

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 "C"
Kaonohi Street
Kalauao, Ewa, Oahu, Hawaii

REGISTRATION NO. 368

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

It was prepared as a supplement to an earlier Report dated _____ 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: May 27, 1971
Expires: April 8, 1972

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 AND MAY 25, 1971. 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 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, 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 Supplementary Public Report (pink paper stock) amends 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 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 May 25, 1971 reports that the proposed Declaration and the proposed Management Agreement have been amended and that the Declaration and Management Agreement to be executed and filed in the Bureau of Conveyances of the State of Hawaii will incorporate the amendments to the documents originally submitted to the Commission.
4. The purchaser and 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.

NAME OF PROJECT: THE RIDGEWAY - UNIT "C"

DESCRIPTION: The Developer advises that the purpose of the Amendment of the proposed Declaration of Horizontal Property Regime relating to the limited common elements is to locate the parking stall closer to the assigned apartment and the Amendment relating to the common interest is to meet the requirements of the Federal Housing Administration. The common interest, as amended, is based on the floor area of each apartment. The Amendment to 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 (1) year after completion of the last of four (4) projects contemplated by Lear Siegler Properties, Inc. adjacent or proximate to this project.

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:

"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; and (c) Parking spaces designated on said Condominium Map and made appurtenant to the apartments as follows:

<u>Apartment No.</u>	<u>Parking Space No.</u>	<u>Apartment No.</u>	<u>Parking Space No.</u>
1	1	13	20
2	2	14	21
3	3	15	22
4	4	16	23
5	5 & 6	17	24
6	7 & 8	18	25
7	9 & 10	19	26
8	11 & 12	20	27
9	13 & 14	21	28
10	15 & 16	22	29 & 30
11	17 & 18	23	31
12	19	24	32

<u>Apartment No.</u>	<u>Parking Space No.</u>	<u>Apartment No.</u>	<u>Parking Space No.</u>
25	33	75	124 & 125
26	34	76	126 & 127
27	35 & 36	77	128 & 129
28	37 & 38	78	130 & 131
29	39 & 40	79	132 & 133
30	41 & 42	80	142 & 143
31	43 & 44	81	140 & 141
32	45 & 46	82	138 & 139
33	47 & 48	83	136 & 137
34	49 & 50	84	134 & 135
35	51 & 52	85	144
36	53 & 54	86	145
37	55	87	146 & 147
38	56 & 57	88	148 & 149
39	58 & 59	89	150 & 151
40	60 & 61	90	152 & 153
41	62 & 63	91	154 & 155
42	64 & 65	92	156 & 157
43	66 & 67	93	158 & 159
44	68 & 69	94	160 & 161
45	70 & 71	95	162 & 163
46	72 & 73	96	164 & 165
47	74 & 75	97	166 & 167
48	76 & 77	98	168 & 169
49	78 & 79	99	170
50	80 & 81	100	171
51	82 & 83	101	172 & 173
52	84 & 85	102	174 & 175
53	86	103	176 & 177
54	87	104	178 & 179
55	88	105	180 & 181
56	89 & 90	106	182 & 183
57	91 & 92	107	184 & 185
58	93 & 94	108	186 & 187
59	95 & 96	109	188 & 189
60	97 & 98	110	190 & 191
61	99 & 10	111	192 & 193
62	101 & 10	112	194 & 195
63	103 & 104	113	196 & 197
64	105 & 106	114	198 & 199
65	107 & 108	115	200
66	109 & 110	116	201
67	111 & 112	117	202
68	113 & 114	118	203
69	115 & 116	119	204
70	117 & 118	120	205
71	119 & 120	121	206
72	121	122	207
73	122	123	208
74	123	124	209

(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 proposed Declaration reflects that each two-bedroom apartment and each three-bedroom apartment shall have appurtenant thereto an undivided .726372 and .844585 interest, respectively, 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.

MANAGEMENT AND OPERATIONS: The proposed 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 proposed Declaration provides that the Developer intends to improve lands adjoining or proximate to the project and establish horizontal property regimes on such lands and construct apartment units thereon in manner and style similar to this project. In the event Lessee shall so undertake to improve such lands adjoining or proximate to the project, the Developer reserves the right to include this project under a common management scheme with such other project developed from time to time based on a fair allocation of the costs of common management to each of such projects as determined by the Managing Agent and approved by the Federal Housing Commissioner.

The purchaser or prospective purchaser should 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 information subsequently filed as late as May 25, 1971.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 368 filed with the Commission on February 18, 1971.

The 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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May 27, 1971
Registration No. 368