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

When	What	Where
Sunday, November 1, 2026 10:00 a.m.	Walea II – Phase II Second Release OOA Packet	Download on-line: www.WaleaIIAtKoaRidge.com 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 94-1558 Kalanaola Drive, Unit 101, 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 $10,000 earnest money deposit by a cashier 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 PHOTOCOPY OR PHOTO IMAGES OF THE PACKET WILL BE ACCEPTED.

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 $10,000 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)

You can find the Developer's Public Report on-line at: www.WaleaIIAtKoaRidge.com

Koa Ridge Sales Office is located at 94-1558 Kalanaola Drive, Unit 101 Waipahu, HI 96797 (by appointment), (808) 548-2931.

KEEP FOR YOUR INFORMATION

APPLICATION #_____

CASTLE & COOKE HOMES HAWAII, INC.
WALEA II AT KOA RIDGE – PHASE II 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 $10,000 earnest money deposit check and a notarized Owner Occupant Affidavit. Please provide a Castle & Cooke Sales Representative with your Completed Application Packet.

Note: NO PHOTOCOPY 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 $10,000 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

LIST OF UNIT PREFERENCES

Unit No. Model

1._____

2._____

3._____

Other:_____

If the units(s) you prefer are not available, you may choose from available units, or you will be placed on a Back-up Reservation List. The Back-up-List will terminate on January 30, 2027. 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
- Notarized OOA
- $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 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 WALEA II KOA RIDGE – PHASE II 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 we may share title with a non-owner-occupant only if the Developer has received written confirmation that our mortgage lender required it. If the non-owner-occupant wishes to convey or transfer their interest in the unit during the first 365 consecutive days since the recordation of the purchase, the transfer or conveyance shall only be made to the owner-occupant(s) on title.

8. 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.

9. 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.

10. 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 imprisonment of up to a year, or both. We further understand that if we violate or fail to comply with the Owner-Occupant Law, we shall be subject to a civil penalty of up to $10,000, or fifty per cent of the net proceeds received or to be received from the sale, lease, rental, assignment or other transfer of the designated unit, whichever is greater.

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

By signing this Affidavit, we represent and affirm that we have read, understand and agree to the above statements.

