

REAL ESTATE COMMISSION  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES  
STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

SUPPLEMENTARY  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT

on  
THE RIDGEWAY-UNIT "B", PHASE II  
Kaonohi Street and Iho Way  
Kalauao, Ewa, Oahu, Hawaii

REGISTRATION NO. 421

**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 II, 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 all 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 119 out of the total of 120 apartment units are designated as freehold estates. Apartment No. 117 for the use of the resident manager is designated as part of the common elements. The common elements are further amended by including two recreation centers. The amendment relating to the limited common elements is to reflect that 237 out of the total of 242 parking spaces shall be assigned to the appurtenant apartments, thereby leaving 5 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 119, 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 one hundred nineteen (119) freehold estates are designated in the spaces within the perimeter walls, floors and ceilings of each of the 119 out of a total of 120 three-bedroom apartment units of the project contained in thirty (30) 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>
98-911	93, 94, 95 and 96
98-915	97, 98, 99 and 100
98-919	101, 102, 103 and 104
98-923	105, 106, 107 and 108
98-941	109, 110, 111 and 112
98-945	113, 114, 115 and 116
98-949	118, 119 and 120
98-985	121, 122, 123 and 124
98-987	125 and 126
98-989	127, 128, 129 and 130
98-991	131, 132, 133, 134, 135 and 136
98-993	137, 138, 139 and 140
98-995	141 and 142
98-997	143, 144, 145 and 146
98-1009	147, 148, 149 and 150
98-1011	151 and 152
98-1015	153, 154, 155 and 156
98-1019	157, 158, 159 and 160

(cont'd.)

<u>Building No.</u>	<u>Apartment No.</u>
98-1023	161 and 162
98-1041	163 and 164
98-1045	165, 166, 167 and 168
98-1049	169 and 170
98-1067	171, 172, 173 and 174
98-1071	175, 176, 177 and 178
98-1075	179, 180, 181 and 182
98-1079	183, 184, 185 and 186
98-1083	187, 188, 189, 190, 191 and 192
98-1091	193, 194, 195, 196, 197 and 198
98-1095	199, 200, 201, 202, 203 and 204
98-1119	205, 206, 207, 208, 209, 210, 211 and 212

Each of the one hundred nineteen(119) 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. 117, identical to the other 119 apartments, located in Building No. 98-949 for the use of the resident manager; (c) two recreation centers 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) Two hundred thirty-seven (237) out of the total of two hundred forty-two (242) parking spaces designated on said Condominium Map by numbers 186 through 427, 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 five (5) 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. 117, the manager's apartment, shall have the use of one or two of the five (5) 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 242 parking spaces so long as 5 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 1/119 or .844 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.

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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. 421 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. SODEFANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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**Distribution:**

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BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

February 17, 1972  
Registration No. 421