

**CASTLE & COOKE HOMES HAWAII, INC.**  
**LAU LE'A AT KOA RIDGE – PHASE I\_ SECOND RELEASE**  
**INSTRUCTIONS FOR THE OWNER-OCCUPANT AFFIDAVIT PACKET**

<u>When</u>	<u>What</u>	<u>Where</u>
Sunday, May 3, 2026 10:00 a.m.	Lau Le'a – Phase I_OOA Packet	Download on-line: <a href="http://www.LauLeaAtKoaRidge.com">www.LauLeaAtKoaRidge.com</a> Or pick-up at the Koa Ridge Sales Office

Completed Owner-Occupant Affidavit Packets, must be turned in to the Koa Ridge Sales Office, located at 94-1052 Haleulula'au Street, Waipahu, HI 96797, for further processing. These units will be-released on a first come, first served basis, while units are available.

In order to select an available unit, applicants must complete the Owner-Occupant Affidavit Packet, and submit a \$5,000 earnest money deposit by a cashier's or a personal check made payable to Title Guaranty Escrow Services. Please provide your completed Owner-Occupant Application Packet to a Castle & Cooke Sales Representative for further processing.

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

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Your Completed Owner-Occupant Affidavit Packet must contain the following items:

1. Your completed Reservation/Unit Preference Form
2. Your Pre-approval Letter from any of our designated lenders
3. Your notarized Owner-Occupant Affidavit (pursuant to Section 514B of the Hawaii Revised Statutes)
  - a. Option: remote online notarization is also acceptable in Hawaii and typically offered at a higher service fee than traditional notary for added convenience. You may 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.
4. A \$5,000 earnest deposit by a cashier's or personal check made payable to Title Guaranty Escrow Services, Inc.
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)

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You can find the Developer's Public Report on-line at: [www.LauLeaAtKoaRidge.com](http://www.LauLeaAtKoaRidge.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.**  
**LAU LE'A AT KOA RIDGE – PHASE I\_SECOND RELEASE**  
**RESERVATION/UNIT PREFERENCE FORM**

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 select an available unit, 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 \$5,000 earnest money deposit check and a notarized Owner Occupant Affidavit. Please provide a Castle & Cooke Sales Representative with your Completed Application Packet.

**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 then Castle & Cooke Homes Hawaii, Inc. shall agree to reserve a unit for the applicants, subject to the following conditions:

1. Prior to selecting a unit, 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 \$5,000 earnest money deposit check, made payable to Title Guaranty Escrow Services, and the Owner Occupant Affidavit. Any changes to the primary purchasers must be made prior to contracting. A new Pre-approval 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 within three (3) business days upon selecting an available unit.
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**



# LAU LE'A AT KOA RIDGE - PHASE I

## OWNER-OCCUPANT PRESALE ANNOUNCEMENT

### SECOND RELEASE

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 90-unit fee simple, condominium project to be located at Waipio, Oahu, State of Hawaii (Tax Key No: (1) 9-4-006-208) and to be known as LAU LE'A AT KOA RIDGE - PHASE I.

Forty-five (45) of the 90 residential units will be offered to prospective Owner-Occupants, as defined in Part V, Section B of the Chapter 514B of the Hawaii Revised Statutes, as amended ("Chapter 514B Sales to Owner-Occupants"). The units will be offered for sale in several releases. The second release will include twelve residential units, six (6) of which will be offered to prospective Owner-Occupants pursuant to Chapter 514B Sales to Owner-Occupants (the "Second Release Owner-Occupant Units"). The future release will include forty residential units, twenty (20) of which will be offered to prospective Owner-Occupants pursuant to Chapter 514B Sales to Owner-Occupants plus ten (10) residential units are in use as offices and models. The Future Releases of Owner-Occupant Units will be offered for sale pursuant to a separate Owner-Occupant presale announcement. This announcement covers the Second Release Owner-Occupant Units. The First and Second Release Owner-Occupant Units and the Future Release Owner-Occupant Units constitute at least 50% of the residential units being marketed by the Developer.

