



**REAL ESTATE COMMISSION  
STATE OF HAWAII**  
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS  
PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
1010 Richards Street  
P. O. Box 3469  
Honolulu, Hawaii 96301

**CONDOMINIUM PUBLIC REPORT**

on  
KIPAPA ACRES  
94-500 Kamehameha Highway  
Waipio, Ewa, Oahu, Hawaii

Registration No. 1743 (Conversion)

Issued: December 8, 1986  
Expires: January 8, 1988

**Report Purpose:**

This report is based on information and documents submitted by the developer to the Real Estate Commission as of September 23, 19 86 and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.

**Type of Report:**

- PRELIMINARY:**  
(yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.
  - FINAL:**  
(white) The developer has legally created a condominium and has filed complete information with the Commission. ~~This report must be read together with \_\_\_\_\_~~
  - SUPPLEMENTARY:**  
(pink) Changes information contained in the
    - Prelim. Public Report dated \_\_\_\_\_
    - Final Public Report dated \_\_\_\_\_
    - Supp. Public Report dated \_\_\_\_\_
- And  Supersedes all prior public reports  
 Must be read together with \_\_\_\_\_

**Summary of Changes from Earlier Public Reports:**

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

No prior reports have been issued.

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Appendix I: People Connected with the Project

Attached only if there are additions or changes to information contained in the body of the report.

## GENERAL INFORMATION ON CONDOMINIUMS

A condominium is a special form of real property. To create a condominium in Hawaii, the requirements of Hawaii's "Horizontal Property Act" (Chapter 514A, Hawaii Revised Statutes) must be followed.

If you are a typical condominium apartment owner, you will have two kinds of ownership: (1) ownership in your individual apartment; and (2) an undivided interest in the common elements.

Common elements are the areas of the condominium project other than the individual apartments. They are owned jointly by all apartment owners and include the land, either in fee simple or leasehold, and those parts of the building or buildings intended for common use such as foundations, columns, roofs, halls, elevators, and the like. Your undivided interest in the common elements cannot be separated from ownership of your apartment.

In some condominium projects, some common elements are reserved for the exclusive use of the owners of certain apartments. These common elements are called limited common elements and may include parking stalls, patios, lanais, trash chutes, and the like.

You will be entitled to exclusive ownership and possession of your apartment. Condominium apartments may be individually bought, sold, rented, mortgaged, or encumbered, and they may be disposed of by will, gift, or operation of law.

Your apartment will, however, be part of the group of apartments that comprise the condominium project. Study the Declaration, Bylaws, and House Rules. These documents contain important information on the use and occupancy of apartments and the common elements as well as the rules of conduct for owners, tenants, and guests.

Some condominium projects are leasehold. This means that the land or the land, building(s) and other improvements are leased to the buyer. The lease for the land usually requires that at the end of the lease term, the lessees (apartment owner/tenant) deliver their interest in the land to the lessor (fee property owner). The lease also usually requires that the lessees either (1) convey to the lessor the building(s) and other improvements, including any improvements paid for by the lessees; or (2) remove or dispose of the improvements. The leases for individual apartments often require that at the end of the lease term, the lessee deliver to the lessor the apartment, including any improvements placed in the apartment by the lessee.

### Operation of the Condominium Project

The Association of Apartment Owners is the entity through which apartment owners may take action with regard to the administration, management, and operation of the condominium project. Each apartment owner is automatically a member of the Association.

The Board of Directors is the governing body of the Association. Unless you serve as a board member or an officer, or are on a committee appointed by the board, your participation in the administration and operation of the condominium project will in most cases be limited to your right to vote as an apartment owner. The Board of Directors and officers can take certain actions without a vote of the owners. Some of these actions may significantly impact the quality of life for all apartment owners.

Until there is a sufficient number of purchasers of apartments to elect a majority of the Board of Directors, it is likely that the developer will effectively control the affairs of the Association. It is frequently necessary for the developer to do so during the early stages of development and the developer may reserve certain special rights to do so in the Declaration and Bylaws. Prospective buyers should understand that it is vitally important to all apartment owners that the transition from developer to owner control be accomplished in an orderly manner and in a spirit of cooperation.

## SUMMARY OF THE CONDOMINIUM PROJECT

**Interest to be Conveyed to Buyer:**

Fee simple interest in a condominium farm unit together with a percentage interest in the underlying land in fee simple.

**Type of Project:**

1.  New Construction  Conversion  
 Both New Construction and Conversion
2.  Residential  Commercial  
 Mixed Residential and Commercial  
 Other Agricultural and Residential
3.  High Rise (5 stories or more)  Low Rise
4.  Single or  Multiple Buildings (Farm Structures)
5. Apartment Description: Farm Structures (For a description of other structures which may exist your attention is called to Exhibit "A" attached hereto.)

