spaces shall be assigned to the appurtenant apartments, thereby leaving 6 parking spaces as part of the common elements, of which the resident manager shall have the use of one or two such parking spaces as assigned by the Board of Directors. The amendment relating to the common interest is based on the new figure of 91, which is the number of freehold estates.

The amendments are recited in their entirety as the Commission is of the opinion that all purchasers and prospective purchasers should be cognizant of the changes:

DESCRIPTION OF PROJECT: The proposed Declaration of Horizontal Property Regime reflects that this is a leasehold condominium apartment complex in which ninety-one (91) freehold estates are designated in the spaces within the perimeter walls, floors and ceilings of each of the 91 out of a total of 92 three-bedroom apartment units of the project contained in twenty (20) two-story multifamily buildings constructed principally of double wall construction of drywall interior and masonite exterior and wood floors, designated and containing the apartments numbered as follows:

<u>Building No.</u>	<u>Apartment No.</u>
98-775	1, 2, 3, 4, 5 and 6
98-785	7, 8, 9, 10, 11 and 12
98-801	13, 14, 15, 16, 17 and 18
98-805	19, 20, 21 and 22
98-809	23, 24, 25, 26, 27 and 28
98-831	29, 30, 31, 32, 33 and 34
98-835	35, 36, 37 and 38
98-839	39, 40, 41 and 42
98-849	43, 44 and 45
98-863	47, 48, 49 and 50
98-867	51, 52, 53, 54, 55 and 56
98-871	57, 58, 59 and 60
98-875	61, 62, 63 and 64
98-879	65, 66, 67 and 68
98-885	69, 70, 71 and 72
98-889	73, 74, 75 and 76
98-893	77, 78, 79 and 80
98-897	81, 82, 83 and 84
98-901	85, 86, 87 and 88
98-905	89, 90, 91 and 92

Each of the ninety-one (91) apartments contains a living room, dining-family room, kitchen, three bedrooms, a full bath, a half bath, a porch and a balcony for a gross floor area of approximately 1,222 square feet, plus a lanai of approximately 120 square feet.

Each apartment has immediate access to front and rear entries appurtenant to such apartment and walkways connecting the building to the street entrances and parking areas of the project.

COMMON ELEMENTS: The proposed Declaration states that the owners of apartments will have an undivided interest in the common elements, including specifically but not limited to: (a) said land in fee simple; (b) Apartment No. 46, identical to the other 91 apartments, located in Building No. 98-849 for the use of the resident manager; (c) the recreation center as shown on said Condominium Map; (d) all foundations, floor supports, columns, girders, beams, supportors, unfinished perimeter walls and loadbearing walls, roofs of the residential buildings; (e) all yards, grounds, and landscaping, roads, walkways, loading areas, parking areas and driveways, the swimming pool and other recreational facilities, and all refuse facilities; (f) all ducts, electrical equipment, wiring, pipes and other central and appurtenant transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, light, water, gas, sewer, telephone and radio and television signal distribution; (g) any and all other apparatus and installations of common use and all other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The proposed Declaration reflects that certain parts of the common elements, called the limited common elements, are designated and set aside for the exclusive use of certain apartments, and such apartments shall have appurtenant thereto easements for the use of such limited common elements as follows: (a) The front and rear entries of each apartment shall be appurtenant to and for the exclusive use of such apartment; (b) The privacy area adjoining an apartment and designated on said Condominium Map by the number corresponding to the appurtenant apartment number; (c) One hundred seventy-nine (179) out of the total of one hundred eighty-five (185) parking spaces designated on said Condominium Map by numbers 1 through 185, inclusive, shall be appurtenant to the respective apartments with which the same are conveyed upon the initial conveyance by lease or deed; each apartment shall always have at least one parking space appurtenant to it but otherwise any automobile parking space easement may be transferred from apartment to apartment in the project but shall always be appurtenant to one of the apartments in the project. The remaining six (6) parking spaces will not be assigned and shall remain as part of the common elements to be used as parking spaces in such manner and for such purposes as the Board of Directors of the Association of Apartment Owners may determine. Apartment No. 46, the manager's apartment, shall have the use of one or two of the six (6) parking spaces designated as common elements as assigned by the Board of Directors. The said Board shall have the power to transfer parking spaces among the 185 parking spaces so long as 6 such parking spaces remain as common elements; (d) All other common elements of the project which are rationally related to less than all of said apartments or buildings shall be limited to the use of such apartments or buildings.

COMMON INTEREST: The Declaration reflects that each apartment shall have appurtenant thereto an undivided 1/91 or 1.0989+ percent interest in all common elements and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting.

The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted November 22, 1971, and information subsequently filed as of February 15, 1972.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 420 filed with the Commission November 22, 1971.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.


(for) DOUGLAS R. SODEVANI, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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February 17, 1972
Registration No. 420