

**CASTLE & COOKE HOMES HAWAII, INC.**  
**NANEA AT KOA RIDGE – PHASE IX**  
**INSTRUCTIONS FOR SUBMITTING AN APPLICATION**

<u>When</u>	<u>What</u>	<u>Where</u>
<b>Friday, March 19, 2021</b>	Application Available	On-line: <a href="http://www.NaneaAtKoaRidge.com">www.NaneaAtKoaRidge.com</a>
<b>Wednesday, March 31, 2021 5:00 p.m.</b>	Application Deadline	Koa Ridge Sales Office

Completed Application Packages should be turned in to the Koa Ridge Sales Office, located at 94-1144 Ka Uka Blvd., Suite 12, Waipahu, HI 96797.

Only Applicants who turn in their completed Application Package on or before **5:00 p.m., Wednesday, March 31, 2021** shall be eligible to participate in the virtual public lottery. Each Applicant will be given an application log number determined by the order received.

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<b>Friday, April 2, 2021 10:00 a.m.</b>	Virtual Public Lottery	GoTo Webinar
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A virtual public lottery shall be conducted on **Friday, April 2, 2021 at 10:00 a.m.**, via GoTo Webinar. A GoTo Webinar registration will be sent to the e-mail address provided on the unit lottery application.

After the lottery, the Unit Selection and Contracting Schedule, with your public lottery number will be e-mailed and posted on-line: [www.NaneaAtKoaRidge.com](http://www.NaneaAtKoaRidge.com)

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<b>Saturday, April 3, 2021</b>	Unit Selection	Koa Ridge Sales Office
<b>In-Person, By Appointment</b>		

All sales will be in chronological order, based upon public lottery number. Unit selection shall be conducted on **Saturday, April 3, 2021**, at the Koa Ridge Sales Office, located at 94-1144 Ka Uka Blvd., Suite 12, Waipahu, Hawaii 96797.

The appointment schedule will be emailed to applicants and also posted on: [www.NaneaAtKoaRidge.com](http://www.NaneaAtKoaRidge.com). Please refer to your Application Number to see the corresponding Public Lottery Number and your specific date and appointment time.

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Application Package Contents:

<u>What</u>	<u>Use</u>
1. Unit Lottery Application	For submission, with a Pre-approval Letter from any of our designated lenders
2. Real Estate Commission Owner Occupant Affidavit, Phase IX	For submission, must be signed by Applicants and notarized.
3. Owner Occupant Presale Announcement	For Applicants use only
4. Floor Plans, & Site Map	For Applicants use only

Developer's Public Report available on-line at: [www.NaneaAtKoaRidge.com](http://www.NaneaAtKoaRidge.com)

Koa Ridge Sales Office is located at 94-1144 Ka Uka Blvd, Suite 12, Waipahu, HI 96797 (by appointment)

**CASTLE & COOKE HOMES HAWAII, INC.**  
**NANEA AT KOA RIDGE – PHASE IX**  
**UNIT LOTTERY APPLICATION**

Nanea – Phase IX Application # \_\_\_\_\_ Lottery # \_\_\_\_\_

Date: \_\_\_\_\_ CCHHI Sales Agent \_\_\_\_\_

Applicant(s): (full legal names) A. \_\_\_\_\_  
\_\_\_\_\_

Co-Applicant(s): (full legal names) B. \_\_\_\_\_  
\_\_\_\_\_

Address: A. \_\_\_\_\_  
B. \_\_\_\_\_

Telephone: A. Home \_\_\_\_\_ / \_\_\_\_\_ Business \_\_\_\_\_ / \_\_\_\_\_ Mobile \_\_\_\_\_ / \_\_\_\_\_  
B. Home \_\_\_\_\_ / \_\_\_\_\_ Business \_\_\_\_\_ / \_\_\_\_\_ Mobile \_\_\_\_\_ / \_\_\_\_\_

E-mail Address: A. \_\_\_\_\_ / \_\_\_\_\_  
B. \_\_\_\_\_ / \_\_\_\_\_

(PLEASE PRINT LEGIBLY)

In order to participate in the public lottery, Applicants must complete the Unit Lottery Application and submit with the Application, a Pre-approval Letter from any of our designated lenders. The designated lenders for this project will be: American Savings Bank, Bank of Hawaii, Central Pacific Bank and First Hawaiian Bank.