In addition to LAU LE'A AT KOA RIDGE - PHASE I, the Developer is developing three (3) additional phases of LAU LE'A AT KOA RIDGE for a four-phase total of approximately 304 units. The Developer has plans to merge the phases of the LAU LE'A AT KOA RIDGE condominium project; however, each phase of the LAU LE'A 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:

LAU LE'A AT KOA RIDGE - PHASE I			
Model	Bed-room/Bath	Owner-Occupant Designated Unit Numbers	Minimum Price
A1	0/1	404	\$394,750
A1R	0/1		\$394,750
A2	0/1		\$377,250
A2R	0/1	409	\$377,250
B1	1/1		\$515,050
B1R	1/1	401	\$515,050
B2	1/1	408	\$500,050
B2R	1/1		\$500,050
F1	2/2		\$653,550
F1R	2/2	405	\$653,550
F2	2/2	412	\$626,050
F2R	2/2		\$626,050

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 \$5,000 earnest money deposit check made payable to Title Guaranty Escrow Services, Inc.).

Blank Owner Occupant Affidavit Packets will be available from May 3, 2026, at 10:00 a.m. to review and download at [www.LauLeaAtKoaRidge.com](http://www.LauLeaAtKoaRidge.com). Developer's broker shall accept fully completed Owner-Occupant Affidavit Packets in person at 94-1052 Haleulula'au St., Waipahu, HI 96797.

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 in person at the Koa Ridge Sales Office, located at 94-1052 Haleulula'au St., Waipahu, HI 96797, Telephone: 808-548-2931. 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: 808-548-2931. The Koa Ridge Sales Office location onsite is at 94-1052 Haleulula'au St., Waipahu, HI 96797, and is open on Mondays 1 to 5pm, Tuesday through Sunday 10am to 5pm. 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.LauLeaAtKoaRidge.com](http://www.LauLeaAtKoaRidge.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.



RB 16790

**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.

FOR DEVELOPER'S USE (chronological system):	
COMPLETED AFFIDAVIT SUBMITTED	DATE: _____
	TIME: _____
EARNEST MONEY DEPOSIT SUBMITTED	DATE: _____
(if required by developer)	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 LAU LE'A AT KOA RIDGE – PHASE I 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



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.

\_\_\_\_\_  
Name:  
Notary Public, State of Hawaii

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

# Lau Le'a - Phase I Pricing

4/28/2026

Unit No.	Unit Type	Bedroom/ Bath	Approx. Unit Net Living Floor Area (sq.ft)	Approx. Unit Net Cov. Lanai Floor Area (sq.ft) if any	Approx. Net Exterior Storage Closet Floor Area (sq.ft) if any	Common Interest	Yard Area No.	Parking Stall No (s)	Base Price	Estimated Monthly Maintenance Fee
404	A1	0/1	414	52	7	0.75112%	Y404	60	\$394,750	\$387.82
409	A2R	0/1	414	--	--	0.75112%	--	57	\$377,250	\$387.82
401	B1R	1/1	480	66	12	0.87086%	Y401	51, 54	\$515,050	\$449.65
408	B2	1/1	504	--	--	0.91440%	--	50, 55	\$500,050	\$472.14
405	F1R	2/2	803	44	8	1.45688%	Y405	44, 45	\$653,550	\$752.22
412	F2	2/2	803	--	--	1.45688%	--	46, 47	\$626,050	\$752.22

