

**CASTLE & COOKE HOMES HAWAII, INC.**  
**NANEA III AT KOA RIDGE – PHASE II**  
**INSTRUCTIONS FOR THE OWNER-OCCUPANT AFFIDAVIT PACKET**

<u>When</u>	<u>What</u>	<u>Where</u>
Sunday, June 8, 2025 10:00 a.m.	Owner-Occupant Affidavit Packet (OOA Packet)	Download on-line: <a href="http://www.NaneaIIIAtKoaRidge.com">www.NaneaIIIAtKoaRidge.com</a> Or pick-up at the Koa Ridge Sales Office
Wednesday, June 18, 2025 5:00 p.m.	Completed OOA Packet Deadline	Email to <a href="mailto:NaneaIII@CastleCooke.com">NaneaIII@CastleCooke.com</a>

Your completed packet must be emailed to: [NaneaIII@CastleCooke.com](mailto:NaneaIII@CastleCooke.com).

**Only Completed Owner-Occupant Affidavit Packets will receive a Unit Selection Number.**

Applicants who turn in a Completed OOA Packet on, or before, the deadline date outlined above, shall be eligible to participate in the Unit Selection Event. Applicants will receive a Unit Selection Number determined by the chronological order your Completed OOA Packet is received. If you need assistance with scanning your Completed OOA Packet for submittal, please contact a Castle & Cooke Sales Representative at (808) 548-2931 for an appointment.

Applicants will be notified by email if the Owner-Occupant Affidavit Packet is incomplete. A full packet is required for resubmittal.

**Note: NO PHOTO COPY OR PHOTO IMAGES OF THE PACKET WILL BE ACCEPTED.**

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Your Completed Owner-Occupant Affidavit Packet (submitted via email) must contain the following items:

1. Your completed Reservation/Unit Preference form
2. Your Pre-approval Letter from any of our designated lenders
3. A copy of your Notarized Owner-Occupant Affidavit (pursuant to Section 514B of the Hawaii Revised Statutes)
  - a. Bring the Original affidavit to your appointment for Unit Selection  
Option: Remote Online Notarization is also acceptable in Hawaii and typically offered at a higher service fee than traditional notary for the added convenience. You can search for online notary services at the Hawaii Department of the Attorney General Webpage: <https://notary.ehawaii.gov/notary/public/publicsearch.html>
  - b. Your Remote Online Notarized Affidavit serves as your Original for Unit Selection
4. A copy of your \$20,000 check made payable to Title Guaranty Escrow Services, Inc.
  - a. Bring the Original check with you to Unit Selection
5. Broker Referral Form (if applicable)

The packet also includes for your use:

1. Owner-Occupant Presale Announcement
2. Prices, Floor Plans, & Site Map (for your decision-making)
3. Unit Selection Authorization Form (submit only if applicable)

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<u>When</u>	<u>What</u>	<u>Where</u>
<b>Saturday June 21, 2025 By Appointment</b>	Unit Selection Event	Koa Ridge Sales Office

All sales will be in chronological order, based upon Unit Selection Number Order. The Unit Selection event shall be conducted at the Koa Ridge Sales Office, located at 94-1052 Haleulula'au Street, Waipahu, Hawaii 96797.

Applicants will be notified (by email) of their Unit Selection Number and respective Appointment Schedule (date and time).

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You can find the Developer's Public Report on-line at: [www.NaneaIIIAtKoaRidge.com](http://www.NaneaIIIAtKoaRidge.com)

Koa Ridge Sales Office is located at 94-1052 Haleulula'au Street, Waipahu, HI 96797 (by appointment), (808) 548-2931.

**KEEP FOR YOUR INFORMATION**

**CASTLE & COOKE HOMES HAWAII, INC.  
NANEA III AT KOA RIDGE – PHASE II  
RESERVATION/UNIT PREFERENCE FORM**

**INTERNAL USE:**

Unit Selection No: \_\_\_\_\_

Date/Time: \_\_\_\_\_ / \_\_\_\_\_

Date: \_\_\_\_\_

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

Applicant(s): A. \_\_\_\_\_  
Provide FULL name: First, Middle, and Last Name Marital Status and desired Tenancy

