

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

<u>When</u>	<u>What</u>	<u>Where</u>
Sunday, July 20, 2025 10:00 a.m.	Owner-Occupant Affidavit Packet (OOA Packet)	Download on-line: www.WaleaIIAtKoaRidge.com Or pick-up at the Koa Ridge Sales Office
Wednesday, July 30, 2025 5:00 p.m.	Completed OOA Packet Deadline	Email to Walea@CastleCooke.com

Your completed packet must be emailed to: Walea@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.

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 \$10,000 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)

<u>When</u>	<u>What</u>	<u>Where</u>
Saturday August 2, 2025 By Appointment	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).

You can find the Developer's Public Report on-line at: www.WaleaIIAtKoaRidge.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.
WALEA II AT KOA RIDGE – PHASE I
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 \$10,000 earnest money deposit check and a notarized Owner Occupant Affidavit. Please send the packet via one (1) email to: Walea@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 \$10,000 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.
WALEA II AT KOA RIDGE – PHASE I
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 October 19, 2025. Additionally, your reservation may be withdrawn if you instruct us to do so.

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

Signature Applicant
Date

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

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

INTERNAL USE:

Checklist:

- Reservation/Unit Preference Form Completed and Signed
- Pre-approval Letter
- Copy of Notarized OOA
- Copy of \$10,000 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 Walea II at Koa Ridge – Phase I
Project.

Applicant Signature

Date

Co-Applicant Signature

Date

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 WALEA II AT KOA RIDGE – PHASE I (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