1)_____ _____
Purchaser's signature Print Name date

2)_____ _____
Purchaser's signature Print Name date

3)_____ _____
Purchaser's signature Print Name date

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: _____

WALEA II
AT KOA RIDGE

Owner Occupant Pricing

Phase II Building 8 & 9

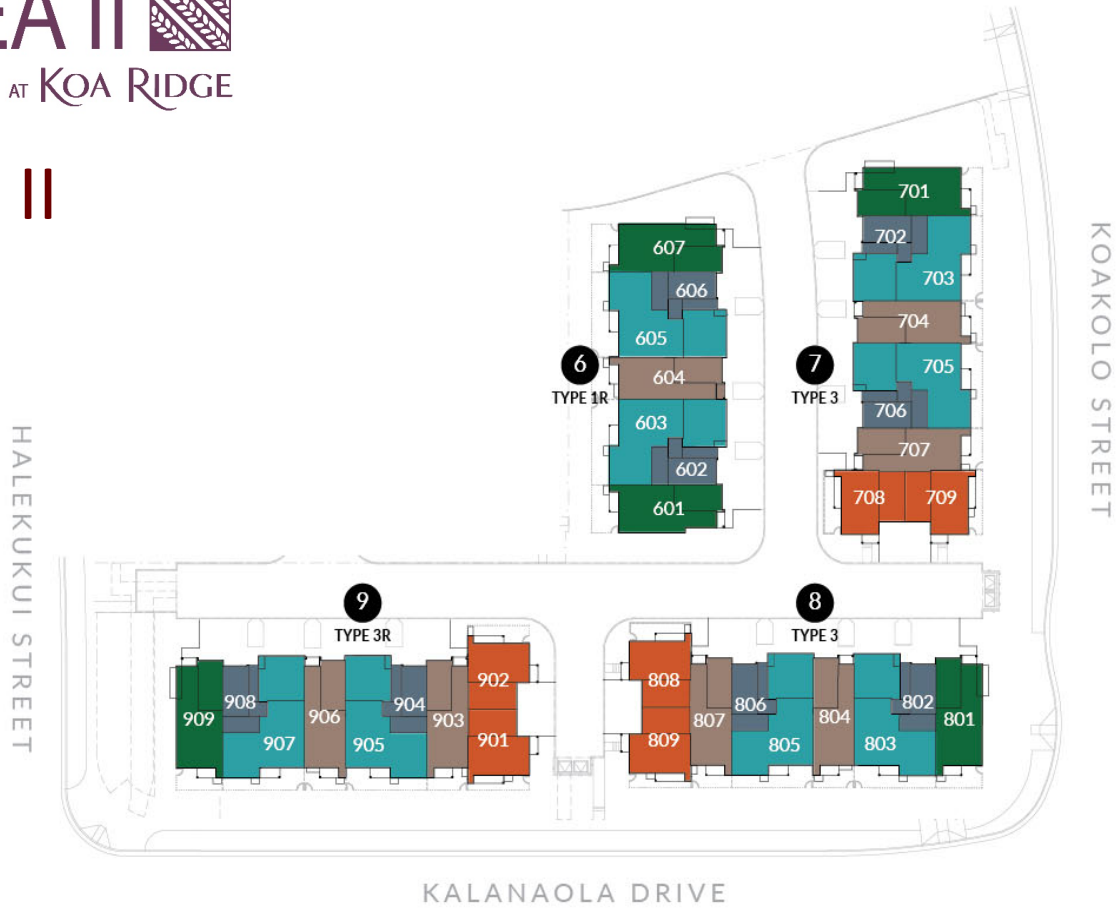
10/23/2026

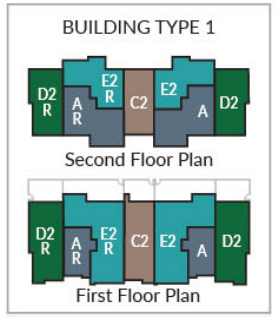
Unit No.	Unit Type	Bdrm/ Bath	Approx. Net Living Area (sq.ft)	Approx. Net Garage Area (sq.ft)	Approx. Net Cov. Entry Area (sq.ft)	Approx. Net Cov. Lanai Area (sq.ft)	Approx. Exterior Storage Closet Floor Area (sq.ft)	Approx. Net ACCU Closet	Common Interest	Yard Area No.	Driveway Area No.	Base Price	Estimated Monthly Maintenance Fee	Project Start up Fee	Estimated Real Propery Taxes initial tax year
801	D2R	3/2.5	1,358	242	27	39	9	--	3.18410%	Y801	DW-801	$ 892,500	$672.15	$1,344.30	$3,124
804	C2R	3/2.5	1,250	242	26	39	9	--	2.93080%	Y804	DW-804	$ 857,000	$618.70	$1,237.40	$3,000
805	E2	3/2.5	1,557	379	--	42	9	--	3.65070%	Y805	DW-805	$ 947,000	$770.65	$1,541.30	$3,315
806	A	2/2	991	242	--	--	--	10	2.32360%	--	DW-806	$ 767,000	$490.50	$981.00	$2,685
809	B	3/2.5	1,121	253	31	48	6	--	2.62840%	Y809	DW-809	$ 872,000	$554.84	$1,109.68	$3,052
902	B	3/2.5	1,121	253	31	48	6	--	2.62840%	Y902	DW-902	$ 872,000	$554.84	$1,109.68	$3,052
903	C2R	3/2.5	1,250	242	26	39	9	--	2.93080%	Y903	DW-903	$ 857,000	$618.70	$1,237.40	$3,000
907	E2	3/2.5	1,557	379	--	42	9	--	3.65070%	Y907	DW-907	$ 947,000	$770.65	$1,541.30	$3,315
908	A	45324	991	242	--	--	--	10	2.32360%	--	DW-908	$ 767,000	$490.50	$981.00	$2,685

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.