Prices and availability are subject to change without prior notice or obligation

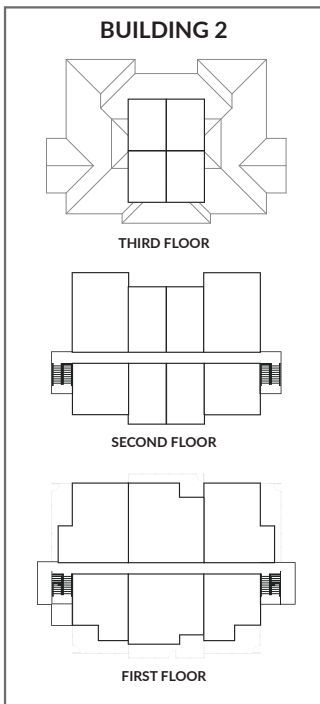
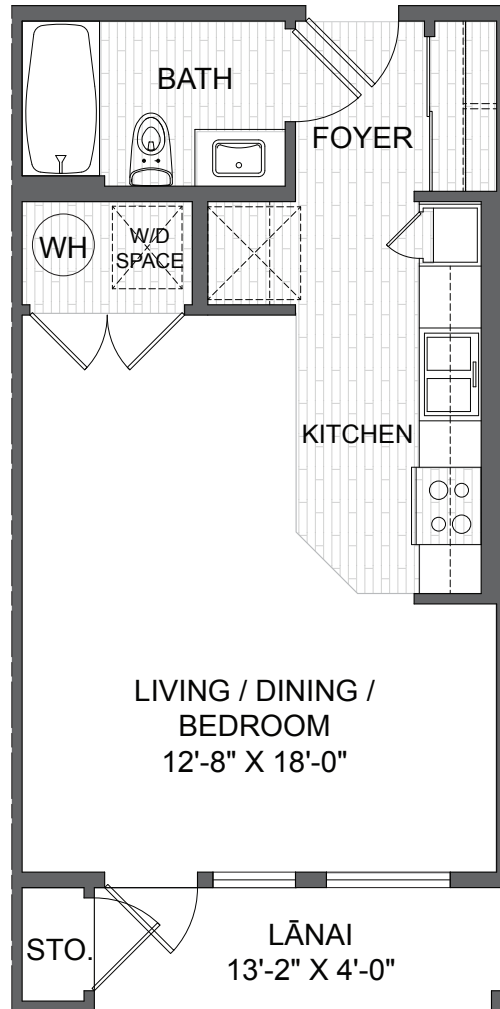
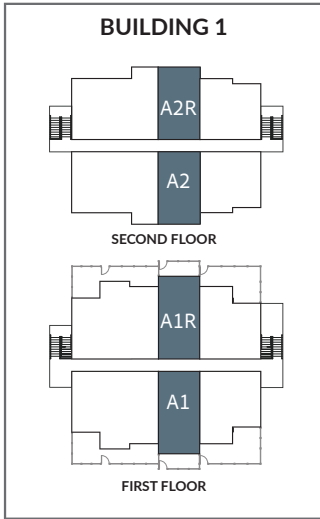
Unit availability is subject to prior sale or reservation and any lot may be removed without prior notice.

Seller reserves the right to pre-select any options prior to sale.

# PLAN A1

## STUDIO/1 BATH

Living Area: 414 SF  
 Covered Lānai: 52 SF  
 Exterior Storage: 7 SF  
**Total: 473 SF**