Page 5

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

Name: _____
Notary Public, State of Hawaii

My commission expires: _____

Owner Occupant Phase I Pricing With Pre-Selected Options

7/16/2025

25-Jul

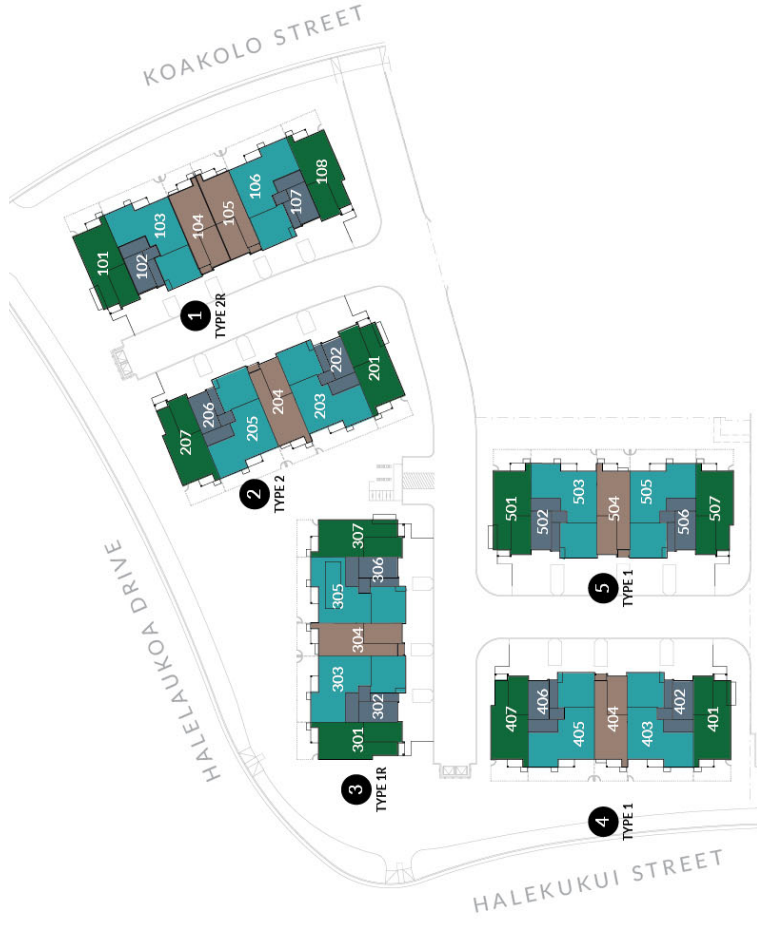
Unit No.	Unit Type	Bdrm/ Bath	Approx. Net Living Area (sq.ft)	Approx. Net Garage Area (sq.ft)	Approx. Net Cov. Entry Area (sq.ft)	Approx. Net Cov. Lanai Area (sq.ft)	Approx. Exterior Storage Closet Floor Area (sq.ft)	Approx. Net ACCU Closet	Common Interest	Yard Area No.	Estimated Monthly Maintenance Fee	Project Start up Fee	Base Price	Pre-Selected Options	Base Price w/ Options	Estimated Real Property Taxes initial tax year
101	D2R	3/2.5	1,358	242	27	39	9		2.91667%	Y-101	\$1,029.20	\$2,058.40	897,500	3,950	\$ 901,450	3,141.25
102	AR	2/2	991	242				10	2.12844%		\$751.06	\$1,502.12	762,000	3,950	\$ 765,950	2,667.00
103	E2R	3/2.5	1,557	379		42	9		3.34407%	Y-103	\$1,180.02	\$2,360.04	952,000	2,600	\$ 954,600	3,332.00
104	C2R	3/2.5	1,250	242	26	39	9		2.68470%	Y-104	\$947.35	\$1,894.70	862,000	3,950	\$ 865,950	3,017.00
201	D2R	3/2.5	1,358	242	27	39	9		2.91667%	Y-201	\$1,029.20	\$2,058.40	893,500	3,950	\$ 897,450	3,127.25
202	AR	2/2	991	242				10	2.12844%		\$751.06	\$1,502.12	758,000	3,950	\$ 761,950	2,653.00
203	E2R	4/2.5	1,557	379		42	9		3.34407%	Y-203	\$1,180.02	\$2,360.04	948,000	11,450	\$ 959,450	3,318.00
204	C2	3/2.5	1,250	242	26	39	9		2.68470%	Y-204	\$947.35	\$1,894.70	858,000	3,950	\$ 861,950	3,003.00
205	E2	3/2.5	1,557	379		42	9		3.34407%	Y-205	\$1,180.02	\$2,360.04	952,000	2,600	\$ 954,600	3,332.00
206	A	2/2	991	242				10	2.12844%		\$751.06	\$1,502.12	762,000	3,950	\$ 765,950	2,667.00
207	D2	3/2.5	1,358	242	27	39	9		2.91667%	Y-207	\$1,029.20	\$2,058.40	897,500	3,950	\$ 901,450	3,141.25
301	D2R	3/2.5	1,358	242	27	39	9		2.91667%	Y-301	\$1,029.20	\$2,058.40	903,000	3,950	\$ 906,950	3,160.50
302	AR	2/2	991	242				10	2.12844%		\$751.06	\$1,502.12	767,500	3,950	\$ 771,450	2,686.25
303	E2R	3/2.5	1,557	379		42	9		3.34407%	Y-303	\$1,180.02	\$2,360.04	957,500	2,600	\$ 960,100	3,351.25
304	C2R	3/2.5	1,250	242	26	39	9		2.68470%	Y-304	\$947.35	\$1,894.70	867,500	3,950	\$ 871,450	3,036.25
305	E2	4/2.5	1,557	379		42	9		3.34407%	Y-305	\$1,180.02	\$2,360.04	957,500	11,450	\$ 968,950	3,351.25
306	A	2/2	991	242				10	2.12844%		\$751.06	\$1,502.12	767,500	3,950	\$ 771,450	2,686.25
307	D2	3/2.5	1,358	242	27	39	9		2.91667%	Y-307	\$1,029.20	\$2,058.40	903,000	3,950	\$ 906,950	3,160.50

- Seller pre-selected options and upgrades have been ordered

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.