WALEA II
AT KOA RIDGE

PHASE II

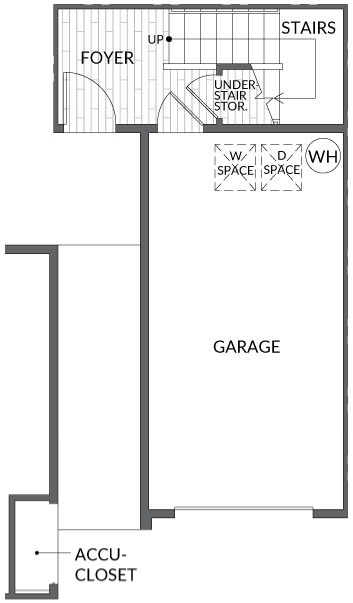




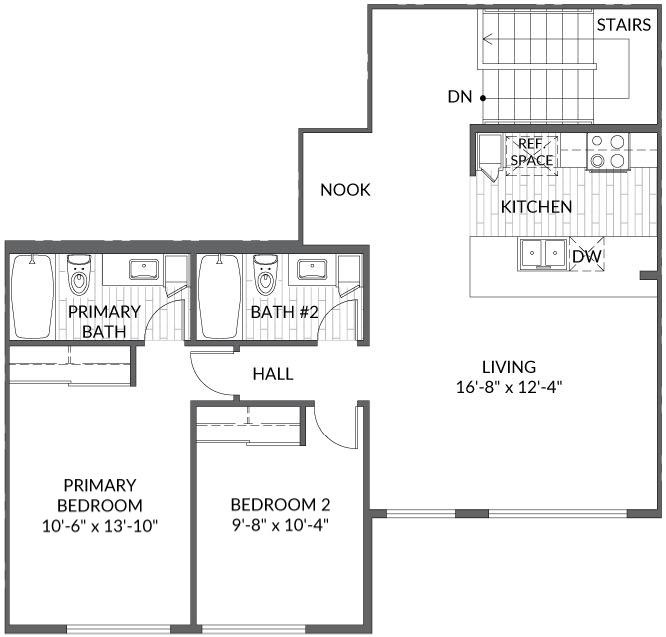
Images, renderings, features, colors, sizes and other information are approximate and for illustrative purposes only. No guarantee is made is made that the images, renderings, features and other information depicted or otherwise described will be built or if built, will be the same as depicted or described 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

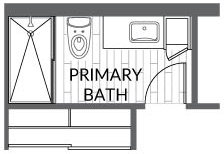
Living Area:	991 SF
Garage:	245 SF
Accu Closet:	10 SF
Total:	1,246 SF



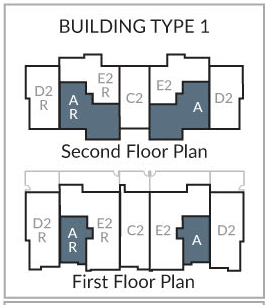
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SHOWER OPTION