**PLAN A2**  
 STUDIO/1 BATH  
 Living Area: 414 SF

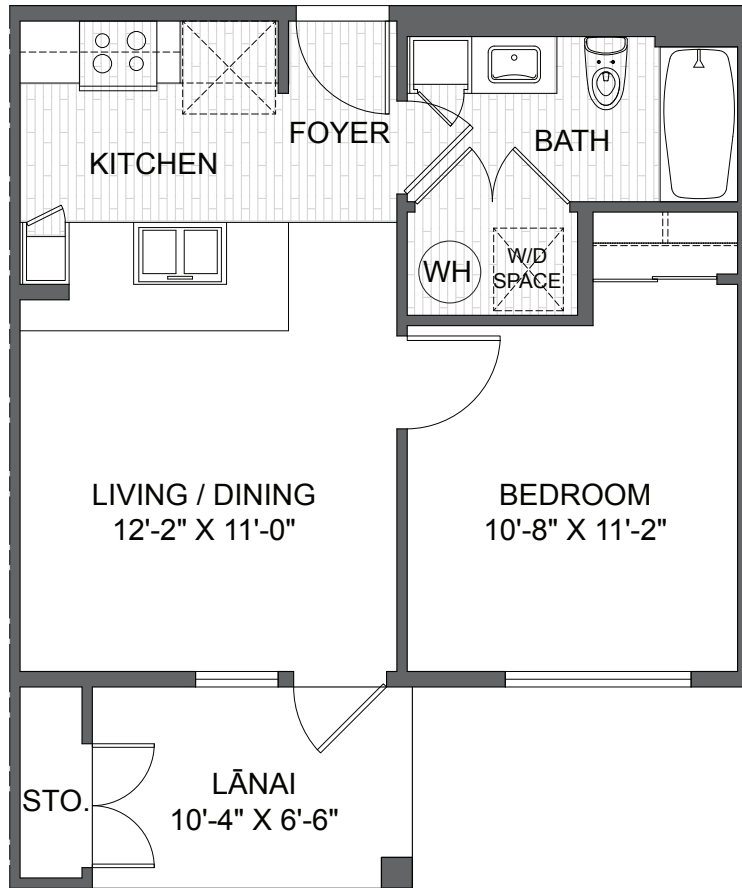
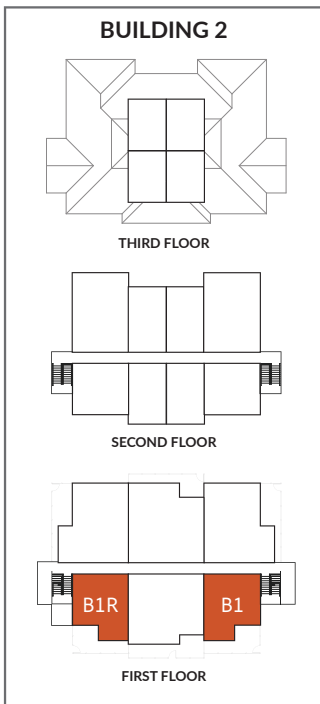
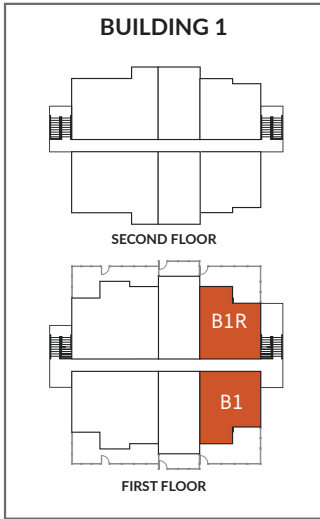
\*Plan A2 (second floor) varies from Plan A1 (first floor) in that there is no covered lānai or exterior storage.

Images, renderings, floor plans, features, colors, sizes and other information are approximate and subject to change due to the evolving nature of development. No guarantee is made that the images, renderings, features and other