Co-Applicant(s): B. \_\_\_\_\_  
\_\_\_\_\_

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

Telephone: A. Primary \_\_\_\_\_ Alternate \_\_\_\_\_  
B. Primary \_\_\_\_\_ Alternate \_\_\_\_\_

E-mail Address: A. \_\_\_\_\_  
Please print legibly, please do not use cursive  
B. \_\_\_\_\_

**Broker Responsibility.** If represented by an Outside Broker, a **Broker Referral Form** must be submitted with this **Reservation/Unit Preference Form**. Your Broker should contact a Castle & Cooke Homes Hawaii Sales Agent for more information by contacting our office at (808) 548-2931. **NO BROKER REFERRAL FORMS WILL BE ACCEPTED AFTER A RESERVATION/UNIT PREFERENCE FORM HAS BEEN SUBMITTED**

In order to receive a Unit Selection Number and participate in the Unit Selection Event, Applicants must complete the Owner-Occupant Affidavit Packet which consists of: Reservation/Unit Preference Form, a Pre-approval Letter from any of our designated lenders: American Savings Bank, Bank of Hawaii, Central Pacific Bank, and First Hawaiian Bank, a \$20,000 earnest money deposit check and a notarized Owner Occupant Affidavit. Please send the packet via one (1) email to: [NaneaIII@CastleCooke.com](mailto:NaneaIII@CastleCooke.com).

**Note: NO PHOTO COPY OR PHOTO IMAGES OF THE PACKET WILL BE ACCEPTED.**

This Reservation/Unit Preference Form is not a sales contract. If a unit is selected at the event then Castle & Cooke Homes Hawaii, Inc. shall agree to reserve a unit for the Applicants, subject to the following conditions:

1. Prior to the unit selection, Applicants must submit to Castle & Cooke Homes Hawai'i, Inc. a completed Reservation/Unit Selection Form, together with a Pre-approval Letter from any of our designated lenders, the \$20,000 deposit check, and the Owner Occupant Affidavit. Any changes to the primary purchasers must be made prior to the submission deadline. A new prequalification letter along with the Owner-Occupant Affidavit for new purchasers must accompany this change.
2. The Pre-approval will include a verification of income, credit history, and monies needed to close. Applicants will be pre-approved at Prevailing Rate at the time of pre-approval for a conventional loan. Applicant 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 Reservation/Unit Preference Form at any time with written notice.
5. Applicants must sign a Sales Agreement immediately upon unit selection.
6. This Reservation/Unit Preference Form is null & void if a Sales Agreement is not offered.

**COMPLETE AND SUBMIT WITH PRE-APPROVAL AND DEPOSIT CHECK**

**CASTLE & COOKE HOMES HAWAII, INC.  
NANEA III AT KOA RIDGE – PHASE II  
RESERVATION/UNIT PREFERENCE FORM  
PAGE 2**

## LIST OF UNIT PREFERENCES

Unit No.	Model
1.	
2.	
3.	
Other:	

If the unit(s) you prefer are not available at time of Unit Selection, you may choose from available units or you will be placed on a Back-up Reservation List. The Back-up-List will terminate on September 19, 2025. Additionally, your reservation may be withdrawn if you instruct us to do so.

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

Signature Co-Applicant	Date
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Signature Co-Applicant	Date
------------------------	------

**INTERNAL USE:**

Checklist:

- Reservation/Unit Preference Form Completed and Signed
- Pre-approval Letter
- Copy of Notarized OOA
- Copy of \$20,000 check

Date/Time Completed Packet Received: /

COMPLETE AND SUBMIT WITH PRE-APPROVAL AND DEPOSIT CHECK

UNIT SELECTION AUTHORIZATION FORM

To: Castle & Cooke Homes Hawaii, Inc.:

I/We, \_\_\_\_\_,  
appoint \_\_\_\_\_ as my/our representative, and authorize my/our  
representative to select a unit on my/our behalf at the Unit Selection Event according to my Unit  
Selection Number at my designated appointment time for the Nanea III at Koa Ridge – Phase II  
Project.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant Signature

\_\_\_\_\_  
Date

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 NANEIA III AT KOA RIDGE – PHASE II (name of) 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

10. When required by context, each pronoun reference shall include all numbers (singular or plural) and each gender shall include all genders.