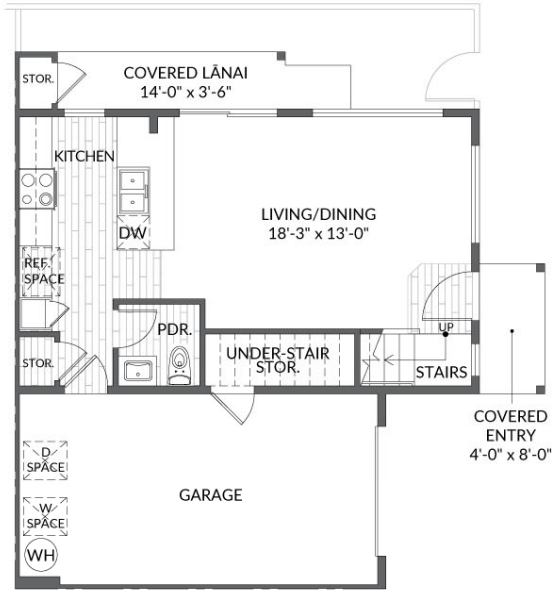
Luxury Vinyl Tile

Carpet

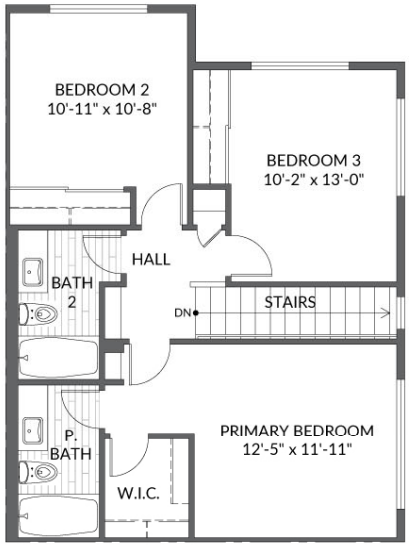
PLAN B

3 BEDROOM/2.5 BATH

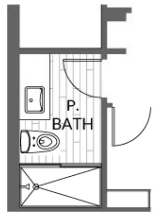
Living Area:	1,121 SF
Garage:	257 SF
Covered Entry:	31 SF
Covered Lānai:	48 SF
Exterior Storage:	6 SF
Total:	**1,463 SF**



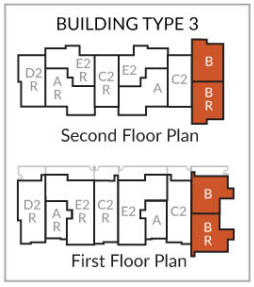
FIRST FLOOR PLAN



SECOND FLOOR PLAN



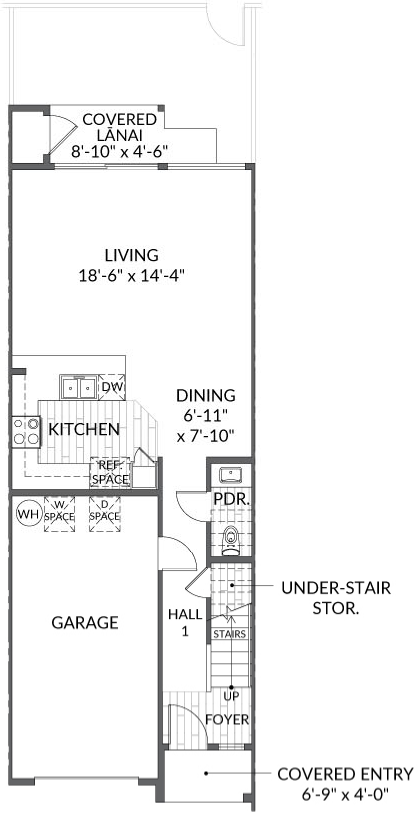
SHOWER OPTION



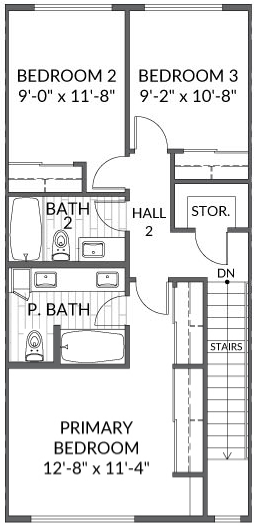
PLAN C2

3 BEDROOM/2.5 BATH

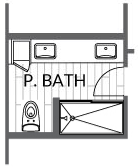
Living Area:	1,250 SF
Garage:	245 SF
Covered Entry:	26 SF
Covered Lānai:	39 SF
Exterior Storage:	9 SF
Total:	**1,569 SF**