information depicted or otherwise described will be built or if built, will be the same as depicted or described herein. CCHHI, its successors, and assigns, reserve the right, in their sole and absolute discretion, to make changes at any time without notice or obligation.

# PLAN B1

## 1 BEDROOM/1 BATH

Living Area: 480 SF  
 Covered Lānai: 66 SF  
 Exterior Storage: 12 SF  
**Total: 558 SF**

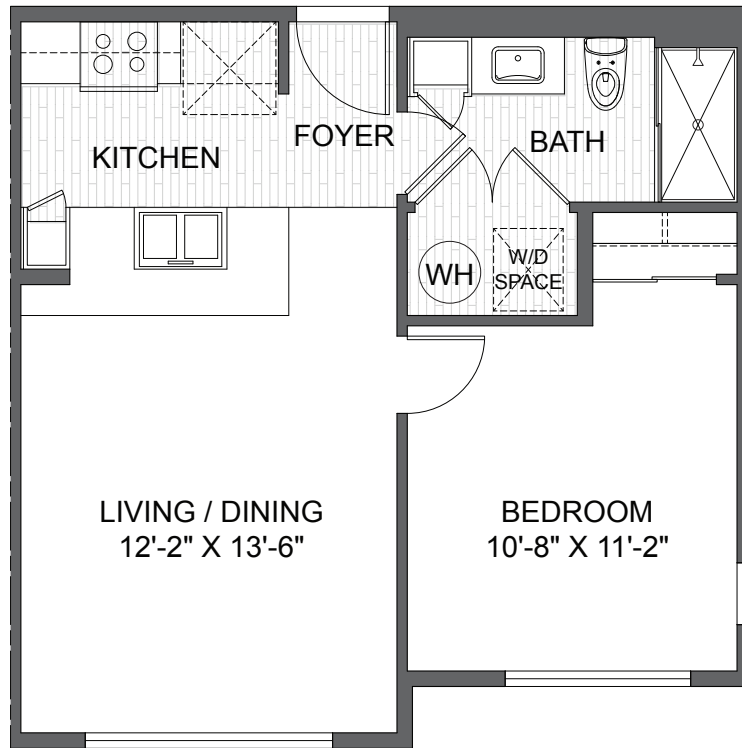
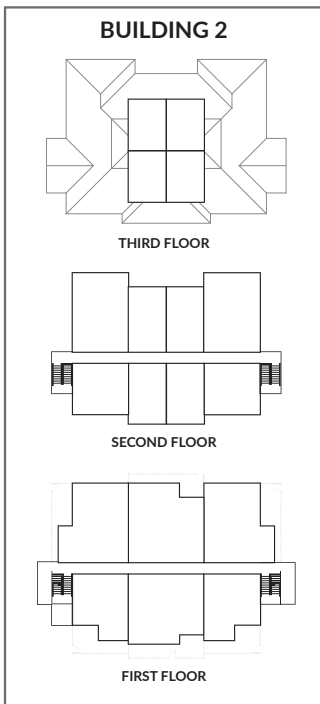
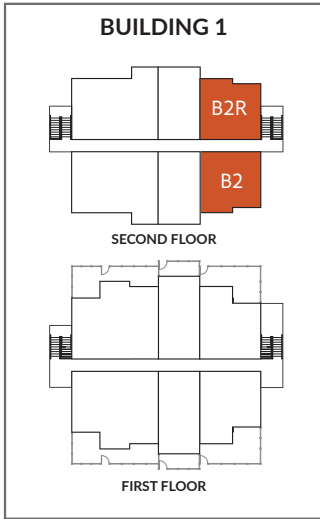


