

**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 "D"  
Kaonohi Street  
Kalauao, Ewa, Oahu, Hawaii

REGISTRATION NO. 400

**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: May 19, 1972  
Expires: June 19, 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 JULY 29, 1971, AND ADDITIONAL INFORMATION SUBSEQUENTLY SUBMITTED AS OF MAY 18, 1972. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Preliminary Public Report of August 23, 1971, on THE RIDGEWAY-UNIT "D", the Developer has made changes to the plan or setup as represented to the Commission in the July 29, 1971, registration.

This Final Public Report amends the August 23, 1971, document, becoming a part of the registration on this condominium project. The Developer has the responsibility of seeing that the Preliminary Public Report (Yellow paper stock) and this Final Public Report (White paper stock)

are placed in the hands of all purchasers and prospective purchasers. The buyer shall sign the required receipt signifying that he has had the opportunity to read both 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 January 4, 1972, have been recorded in the Bureau of Conveyances of the State of Hawaii on March 10, 1972, in Liber 8177 at Page 23, as amended by instrument dated January 4, 1972, and recorded in said Bureau of Conveyances on March 29, 1972, in Liber 8217 at Page 72.

The Bureau of Conveyances has assigned Condominium Map No. 217 to the project.

3. Advertising and promotional matter have 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 514, Hawaii Revised Statutes, 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 August 23, 1971, with the exception of ENCUMBRANCES AGAINST TITLE, CONTRACTOR and STATUS OF PROJECT has not been disturbed.

NAME OF PROJECT: THE RIDGEWAY-UNIT "D"

ENCUMBRANCES AGAINST TITLE: The Developer has filed a Preliminary Report dated April 6, 1972 prepared by Title Guaranty of Hawaii, Incorporated. Said report reveals that title to the land committed to the regime is further encumbered with additional encumbrances not mentioned in the Commission's Preliminary Public Report of August 23, 1971. The additional encumbrances are as follows:

1. Terms, agreements, reservations and covenants contained in that certain Lease No. 19,980 dated October 8, 1971, entered into by and between the TRUSTEES OF THE ESTATE OF BERNICE PAUHI BISHOP, as Lessors, and CENTRAL OAHU LAND CORPORATION, a Hawaii corporation, and LEAR SIEGLER PROPERTIES, INC., a Delaware corporation authorized to do business in Hawaii, which corporations are associated in a Joint Venture known as CENTRAL-TROUSDALE, as Lessee, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 7886 at Page 1.
2. Designation of Easements 1 through 12, inclusive, for electrical and telephone purposes, as shown on File Plan No. 1235.
3. 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 dated January 4, 1972 and recorded in said Bureau of Conveyances in Liber 8177 at Page 23, and the By-Laws attached thereto as the same are or may hereafter be amended in accordance with law, said Declaration or said By-Laws, filed with Condominium Map No. 217.

CONTRACTOR: Lear Siegler Properties, Inc., the Developer, is the contractor.

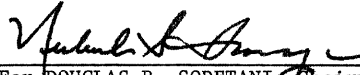
STATUS OF PROJECT: The project has been completed.

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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 July 29, 1971, and additional information subsequently filed as of May 18, 1972.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 400 filed with the Commission July 29, 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

**Distribution:**

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COUNTY OF HONOLULU  
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ESCROW AGENT

REGISTRATION NO. 400

May 19, 1972