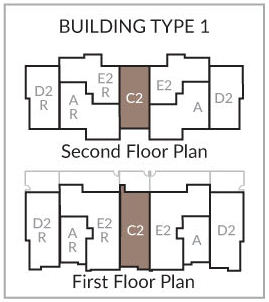
FIRST FLOOR PLAN

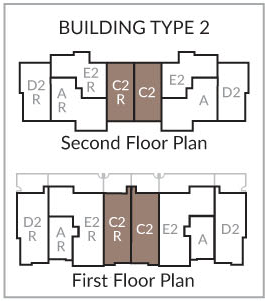


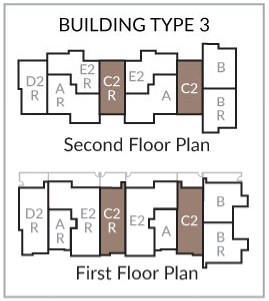
SECOND FLOOR PLAN



SHOWER OPTION







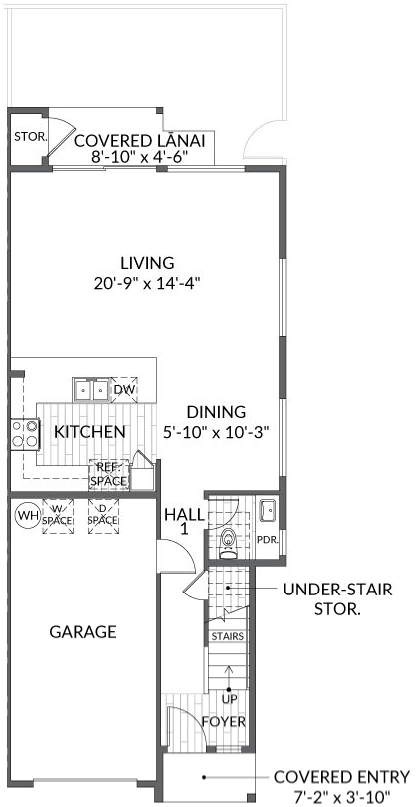
Luxury Vinyl Tile

Carpet

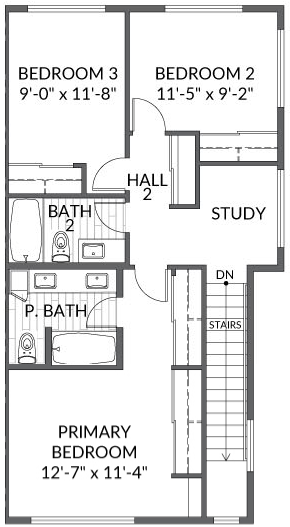
PLAN D2

3 BEDROOM/2.5 BATH

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



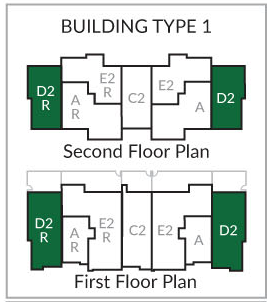
FIRST FLOOR PLAN



SECOND FLOOR PLAN



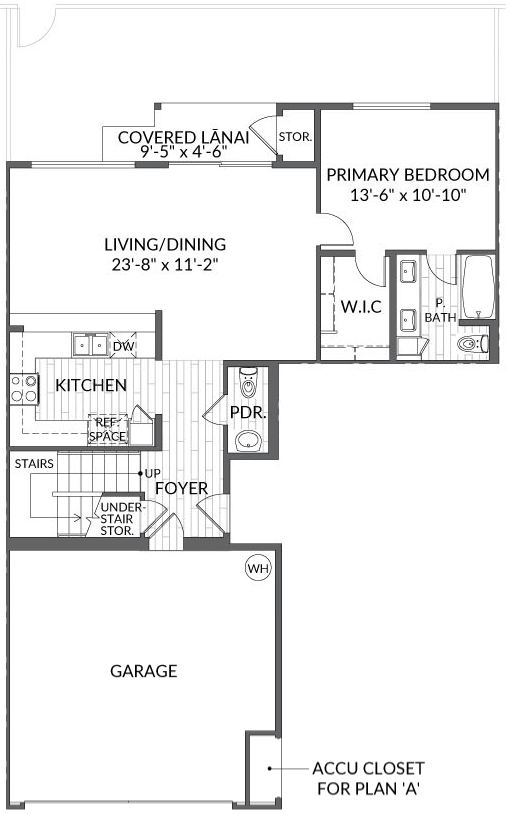
SHOWER OPTION



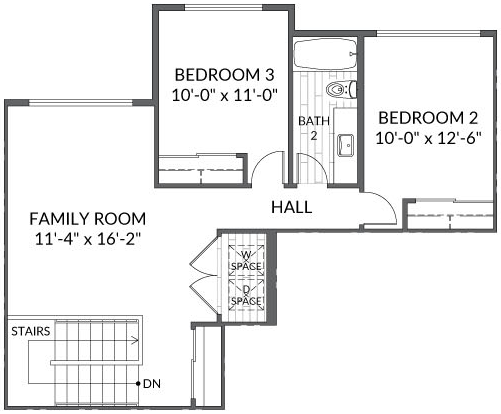
PLAN E2

3 BEDROOM/2.5 BATH

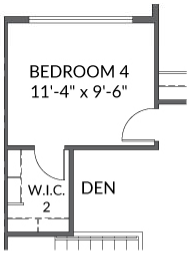
Living Area:	1,557 SF
Garage:	383 SF
Covered Lānai:	42 SF
Exterior Storage:	9 SF
Total:	**1,991 SF**



FIRST FLOOR PLAN



SECOND FLOOR PLAN

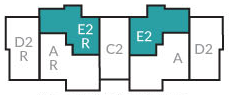


BEDROOM 4 OPTION

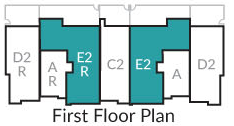


SHOWER OPTION

BUILDING TYPE 1

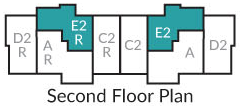


Second Floor Plan

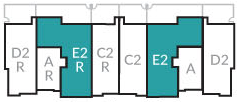


First Floor Plan

BUILDING TYPE 2

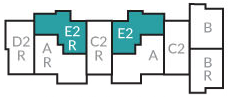


Second Floor Plan



First Floor Plan

BUILDING TYPE 3



Second Floor Plan



First Floor Plan

Luxury Vinyl Tile

Carpet

WALEA II AT KOA RIDGE – PHASE II
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 34-unit fee simple, condominium project to be located at Waipio, Oahu, State of Hawaii (Tax Key No: (1) 9-4-006-181 and to be known as WALEA II AT KOA RIDGE - PHASE II.