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# PLAN B2

## 1 BEDROOM/1 BATH

Living Area: 504 SF  
 Total: 504 SF

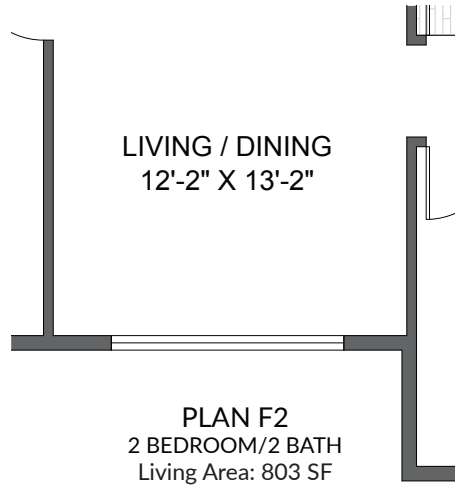
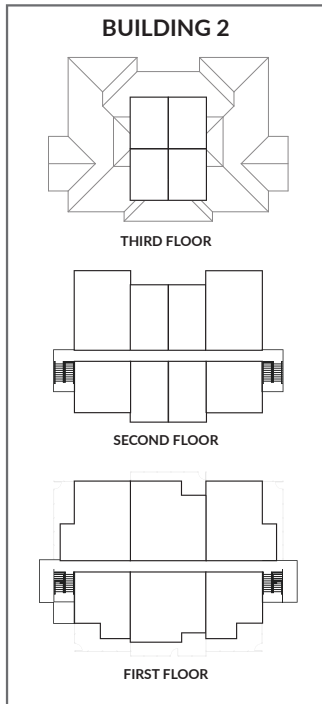
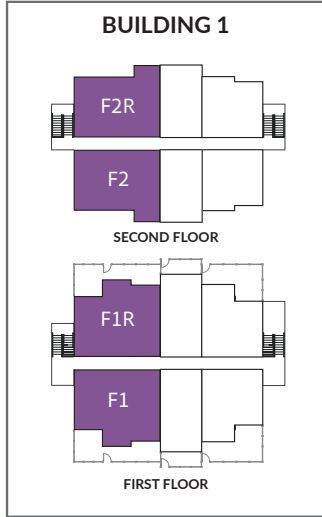
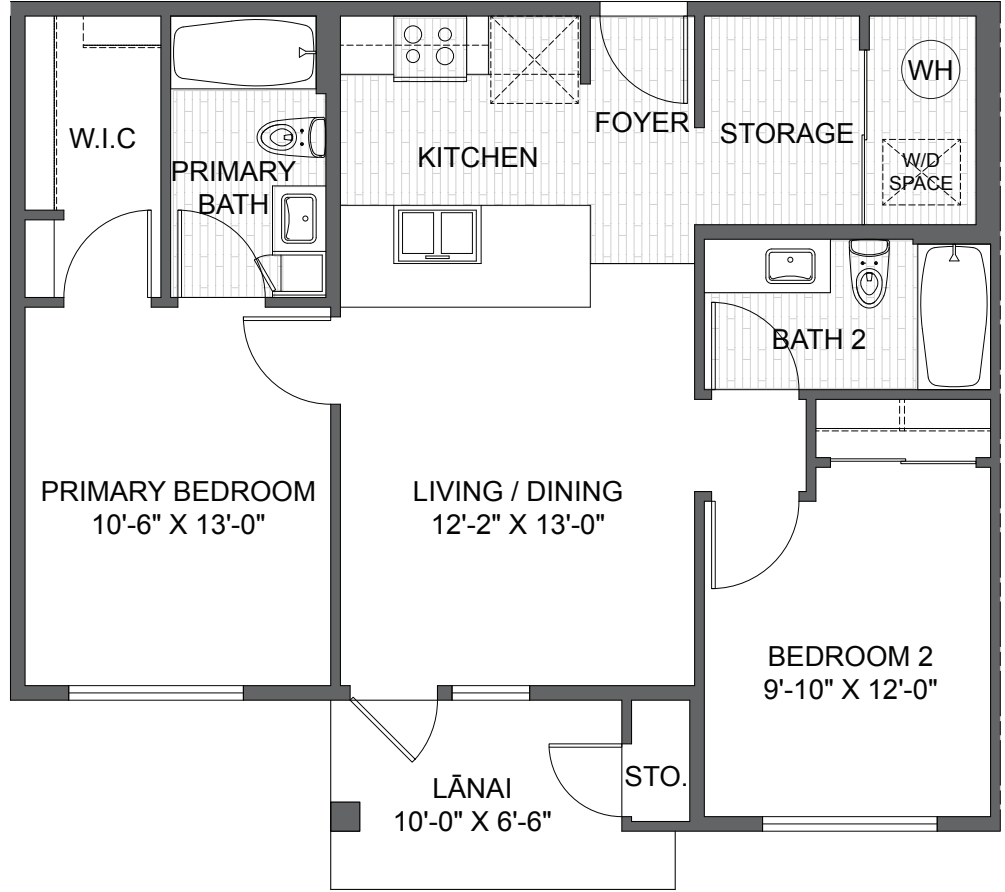