This Application is not a sales contract. If selected, Castle & Cooke Homes Hawaii, Inc. shall agree to reserve a unit for the Applicants, subject to the following conditions:

1. Prior to the public lottery, Applicants must submit to Castle & Cooke Homes Hawai'i, Inc. a completed Unit Lottery Application, together with a Pre-approval Letter from any of our designated lenders, and the Owner Occupant Affidavit.
2. The Pre-approval will include a verification of income, credit history, and monies needed to close. Applicants will be pre-approved at a rate that is .50% higher than the prevailing rate at the time of pre-approval for a conventional loan. Applicants has no obligation to obtain a loan from the designated lenders provided however, if Applicants choose to utilize the services of a lender other than the designated lenders, Applicants will be charged an additional escrow fee and will be responsible for any additional charges by Applicant's lender. The designated lenders for this project will be: American Savings Bank, Bank of Hawaii, Central Pacific Bank, and First Hawaiian Bank.
3. No contingencies, including sale of home, other than mortgage financing will be accepted.
4. Applicants may cancel this application at any time with written notice.
5. Applicants must sign a sales agreement immediately upon unit selection.
6. This application is null & void if a sales agreement is not offered.

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Applicant Date

\_\_\_\_\_  
Co-Applicant Date

\_\_\_\_\_  
Co-Applicant Date

Acknowledged By:

Castle & Cooke Homes Hawaii, Inc. \_\_\_\_\_

FOR DEVELOPER'S USE (chronological system):

COMPLETED AFFIDAVIT SUBMITTED

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

EARNEST MONEY DEPOSIT SUBMITTED  
(if required by developer)

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

NOTICE TO ALL PERSONS SIGNING THE AFFIDAVIT: This Affidavit is being provided to you pursuant to Part V.B. of the Condominium Property Act (Chapter 514B of the Hawaii Revised Statutes). Part V.B. is referred to as the "Owner-Occupant Law" in this Affidavit, and various sections of Part V.B. are referenced in this Affidavit. This Affidavit is a legal document that contains promises which are binding on you. If these promises are broken you could be subject to various penalties that are described in the Owner-Occupant Law and in this Affidavit. Therefore, it is strongly recommended that you seek the advice of an attorney or the Developer's representatives if you do not understand anything contained in the Affidavit, or have questions about anything contained in this Affidavit, or do not understand the references to the Owner-Occupant Law or other provisions of the Condominium Property Act which are contained in this Affidavit.

### **AFFIDAVIT**

#### **OF INTENT TO PURCHASE AND RESIDE IN AN**

#### **OWNER-OCCUPANT DESIGNATED CONDOMINIUM RESIDENTIAL UNIT**

We, the undersigned "owner-occupants," on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, do hereby declare that it is our intention to purchase and reside in a condominium residential unit designated for an "owner-occupant" in the NANEA AT KOA RIDGE – PHASE IX condominium project ("Project") proposed by Castle & Cooke Homes Hawaii, Inc. ("Developer").

We understand, affirm, represent and agree by signing this Affidavit that:

1. It is our intent to reserve and purchase an owner-occupant designated residential unit (“designated unit”) pursuant to section 514B-96 of the Owner-Occupant Law, and upon closing escrow, to reside in the designated unit as our principal residence for 365 consecutive days.
2. The term “owner-occupant” as used herein is defined in section 514B-95 of the Owner-Occupant Law as:  
  