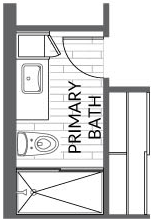
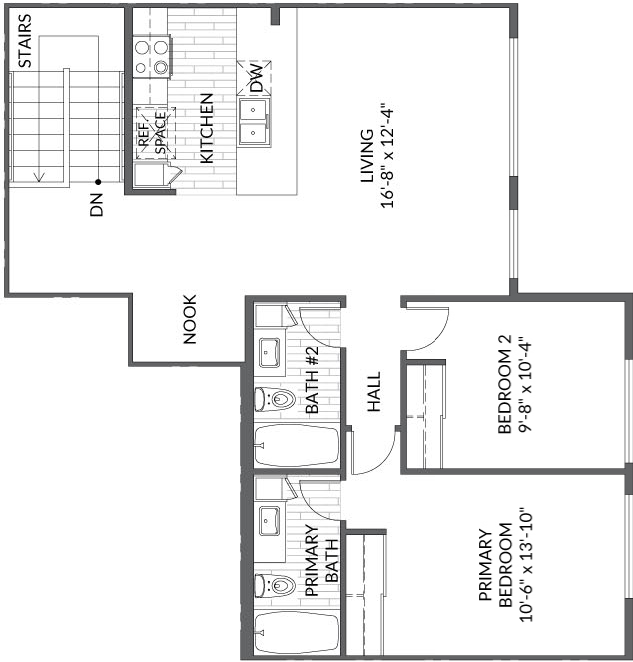
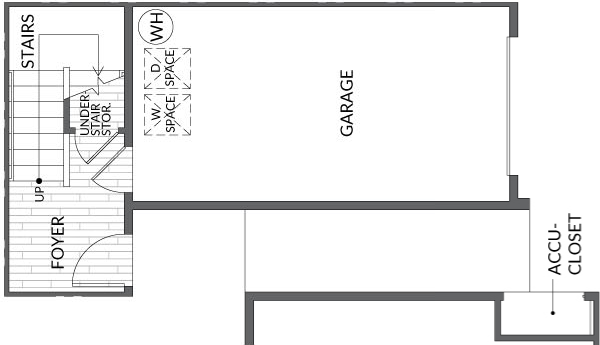
PHASE I



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

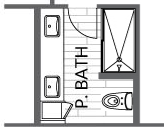
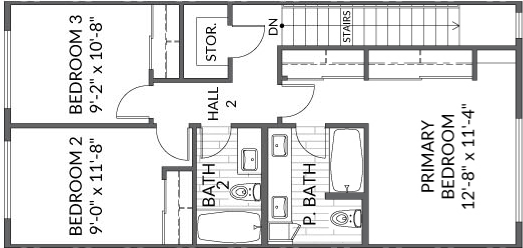
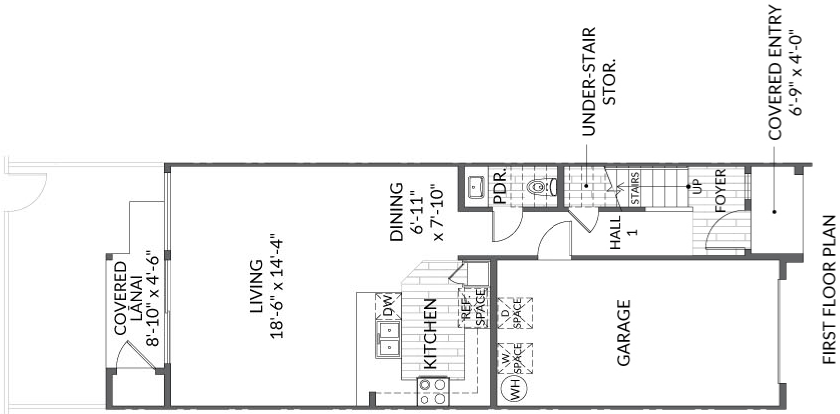
PLAN A
2 BEDROOM/2 BATH