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# PLAN F1

## 2 BEDROOM/2 BATH

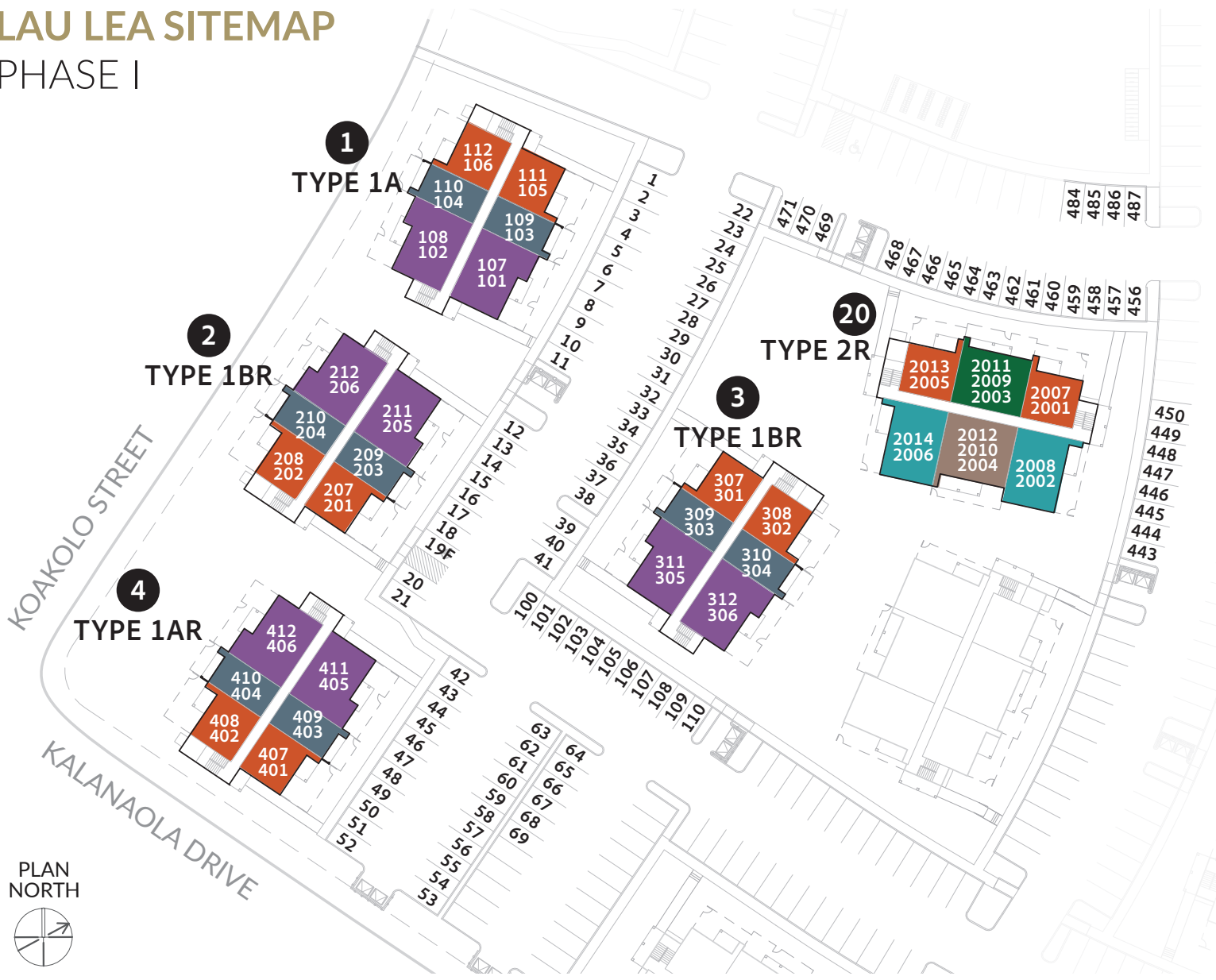
Living Area: 803 SF  
 Covered Lānai: 44 SF  
 Exterior Storage: 8 SF  
**Total: 855 SF**



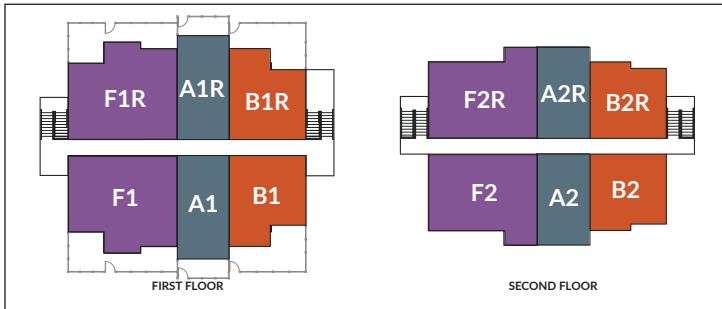
\*Plan F2 (second floor) varies from Plan F1 (first floor) in that there is no covered lānai or exterior storage.

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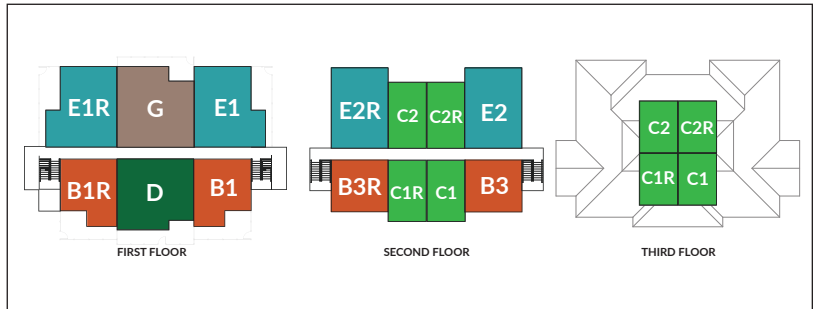
# LAU LEA SITEMAP PHASE I



Building Type 1



Building Type 2



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# LAU LEA SITEMAP

## PHASES

HALELAUKOA DRIVE



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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 Lau Le'a at Koa Ridge – Phase I  
Project.

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date