“... any individual in whose name sole or joint legal title is held in a residential unit that, simultaneous to such ownership, serves as the individual’s principal residence, as defined by the department of taxation, for a period of not less than three hundred and sixty-five consecutive days; provided that the individual shall retain complete possessory control of the premises of the residential unit during this period. An individual shall not be deemed to have complete possessory control of the premises if the individual rents, leases or assigns the premises for any period of time to any other person in whose name legal title is not held; except that an individual shall be deemed to have complete possessory control even when the individual conveys or transfers the unit into a trust for estate planning purposes and continues in the use of the premises as the individual’s principal residence during this period.” (Emphasis added).
3. We understand that if two or more prospective owner-occupants intend to reside jointly in the same designated unit, only one owner-occupant’s name shall be placed on the reservation list if the chronological system is used or entered into the lottery if the lottery system is used.
4. At any time after executing this Affidavit until the expiration of this Affidavit (365 days after recordation of the instrument conveying the designated unit to us), we shall notify the Real Estate Commission immediately upon any decision to cease being an owner-occupant of the designated unit. In addition, if we decide

that we will not be owner-occupants prior to the closing of escrow, we will notify the Developer immediately and acknowledge that the Developer, at its option, shall have the right to cancel the sales contract for the unit.

5. We have personally executed this Affidavit and we are all of the prospective owner-occupants for the designated unit. This Affidavit shall not be executed by an attorney-in-fact.
6. We shall not sell or offer to sell, lease or offer to lease, rent or offer to rent, assign or offer to assign, or convey the unit until at least 365 consecutive days have elapsed since the recordation of the purchase; provided that a person who continues in the use of the premises as the individual's principal residence during this period may convey or transfer the unit into a trust for estate planning purposes. Furthermore, we understand that we have the burden of proving our compliance with the law.
7. We understand that no developer, employee or agent of a developer, or real estate licensee shall violate or aid any other person in violating the Owner-Occupant Law.
8. The Real Estate Commission may require verification of our owner-occupant status and if we fail to submit such verification, we may be subject to a fine in an amount equal to the profit made from the sale, lease, assignment or transfer of the unit.
9. Any false statement in this Affidavit or violation of the Owner-Occupant Law shall subject us to a misdemeanor charge with a fine not to exceed \$2,000, or by



## Page 5

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known, who, being by me duly sworn or affirmed, did say that such person(s) executed this 5-page Affidavit of Intent to Purchase and Reside in an Owner-Occupant Designated Condominium Residential Unit dated \_\_\_\_\_, 20\_\_\_\_, in the First Circuit of the State of Hawaii, as the free act and deed of such person(s), and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Notary Public, State of Hawaii