1)	Purchaser's signature		Print Name	date
2)	Purchaser's signature		Print Name	date
3)	Purchaser's signature		Print Name	date



## Page 5

STATE OF HAWAII )  
 ) SS.  
CITY AND COUNTY OF HONOLULU )

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: \_\_\_\_\_

A8/A10 - Nanea III Phase II

Owner Occupant

Base Price List With Preselect Options

6/6/2025

Unit No.	Unit Type	Elevation Type	Bedroom/ Bath	Approx. Net	Approx. Net	Approx. Net	Approx. Net	Common Interest	Yard Size (sq.ft)	Base Price	*Pre-Selected Options	Base Price with Options	Estimated Real Property Taxes initial tax year
				Living Area (sq.ft)	Garage Area (sq.ft)	Cov. Entry Area (sq.ft)	Cov. Lanai Area (sq.ft)						
52	B1	1	4/2.5	1,562	405	61	182	2.77780%	4,487	1,222,708	29,500	1,252,208	4,279.48
53	A2R	2	3/2	1,314	401	41	111	2.77780%	4,590	1,137,607		1,137,607	3,981.62
54	F1	1	5/3.5	2,407	412	90	286	2.77780%	4,590	1,526,425	46,000	1,572,425	5,342.49
55	A1R	1	3/2	1,314	401	41	111	2.77780%	4,590	1,137,607		1,137,607	3,981.62
56	E1	1	4/3	1,883	390	75	182	2.77780%	4,590	1,407,444	15,000	1,422,444	4,926.05
57	B2R	2	3/2.5	1,562	405	29	182	2.77780%	4,590	1,212,708	24,500	1,237,208	4,244.48
61	C1	1	3/2.5	1,645	431	62	139	2.77780%	4,778	1,313,900		1,313,900	4,598.65
71	E1	1	5/3	2,156	390	75	182	2.77780%	5,032	1,420,444	44,000	1,464,444	4,971.55
72	A1R	1	3/2	1,314	401	41	111	2.77780%	4,845	1,135,107		1,135,107	3,972.87
73	B2	2	4/2.5	1,562	405	29	95	2.77780%	4,845	1,202,708	29,500	1,232,208	4,209.48
74	A2R	2	3/2	1,811	401	41	111	2.77780%	4,845	1,135,107	175,300	1,310,407	3,972.87
75	E1R	1	4/3	1,883	390	75	182	2.77780%	4,845	1,400,444	15,000	1,415,444	4,901.55
76	F1	1	4/3.5	2,228	412	90	286	2.77780%	4,845	1,520,925	20,000	1,540,925	5,323.24
77	B2	2	4/2.5	1,562	405	29	95	2.77780%	4,845	1,202,708	29,500	1,232,208	4,209.48
78	A1R	1	3/2	1,314	401	41	190	2.77780%	4,845	1,135,107	15,300	1,150,407	3,972.87
79	F2	2	4/3.5	2,228	412	90	286	2.77780%	4,845	1,523,925	20,000	1,543,925	5,333.74
81	F1	1	4/3.5	2,228	412	90	286	2.77780%	5,187	1,527,925	20,000	1,547,925	5,347.74
82	E2R	2	4/3	1,901	390	75	182	2.77780%	4,445	1,391,444	15,000	1,406,444	4,870.05

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 preselect any options prior to sale.

PLAN A  
3 or 4 Bedroom/2 Bath

Plan A1/A2  
Living Area:  
Garage:  
Covered Entry:  
Covered Linai:  
Total:

1,314 SF  
401 SF  
41 SF  
111 SF  
1,867 SF

Plan A2 w/Loft Option  
Living Area (Lower Floor):  
Living Area (Upper Floor):  
Sub Total:  
Low Storage:  
Garage:  
Covered Entry:  
Covered Linai:  
Total:

1,314 SF  
497 SF  
1,811 SF  
149 SF  
401 SF  
41 SF  
111 SF  
2,513 SF





PLAN A1/A2  
OPTION - LARGER LANAI  
LOWER FLOOR



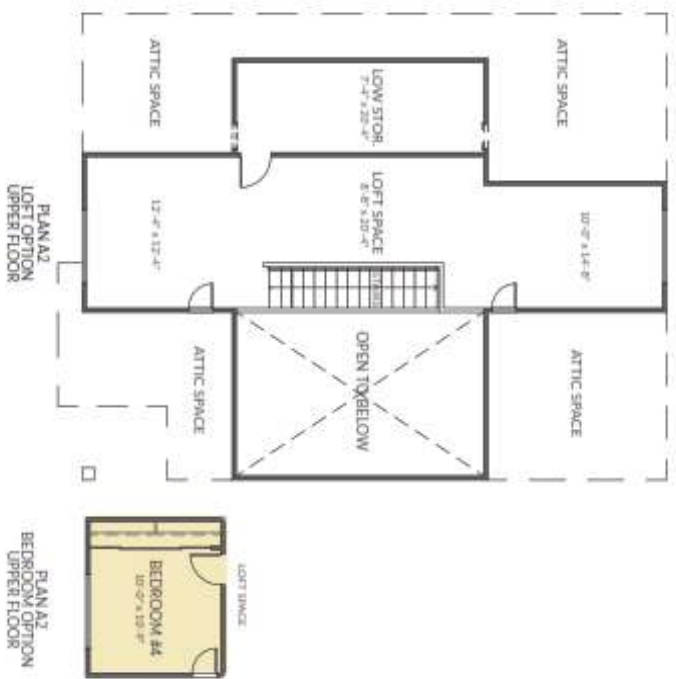
PLAN A1/A2  
OPTION - STEP-IN SHOWER IN PLACE OF TUB  
LOWER FLOOR



PLAN A1/A2  
OPTION - DEN IN PLACE OF BEDROOM #3  
LOWER FLOOR



PLAN A2  
STAIRS TO LOFT OPTION  
LOWER FLOOR



PLAN A2  
LOFT OPTION  
UPPER FLOOR

PLAN A2  
BEDROOM OPTION  
UPPER FLOOR

Images, renderings, features, colors, sizes and other information are approximate and for illustrative purposes only. CCHH reserves the right to make changes at any time without notice or obligation.

# NANEA II

at KOA RIDGE

## PLAN B

3 or 4 Bedroom/2.5 Bath

Plan B1				Plan B2			
Living Area (Lower Floor):		611 SF	Living Area (Lower Floor):	611 SF			
Living Area (Upper Floor):		815 SF	Living Area (Upper Floor):		815 SF		
Sub Total:		1,426 SF	Sub Total:		1,426 SF		
Garage:		405 SF	Garage:		405 SF		
Covered Entry:		61 SF	Covered Entry:		29 SF		
Covered Lanai:		95 SF	Covered Lanai:		95 SF		
Total:		1,987 SF	Total:		1,935 SF		



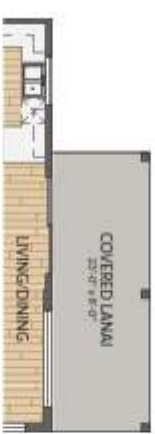
LUXURY VINYL TILE

CARPET

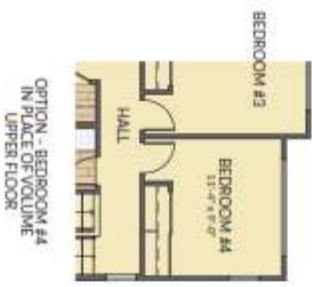
# PLAN B OPTIONS



PLAN B2 - CONTEMPORARY



OPTION - LARGER LANAI  
LOWER FLOOR



OPTION - BEDROOM #4  
IN PLACE OF VOLUME  
UPPER FLOOR



OPTION - FAMILY ROOM  
IN PLACE OF VOLUME  
UPPER FLOOR



OPTION - STEP-IN SHOWER  
IN PLACE OF TUB  
UPPER FLOOR



OPTION - WASHER/DRYER, LOWER FLOOR  
BULK STORAGE, UPPER FLOOR

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# NANEA II

AT KOA RIDGE

## PLAN C

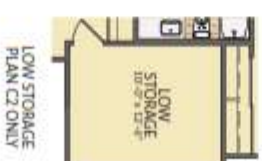
3 or 4 Bedroom/2.5 Bath

**Plan C1**  
 Living Area (Lower Floor):  
 Living Area (Upper Floor):  
 Sub Total:  
 Garage:  
 Covered Entry:  
 Covered Lanai:  
 Total:

694 SF  
 951 SF  
**1,645 SF**  
 431 SF  
 62 SF  
 139 SF  
**2,277 SF**

**Plan C2**  
 Living Area (Lower Floor):  
 Living Area (Upper Floor):  
 Sub Total:  
 Low Storage:  
 Garage:  
 Covered Entry:  
 Covered Lanai:  
 Total:

694 SF  
 881 SF  
**1,575 SF**  
 125 SF  
 431 SF  
 62 SF  
 139 SF  
**2,332 SF**







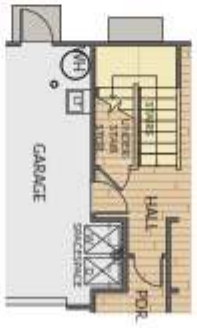
PLAN C  
OPTIONS



OPTION - BEDROOM #4  
IN PLACE OF FAMILY ROOM  
UPPER FLOOR



OPTION - STEP-IN SHOWER  
IN PLACE OF TUB  
UPPER FLOOR



OPTION - WASHER/DRYER, LOWER FLOOR  
BULK STORAGE, UPPER FLOOR



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# NANEA II

at KOA RIDGE

## PLAN E1

4 to 6 Bedroom/3 Bath

Living Area (Lower Floor):	882 SF
Living Area (Upper Floor):	1,001 SF
<b>Sub Total:</b>	<b>1,883 SF</b>
Garage:	390 SF
Covered Entry:	75 SF
Covered Lanai:	94 SF
<b>Total:</b>	<b>2,442 SF</b>





# PLAN E1 OPTIONS



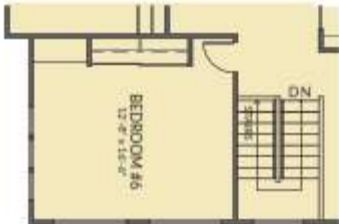
OPTION - LARGER LANAI  
LOWER FLOOR



OPTION - STEP-IN SHOWER  
IN PLACE OF TUB  
LOWER FLOOR



OPTION - FAMILY ROOM 3  
IN PLACE OF VOLUME  
UPPER FLOOR



OPTION - BEDROOM 6  
IN PLACE OF VOLUME  
UPPER FLOOR



OPTION - BEDROOM 5  
IN PLACE OF FAMILY ROOM  
UPPER FLOOR



OPTION - STEP-IN SHOWER  
IN PLACE OF TUB  
UPPER FLOOR



OPTION - WASHER/DRYER, LOWER FLOOR  
BULK STORAGE, UPPER FLOOR

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# NANEA II

at KOA RIDGE

## PLAN E2

4 or 5 Bedroom/3 Bath

Living Area (Lower Floor):	882 SF
Living Area (Upper Floor):	1,019 SF
<b>Sub Total:</b>	<b>1,901 SF</b>
Low Storage:	132 SF
Garage:	390 SF
Covered Entry:	75 SF
Covered Lanai:	94 SF
<b>Total:</b>	<b>2,592 SF</b>



LUXURY VINYL TILE

CARPET



## PLAN E2 OPTIONS



OPTION - LARGER LANAI  
LOWER FLOOR



OPTION - STEP-IN SHOWER  
IN PLACE OF TUB  
LOWER FLOOR



OPTION - BEDROOM #5  
IN PLACE OF FAMILY ROOM #2  
UPPER FLOOR



OPTION - STEP-IN SHOWER  
IN PLACE OF TUB  
UPPER FLOOR



OPTION - WASHER/DRYER, LOWER FLOOR  
BULK STORAGE, UPPER FLOOR



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# NANEA II

at KOA RIDGE

## PLAN F

4 to 6 Bedroom/3.5 Bath

Plan F1/F2	
Living Area (Lower Floor):	1,060 SF
Living Area (Upper Floor):	1,168 SF
Sub Total:	2,228 SF
Garage:	412 SF
Covered Entry:	90 SF
Covered Lanai:	124 SF
Total:	2,854 SF



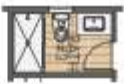




# PLAN F OPTIONS



OPTION - LARGER LANAI  
LOWER FLOOR



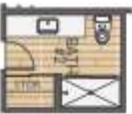
OPTION - STEP-IN SHOWER  
IN PLACE OF TUB  
LOWER FLOOR