Eighteen (18) of the 34 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 first release included 16 residential units, 9 of which will be offered to Prospective Owner-Occupants Pursuant to Chapter 514B Sales to Owner-Occupants (the "First Release Owner-Occupant Units"). This second release will include 18 residential units, 9 of which will be offered to prospective Owner-Occupants. Pursuant to Chapter 514B Sales to Owner-Occupants. This second release of Owner-Occupant Units will be offered for sale pursuant to a separate Owner-Occupant Presale Announcement that covers the Second Release Owner-Occupant Units. The First Release Owner-Occupant Units and this Second Release Owner-Occupant Units constitute at least 50% of the residential units being marketed by the Developer.

In addition to WALEA II AT KOA RIDGE - PHASE II, 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 II

Model Type	Bedroom/Bath	Owner-Occupant Designated Unit Numbers	Net Living Area (SF)	Minimum Price
A	2.2	806, 908	991	$767,000
AR	2.2		991	
B	3/2.5	809, 902	1,121	$872,000
BR	3/2.5		1,121	
C2	3/2.5		1,250	
C2R	3/2.5	804, 903	1,250	$857,000
D2	3/2.5		1,358	
D2R	3/2.5	801	1,358	$892,500
E2	3/2.5	805, 907	1,557	$947,000
E2R	3/2.5		1,557	

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 November 1, 2026, to review and download at www.WaleaIIAtKoaRidge.com. Developer's broker shall accept fully completed Owner-Occupant Affidavit Packet in-person at the Koa Ridge Sales Office, 94-1558 Kalanaola Drive, Unit 101, 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 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 94-1558 Kalanaola Drive, Unit 101, 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.

Castle & Cooke
Homes Hawai'i, Inc.
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.