<u>Apt. Type</u>	<u>Qty</u>	<u>BR/Bath</u>	<u>Net Living Area*</u>	<u>Lanai/Patio</u>
Farm Storage	8	0	90	---
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total Apartments: 8

\*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

**6. Parking:**

	<u>Number of Stalls</u>
Assigned Stalls (Individual Units)	_____
Guest Stalls	_____
Unassigned Stalls	_____
Extra Stalls Available for Purchase	_____
Other: <u>Each unit owner</u> may park cars <u>anywhere</u> on its own unit.	
<b>Total Parking Stalls</b>	_____

**7. Recreational amenities:**

None.

I. PEOPLE CONNECTED WITH THE PROJECT

Developer: DAIRY CO., INC. Phone: 841-8945  
Name (Business)  
1636 Kam IV Road  
Business Address  
Honolulu, Hawaii 96817

Names of officers or general partners of developers who are corporations or partnerships:

Yuichi Ige President/Secretary  
Frank J. Hata Vice President/Treasurer  
\_\_\_\_\_  
\_\_\_\_\_

Real Estate Sales Agent: PROGRESS SALES AND DEVELOPMENT CORP. Phone: 942-2290  
Name (Business)  
1724 Kalauokalani Way  
Business Address  
Honolulu, Hawaii 96814

Escrow: LONG & MELONE ESCROW, LTD. Phone: 531-3189  
Name (Business)  
Suite 501, 333 Queen Street  
Business Address  
Honolulu, Hawaii 96813

Managing Agent: DAIRY CO., INC. Phone: 841-8945  
Name (Business)  
1636 Kam IV Road  
Business Address  
Honolulu, Hawaii 96817

Attorney for Developer: HIROSHI SAKAI, ATTORNEY AT LAW,  
A LAW CORPORATION AND MICHAEL H. SAKAI  
Name  
810 Richards Street, Suite 602  
Business Address  
Honolulu, Hawaii 96813

Appendix I may be attached to this report. If so, it will list additional people connected with the project or changes that may have been made to the above information after this public report was issued.



D. **House Rules.** The Board of Directors may adopt house rules to govern the use and operation of the common elements and individual apartments. House rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais, keeping of pets, and occupancy limits. They do not need to be recorded or filed to be effective. The initial house rules are usually adopted by the developer.

The House Rules for this condominium are:

Proposed       Adopted

Developer does not plan to adopt house rules.

E. **Changes to Condominium Documents**

Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are recorded or filed. Changes to House Rules do not need to be recorded or filed to be effective.

1. **Apartment Owners:** Minimum percentage of apartment owners who must vote for or give written consent to changes:

	<u>Minimum Set by Law</u>	<u>This Condominium</u>
Declaration (and Condo Map)	75%	<u>75%</u>
Bylaws	65%	<u>65%</u>
House Rules	—	<u>---</u>

The percentages for individual condominium projects may be more than the minimum set by law.

2. **Developer:** The developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws, or House Rules:

None.

The Condominium Statute (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.



**B. Underlying Land:**

Land Area: 50.152 ~~square feet~~ <sup>Acres</sup> Zoning: AG 1  
TMK: First Division 9-4-05:52

Fee Owner: DAIRY CO., INC.  
name  
1636 Kam IV Road  
address  
Honolulu, Hawaii 96817

Sublessor:  
name  
address

**C. Buildings and Other Improvements:**

1.  New Construction  Conversion of Existing Building  
 Both New Construction and Conversion (The structures to be converted are described in Exhibit "A" attached hereto.)
2. Buildings: 8 Farm Structures Floors Per Building: 1
3. Principal Construction Material:  
 Concrete  Hollow Tile  Wood  
 Other Galvanized Steel
4. Permitted Uses:

	<u>No. of Apts.</u>		<u>No. of Apts.</u>
<input type="checkbox"/> Commercial	_____	<input type="checkbox"/> Industrial	_____
<input checked="" type="checkbox"/> Residential	<u>1 (Conversion)</u>	<input checked="" type="checkbox"/> Agricultural	<u>8 Farm Structures</u>
<input type="checkbox"/> Timeshare/Hotel	_____	<input type="checkbox"/> Recreational	_____
<input type="checkbox"/> Other:	_____		_____
5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium include but are not limited to:

Pets: \_\_\_\_\_

Number of Occupants: \_\_\_\_\_

Other: \_\_\_\_\_

6. Interior (fill in appropriate numbers): The following relates to the existing structures and not the farm structures to be constructed.

Total Apartments 2  
 Elevators 0 Stairways 0 Trash Chutes 0

Unit No.	Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio
B	2 BR	8	2/1	553	
	3 BR	5	3/1	591	
G	warehouse	1	---	8160	6460 (canopy area)

\*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining floor area may have been used.