Living Area: 991 SF
Garage: 245 SF
Accu Closet: 10 SF
Total: 1,246 SF



PLAN C2
3 BEDROOM/2.5 BATH

Living Area: 1,250 SF
Garage: 245 SF
Covered Entry: 26 SF
Covered Lanai: 39 SF
Exterior Storage: 9 SF
Total: 1,569 SF



SHOWER OPTION

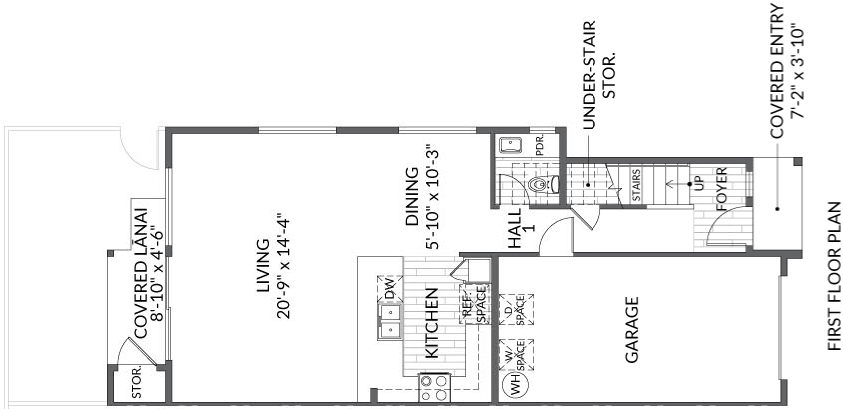
SECOND FLOOR PLAN

FIRST FLOOR PLAN

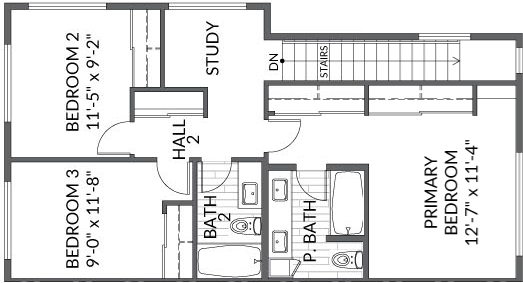


PLAN D2
3 BEDROOM/2.5 BATH

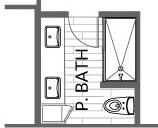
Living Area: 1,358 SF
Garage: 245 SF
Covered Entry: 27 SF
Covered Lanai: 39 SF
Exterior Storage: 9 SF
Total: 1,678 SF



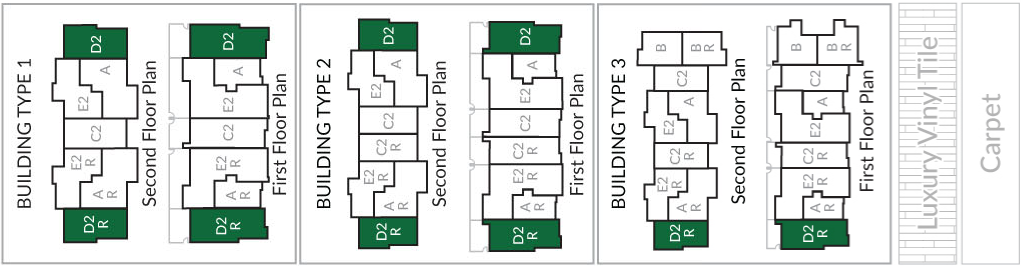
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SHOWER OPTION