My commission expires: \_\_\_\_\_



### Phase IX Pricing

3/4/2021

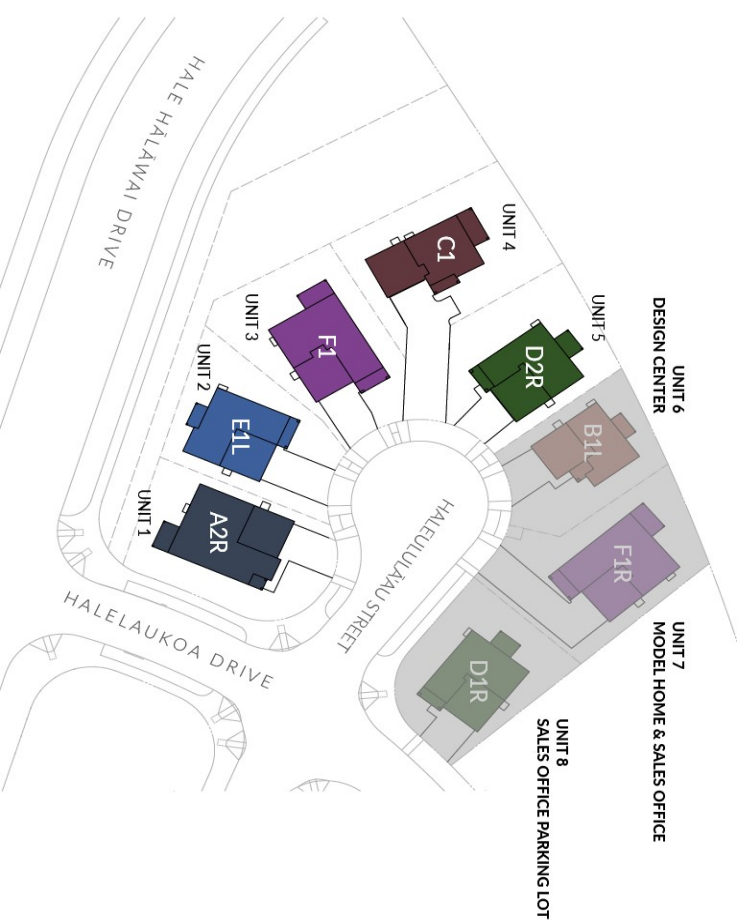
Unit No.	Unit Type	Bedroom/ Bath	Approx. Net Living Area (sq.ft)	Approx. Net Garage Area (sq.ft)	Approx. Net Cov. Entry Area (sq.ft)	Approx. Net Cov. Lanai Area (sq.ft)	Approx. Low Storage Floor Area (sq.ft)	Common Interest	Yard Area No.	Yard Area (sq.ft)	Base Price	Structural Preselctls	Total Purchase Price	Estimated Monthly Maintenance Fee	Project Start up Fee	Estimated Real Property Taxes initial tax
A1-1	A2R	3/2	1,329	397	41	111	--	12.50000%	Y-A1-1	5,231	\$ 920,000		\$ 920,000	\$50.00	\$100.00	3,220.00
A1-2	E1-L	4/3	1,883	397	75	70	--	12.50000%	Y-A1-2	4,543	\$ 985,000	\$ 9,000	\$ 994,000	\$50.00	\$100.00	3,447.50
A1-3	F1	5/3.5	2,228	418	90	124	--	12.50000%	Y-A1-3	5,338	\$ 1,011,500	\$ 38,500	\$1,050,000	\$50.00	\$100.00	3,540.25
A1-4	C1	4/2.5	1,645	438	62	139	--	12.50000%	Y-A1-4	6,362	\$ 954,000	\$ 6,000	\$ 960,000	\$50.00	\$100.00	3,339.00
A1-5	D2R	3/3	1,726	403	62	95	99	12.50000%	Y-A1-5	4,770	\$ 973,500	\$ 18,100	\$ 991,600	\$50.00	\$100.00	3,407.25

\*\* Structural Preselctls

- A1-2 Lanai2
- A1-3 Lanai1, showerpan, Bdrmv1
- A1-4 Bdrmvf
- A1-5 Lania1, Bath3S, Familyuf

Prices and availability are subject to change without prior notice or obligation  
 Unit availability is subject to prior sale or reservation and any lot may be removed without prior notice.  
 Seller reserves the right to preselct any options prior to sale.





## Phase IX Site Map

# NANEA AT KOA RIDGE – PHASE IX

## OWNER-OCCUPANT PRESALE ANNOUNCEMENT

This announcement is published pursuant to Section 514B-95.5 of the Hawaii Revised Statutes, as amended, to inform prospective owner-occupant purchasers that Castle & Cooke Homes Hawaii, Inc., a Hawaii corporation (the “Developer”) is developing and intends to offer for sale an 8-unit fee simple, condominium project to be located at Waipio, Oahu, State of Hawaii (Tax Key No: (1) 9-4-006-047 (por.)) and to be known as NANEA AT KOA RIDGE - PHASE IX.

In addition to NANEA AT KOA RIDGE - PHASE IX, the Developer is developing eight (8) additional phases of NANEA AT KOA RIDGE for a nine-phase total of approximately 146 units. The Developer has plans to merge the phases of the NANEA AT KOA RIDGE condominium project; however, each phase of the NANEA AT KOA RIDGE condominium project is a separate project, and the Developer, although it has the right to do so, is not obligated to merge the various projects.

