

# 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  
THE RIDGEWAY-UNIT "C"  
Kaonohi Street  
Kalauao, Ewa, Oahu, Hawaii

REGISTRATION NO. 368

### 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: December 17, 1971  
Expires: January 17, 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 FEBRUARY 18, 1971 AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 22, 1971, MAY 25, 1971 AND DECEMBER 10, 1971. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND SUBMITTING INFORMATION OF MATERIAL CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT AND AMENDMENTS THERETO BY ACT 244 (L. 1967) EFFECTIVE JUNE 6, 1967.

1. Since the issuance of the Commission's Preliminary Public Report of March 8, 1971, and Supplementary Report of May 27, 1971, the Developer reports that changes have been made in the plan or setup as presented in the February 18 and 22, 1971 notice of intention to sell. The changes subsequently made are determined to be a material revision to the information disclosed earlier.

This Final Public Report (white paper stock) amends the Supplementary Public Report (pink paper stock) and the Preliminary Public Report

(yellow paper stock), becoming a part of The Ridgeway-Unit "C" 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 Supplementary Public Report and the Preliminary Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read all three reports.

2. The Commission has determined that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration and By-Laws dated September 9, 1971, have been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 7799 at Page 192.

The Bureau of Conveyances has assigned Condominium Map No. 202 to the project.

3. Advertising and promotional matter has been filed pursuant to the rules and regulations promulgated by the Commission.
4. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A., Revised Laws of Hawaii 1955, as amended, and the rules and regulations promulgated thereunder which relate to the Horizontal Property Act.
5. This public report automatically expires thirteen months after the date of issuance, unless a supplementary report is published or the Commission, upon review of the registration issues an order extending the effective period of the report.

The information in the topical headings of the Preliminary Public Report of February 22, 1971, as amended by the Supplementary Public Report of May 27, 1971, with the exception of LIMITED COMMON ELEMENTS, ENCUMBRANCES AGAINST PROPERTY, MANAGEMENT AND OPERATIONS, CONTRACTOR, and STATUS OF PROJECT, has not been disturbed. The topical heading of FINANCING OF PROJECT has been added.

NAME OF PROJECT: THE RIDGEWAY-UNIT "C"

LIMITED COMMON ELEMENTS: The Declaration, as recorded in the Bureau of Conveyances, differs from the proposed Declaration previously submitted in that the parking space designation for each apartment is not contained in the Declaration but shall be designated in each apartment lease as stated below.

- (c) Two hundred nine (209) automobile parking spaces designated on said Condominium Map by numbers 1 through 209, 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.

ENCUMBRANCES AGAINST TITLE:

1. Grant dated May 15, 1970, recorded in Liber 7431 at Page 341 in favor of the CITY AND COUNTY OF HONOLULU; granting easement for drainage purposes over Easement "L" (15 feet wide) over LOT 1, as shown on File Plan Nos. 1127 and 1210.
2. Grant dated May 19, 1970, recorded in Liber 7431 at Page 364 in favor of THE CITY AND COUNTY OF HONOLULU; granting easement for flowage purposes over Easement "Q" (50.00 feet wide) over LOT 1, as shown on File Plan Nos. 1127 and 1210.

3. Grant dated December 31, 1969, recorded in Liber 6893 at Page 338 in favor of HAWAIIAN ELECTRIC COMPANY, INC.; granting easement for electrical purposes over Easement "W" (5.00 feet wide) over and across LOT 1, as shown on File Plan No. 1210.
4. Easements 1 to 6 inclusive, for electrical and telephone purposes, affecting LOT 1, as shown on File Plan No. 1210.
5. Mortgage and Financing Statement dated March 11, 1971, recorded in Liber 7515 at Page 49 made by WAIHAOLE WATER COMPANY, LIMITED to BANK OF HAWAII. Consent given by instrument recorded in Liber 7515 at Page 66.
6. The terms and provisions of that certain Lease No. 19,480 dated June 16, 1971, recorded in Liber 7626 at Page 332, entered into by and between the TRUSTEES OF THE ESTATE OF BERNICE PAUHI BISHOP, as Lessors, and CENTRAL OAHU LAND CORPORATION and LEAR SIEGLER PROPERTIES, INC., which corporations are associated in a Joint Venture known as CENTRAL-TROUSDALE, as Lessee.
7. The restrictions on use and other restrictions and all other of the covenants, agreements, obligations, conditions and other provisions set forth in DECLARATION OF HORIZONTAL PROPERTY REGIME OF THE RIDGEWAY-UNIT "C", dated September 9, 1971, recorded in Liber 7799 at Page 192 and the By-Laws and Regulatory Agreement attached thereto as the same are or may hereafter be amended in accordance with law, said Declaration or said By-Laws, filed as Condominium Map No. 202.

**NOTE:** The proposed Regulatory Agreement with FHA will be executed and recorded by the Association of Apartment Owners subsequent to the completion of the project.

**MANAGEMENT AND OPERATIONS:** The Declaration discloses that the administration of the project shall be vested in the Association of Apartment Owners. The proposed By-Laws of the Association place the responsibility of employing a responsible corporation as Managing Agent to manage and control the project. Lear Siegler Properties, Inc., a Delaware corporation authorized to do business in Hawaii, has been identified as the Managing Agent. The proposed management contract provides that the agreement shall be in effect for a term of two (2) years from the date of execution or until one year after completion of the last of four (4) projects contemplated by Lear Siegler Properties, Inc. adjacent or proximate to this project.

The provision in the Declaration which reserved a right to the Developer to include this project under a common management scheme with such other project developed from time to time has been deleted.

**CONTRACTOR:** Lear Siegler Properties, Inc., the Developer, shall be the contractor.

**STATUS OF PROJECT:** It is estimated that improvements will be completed on or about December 1, 1971.


**FINANCING OF PROJECT:** Developer advises that purchasers funds will not be used for construction of the project. Construction of the entire project shall be financed by a line of credit extended to Developer by Bank of Hawaii.

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The purchaser or prospective purchaser shall be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted February 18, 1971, and additional information subsequently filed as of December 10, 1971.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 368 filed with the Commission February 18, 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 white.

  
For DOUGLAS R. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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Distribution:

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PLANNING COMMISSION, CITY AND  
COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

REGISTRATION NO. 368

December 22, 1971