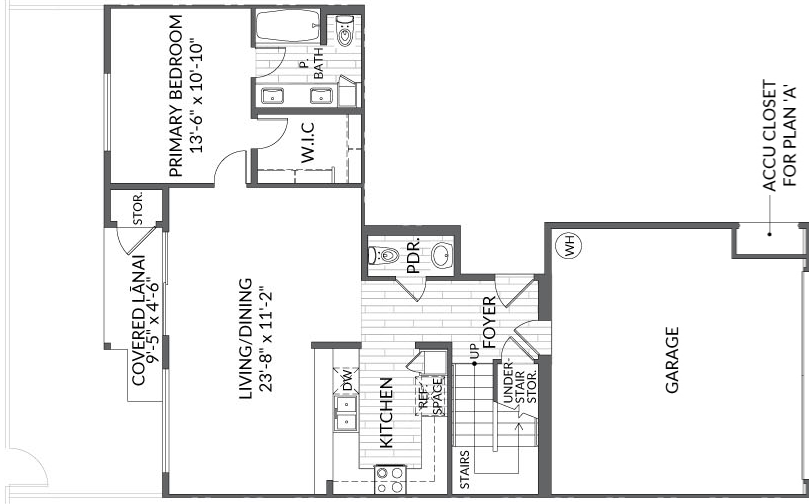


Luxury Vinyl Tile

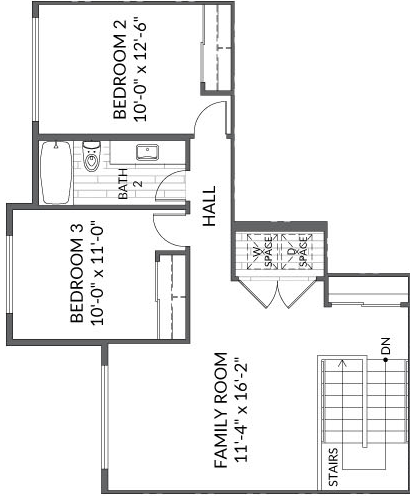
Carpet

PLAN E2
3 BEDROOM/2.5 BATH

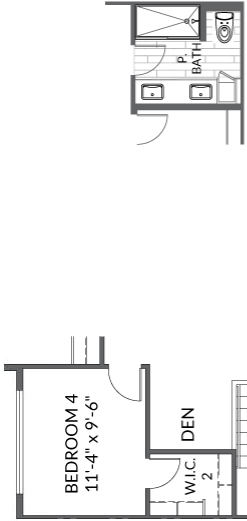
Living Area: 1,557 SF
Garage: 383 SF
Covered Lanai: 42 SF
Exterior Storage: 9 SF
Total: 1,991 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BEDROOM 4 OPTION

SHOWER OPTION



WALEA II AT KOA RIDGE - PHASE I

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) 9-4-006-164 (por.)) and to be known as WALEA II AT KOA RIDGE - PHASE I.

In addition to WALEA II AT KOA RIDGE - PHASE I, the Developer is developing one (1) additional phase of WALEA II AT KOA RIDGE for a two-phase total of approximately 70 units. The Developer has plans to merge the phases of the WALEA II AT KOA RIDGE condominium project; however, each phase of the WALEA II 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:

WALEA II AT KOA RIDGE - PHASE I

Model Type	Bedroom/Bath	Owner-Occupant Designated Unit Numbers	Net Living Area (SF)	Minimum Price
A	2/2	206, 306	991	\$762,000
AR	2/2	102, 202, 302	991	\$758,000
C2	3/2.5	204	1250	\$858,000
C2R	3/2.5	104, 304	1250	\$862,000
D2	3/2.5	207, 307	1358	\$897,500
D2R	3/2.5	101, 201, 301	1358	\$893,500
E2	3/2.5	205, 305	1557	\$952,000
E2R	3/2.5	103, 203, 303	1557	\$948,000

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 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 \$10,000 earnest money deposit check made payable to Title Guaranty Escrow Services, Inc.).

Blank Owner Occupant Affidavit Packets will be available from 10:00am on July 20, 2025, to review and download at www.WaleaIIAtKoaRidge.com. Developer's broker shall accept fully completed Owner-Occupant Affidavit Packets emailed to Walea@CastleCooke.com until 5:00pm on Wednesday, July 30, 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 one of the Saturday, August 2, 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 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.WaleaIIAtKoaRidge.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.