The following is the Developer’s statement of the minimum prices of the units in the project:

### NANEA AT KOA RIDGE - PHASE IX

Model Type	Bedroom/Bath	Owner-Occupant Designated Unit Numbers	Net Living Area (SF)	Minimum Price
A2R	3/2	A1-1	1,329	\$920,000
B1-L	4/2½			\$991,000
C1	4/2½	A1-4	1,645	\$960,000
D1R	3/2½			\$1,030,000
D2R	3/3	A1-5	1,726	\$991,600
E1-L	4/3	A1-2	1,883	\$994,000
F1	5/3½	A1-3	2,228	\$1,050,000
F1R	4/3½			\$1,066,000

The minimum prices of the units in the project are as of the date of this publication and are subject to change by the Developer.

For a 30-day period following the initial date of sale of the project, the owner-occupant designated units listed hereinabove, constituting at least 50% of the residential units being marketed, shall be offered only to prospective owner-occupants through a public lottery.

The Developer has reserved the right to substitute a unit designated for owner-occupants with another unit within the project, subject to the requirements of Section 514B-96 of the Hawaii Revised Statutes.

Owner-Occupant Packets will be available from Friday, March 19, 2021, to review and download at [www.NaneaAtKoaRidge.com](http://www.NaneaAtKoaRidge.com). Developer's broker shall accept COMPLETED Owner-Occupant documents that are HAND DELIVERED on Mondays between 1 to 5 PM and Tuesdays through Sundays between 10 AM to 5 PM to the Koa Ridge Sales Office until Wednesday, March 31, 2021, 5PM.

On Friday, April 2, 2021, starting at 10:00 AM, there will be a virtual lottery. Selection appointments will be Saturday, April 3, 2021. See the Owner-Occupant Packet for details.

Please be prepared for unit selection, remittance of an earnest money deposit check of \$10,000 (payable to Title Guaranty Escrow Services), and execution of a sales agreement and other documents.

Interested persons may contact the Developer's broker, Castle & Cooke Homes Hawaii, Inc. (R), Telephone: 808.548.2931. The Koa Ridge Sales Office is located at 94-1144 Ka Uka Blvd, Suite 12, Waipahu, HI 96797, and will be open By Appointment Only or you may drop off completed documents between March 19 through March 31, 2021, Mondays 1 to 5 PM, Tuesday through Sunday 10 AM to 5 PM. At your convenience, please download the Owner-Occupant application packet for the affidavit, view the public report and any other information concerning the project at [www.NaneaAtKoaRidge.com](http://www.NaneaAtKoaRidge.com).

**KoaRidge.com • (808) 731-2431**



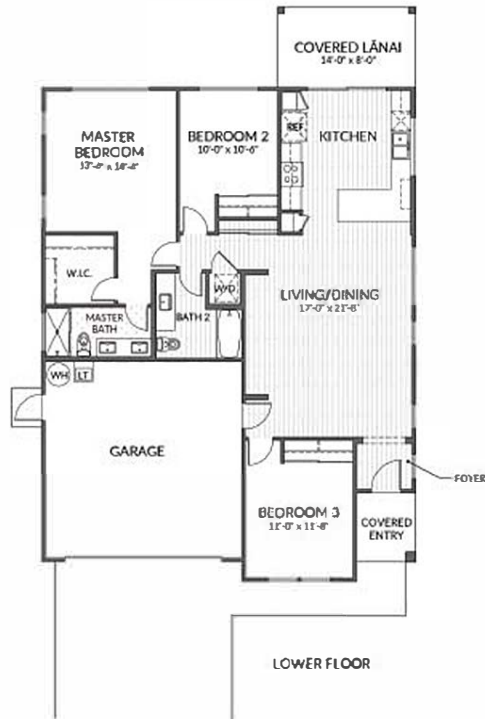
## 2% Courtesy to Brokers

Visit our website for complete details on the Koa Ridge community, neighborhoods, floor plans, prices, availability, and more.