OPTION - FAMILY ROOM #5  
IN PLACE OF VOLUME  
UPPER FLOOR



OPTION - BEDROOM #6 & DEN  
IN PLACE OF FAMILY ROOM  
UPPER FLOOR



OPTION - STEP-IN SHOWER  
IN PLACE OF TUB  
UPPER FLOOR



OPTION - WASHER/DRYER, LOWER FLOOR  
BULK STORAGE, UPPER FLOOR

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# NANEA III AT KOA RIDGE - PHASE II

## 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 a 36-unit fee simple, condominium project to be located at Waipio, Oahu, State of Hawaii (Tax Key No: (1) 9-4-006-167 (por.)) and to be known as NANEA III AT KOA RIDGE - PHASE II.

In addition to NANEA III AT KOA RIDGE - PHASE II, the Developer is developing one (1) additional phase of NANEA III AT KOA RIDGE for a two-phase total of approximately 82 units. The Developer has plans to merge the phases of the NANEA III AT KOA RIDGE condominium project; however, each phase of the NANEA III 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 III AT KOA RIDGE - PHASE II

Model Type	Bedroom/ Bath	Owner-Occupant Designated Unit Numbers	Net Living Area (SF)	Minimum Price
A1	3/2		1,314	\$1,148,407
A1R	3/2	55, 72, 78	1,314	\$1,135,107
A2	3/2		1,811	\$1,300,907
A2R	3/2	53, 74	1,314	\$1,137,607
B1	3/2½	52	1,562	\$1,252,208
B2	3/2½	73, 77	1,562	\$1,232,208
B2R	3/2½	57	1,562	\$1,237,708
C1	3/2½	61	1,645	\$1,313,900
C2R	3/2½		1,575	\$1,316,400
E1	4/3	56, 71	1,883	\$1,422,444
E1R	4/3	75	1,883	\$1,415,444
E2	4/3		1,901	\$1,445,444
E2R	4/3	82	1,901	\$1,406,444
F1	4/3½	54, 76, 81	2,228	\$1,540,925
F1R	4/3½		2,228	\$1,543,925
F2	4/3½	79	2,228	\$1,543,925
F2R	4/3½		2,228	\$1,569,925



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 chronologically in the order in which the prospective purchasers submit to the Developer's broker a completed "Owner Occupant Affidavit Packet" (including an Owner-Occupant Affidavit, an executed reservation form, and a \$20,000 earnest money deposit check made payable to Title Guaranty Escrow Services, Inc.).

Blank Owner Occupant Affidavit Packets will be available from 10:00am June 8, 2025, to review and download at [www.NanealllAtKoaRidge.com](http://www.NanealllAtKoaRidge.com). Developer's broker shall accept fully completed Owner-Occupant Affidavit Packets emailed to [Nanealll@CastleCooke.com](mailto:Nanealll@CastleCooke.com) until 5:00pm on June 18, 2025, for participation in the Unit Selection Event.

Developer's broker shall compile and maintain a list of all prospective Owner-Occupants who have submitted a complete Owner Occupant Affidavit Packet in the chronological order received via electronic mail (email) submission. Unit selection appointments will be emailed and will occur on Saturday, June 21, 2025. At the unit selection appointment, prospective Owner-Occupants should be prepared to remit to the Developer the original Owner-Occupant Affidavit Packet, including the Owner-Occupant Affidavit, reservation form, and earnest money deposit check, and should be prepared to execute a sales agreement and other documents.

Prospective purchasers who do not have the opportunity to select a unit in the project during the 30-day period shall be placed on a back-up reservation list for the Owner-Occupant designated units in the order in which they submitted their completed Owner-Occupant Affidavit Packet.

Interested persons may contact the Developer's broker, Castle & Cooke Homes Hawaii, Inc. (R), Telephone: (808) 548-2982. The Koa Ridge Sales Office, location on site is 94-1052 Haleulula'au St., Waipahu, HI 96797, and is open on Mondays 1:00pm to 5:00pm, Tuesday through Sunday 10:00am to 5:00pm. At your convenience, please download the Owner-Occupant Application Packet of the affidavit, view the public report and any other information concerning the project at [www.NanealllAtKoaRidge.com](http://www.NanealllAtKoaRidge.com).

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.



**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.