# PLAN A

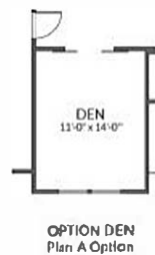
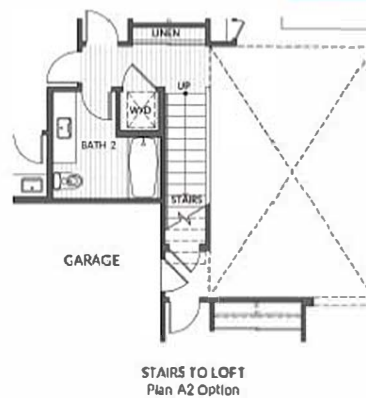
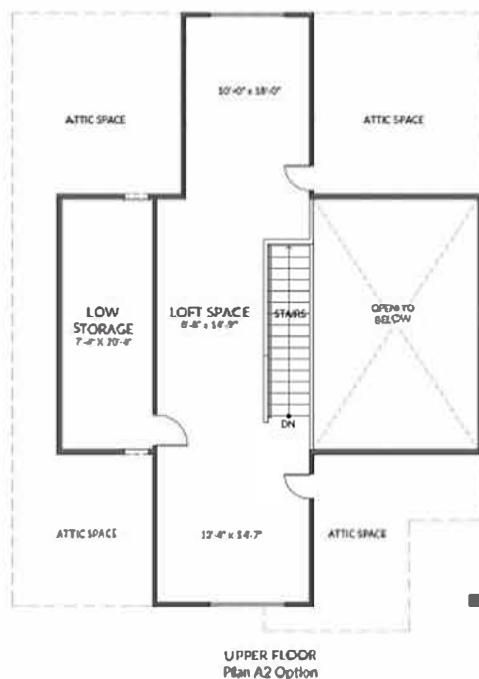
3 or 4 Bedroom/2 Bath

Living Area:	1,329 SF
Garage:	397 SF
Covered Entry:	41 SF
Covered Lanai:	111 SF
Total:	1,878 SF



Luxury Vinyl Plank
Vinyl Sheet
Carpet

## PLAN A OPTIONS



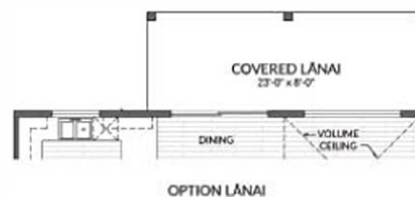
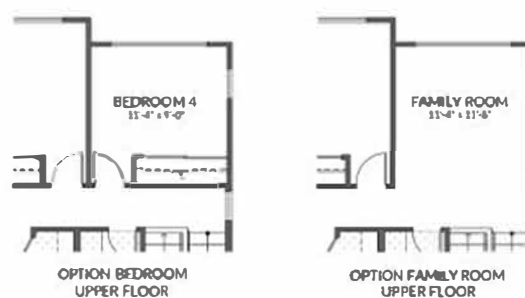
## PLAN B

3 or 4 Bedroom/2.5 Bath

Living Area:	1,426 SF
Garage:	412 SF
Covered Entry:	61 SF
Covered Lānai:	95 SF
Total:	1,994 SF



## PLAN B OPTIONS



# PLAN C

3 or 4 Bedroom/2.5 Bath

Plan C1	Plan C2
Living Area: 1,645 SF	Living Area: 1,575 SF
Garage: 438 SF	Garage: 438 SF
Covered Entry: 62 SF	Covered Entry: 62 SF
Covered Lanai: 161 SF	Covered Lanai: 141 SF
Total: 2,306 SF	Low Storage: 125 SF
	Total: 2,341 SF



## PLAN C OPTIONS



OPTION BEDROOM  
UPPER FLOOR

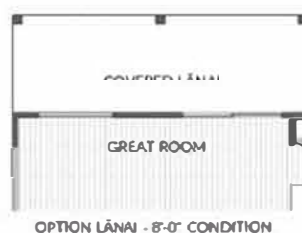
# PLAN D

3 or 4 Bedroom/2.5 Bath

Living Area:	1,726 SF
Garage:	403 SF
Covered Entry:	62 SF
Covered Lanai:	95 SF
Low Storage:	99 SF
Total:	2,385 SF



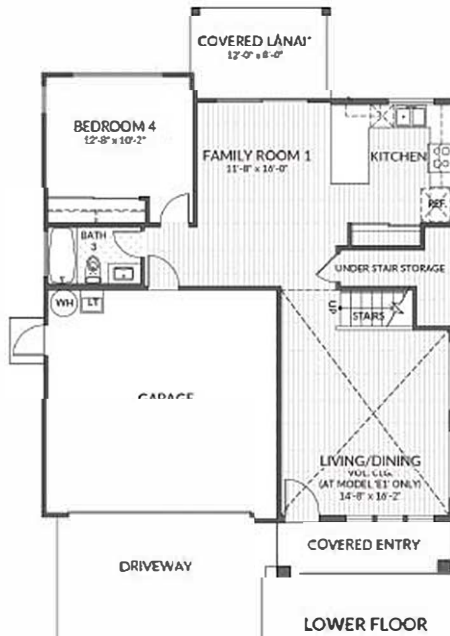
## PLAN D OPTIONS



# PLAN E1

4 to 6 Bedroom/3 Bath

Living Area:	1,883 SF
Garage:	397 SF
Covered Entry:	75 SF
Covered Lānai:	94 SF
Total:	2,449 SF



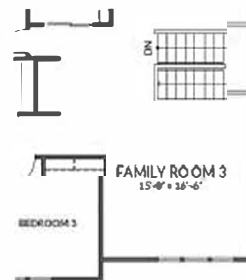
## PLAN E1 OPTIONS



8'-0" LĀNAI OPTION



BEDROOM #5 OPTION  
UPPER FLOOR



FAMILY ROOM #3 OPTION  
UPPER FLOOR



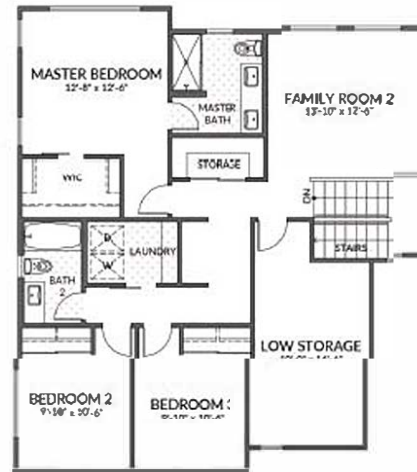
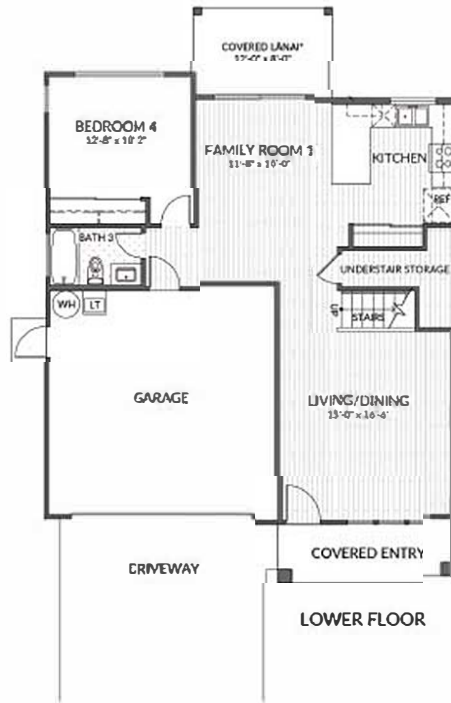
BEDROOM #6 OPTION  
UPPER FLOOR



## PLAN E2

4 or 5 Bedroom/3 Bath

Living Area:	1,902 SF
Garage:	397 SF
Covered Entry:	75 SF
Covered Lānai:	94 SF
Low Storage:	165 SF
<b>Total:</b>	<b>2,630 SF</b>



## PLAN E2 OPTIONS



8'-0" LĀNAI OPTION



BEDROOM #5 OPTION  
UPPER FLOOR





# PLAN F OPTIONS