**Boundaries of Each Apartment:**

The boundary of each apartment is as set forth and delineated on the Condominium Map, together with the entire land area set forth for each respective apartment as a limited common element.

**Permitted Alterations to Apartments:**

Each owner may alter, remove or construct any improvements on his land area provided that he meets all zoning and building codes.

7. Parking Stalls:

Number of Stalls

Assigned Stalls (For Individual Units) \_\_\_\_\_

Guest Stalls \_\_\_\_\_

Unassigned Stalls \_\_\_\_\_

Other: Each owner may park cars anywhere on his respective land area.

Total Parking Stalls \_\_\_\_\_

Each apartment will have the exclusive use of at least --- parking stall(s).

Buyers are encouraged to find out which stall(s) will be available for their use.

	regular	compact	tandem
Number of covered stalls	_____	_____	_____
Number of open stalls	_____	_____	_____

Commercial parking garage permitted on condominium.

Exhibit A contains additional information on parking stalls for this condominium.  
but only for Unit B in this project.

8. Recreational and Other Common Facilities:

Swimming pool

Storage Area

Recreation Area

Laundry Area

Tennis Court

Trash Chute

Other: \_\_\_\_\_  
\_\_\_\_\_

9. Present Condition of Improvements

(For conversions of residential apartments in existence for five years):

a. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations

The 13 residential structures are habitable and the structural, mechanical and electrical installations are in fair condition.

b. Compliance with Building Code and Municipal Regulations; Cost to Cure Violations

All of the existing improvements met all code requirements at the time of construction.

10. Conformance to Present Zoning Code

a.  No variances to zoning code have been granted.

Variance(s) to zoning code was/were granted as follows:

b. Conforming/Non-Conforming Uses, Structures, Lot (for conversions only)

	<u>Conforming</u>	<u>Non-Conforming</u>	
		<u>Legal</u>	<u>Illegal</u>
Uses	_____	_____	<u>X*</u>
Structures	_____	<u>X</u>	_____
Lot	<u>X</u>	_____	_____

If a variance has been granted or if uses, improvements, or lot are either legal non-conforming or illegal non-conforming, buyer should consult with county zoning authorities as to possible limitations which may apply.

\*There presently is a business operation on the premises known as Roy's Towing and a firewood business which are not permitted uses on the project which is zoned AG-1.

The Developer believes that the operation will cease upon necessary action by the City and County of Honolulu. The Developer has no interest in these businesses.

**D. Common Elements, Limited Common Elements, Common Interest:**

1. **Common Elements:** Common Elements are those parts of the condominium intended to be used by all apartment owners. They are owned jointly by all apartment owners.

Exhibit   B   describes the common elements.

2. **Limited Common Elements:** Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments. The limited common elements and the apartment which may use them are:

described in Exhibit   C  

as follows:

3. **Common Interest:** Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is often used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium. It may also be used for other purposes, including voting on matters requiring action by apartment owners.

Exhibit            describes the common interests for each apartment.

<u>Unit No.</u>	<u>Parcel No.</u>	<u>Area in Acres</u>	<u>% Common Interest</u>
B	B	10.568	.211
C	C	5.322	.106
D	D	5.857	.117
E	E	5.039	.100
F	F	5.280	.105
G	G	6.497	.130
H	H	5.312	.106
J	J	<u>6.277</u>	<u>.125</u>
		50.125	1.000

E. **Encumbrances Against Title:** An encumbrance is a claim against or a liability on the property.

Exhibit  D  describes the encumbrances against the title contained in the title report dated \_\_\_\_\_.

**Blanket Liens:**

- There are no blanket liens affecting title to the individual apartments.
- There are blanket liens which may affect title to the individual apartments.

Blanket liens (except for improvement district or utility assessments) must be released before the developer conveys the apartment to a buyer. Buyer's interest will be affected only if the developer defaults prior to conveying the apartment to buyer.

<u>Type of Lien</u>	<u>Effect on Buyer's Interest If Developer Defaults</u>
Mortgage in favor of The Federal Land Bank of Berkeley	Mortgage will be released before a closing of a unit can take place.
Mortgage in favor of Hawii Thrift & Loan Incorporated	Mortgage will be released before a closing of a unit can take place.
Mortgage in favor of First Hawaiian Bank	Mortgage will be released before a closing of a unit can take place.

F. **Management of the Common Elements:** The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium. The Association may be permitted, and in some cases may be required, to employ or retain a managing agent to assist the Association in managing the condominium.

**Initial Managing Agent:** When the developer or the developer's affiliate is the initial managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial managing agent for this condominium is:

- not affiliated with the Developer.
- the Developer or the Developer's affiliate.
- other \_\_\_\_\_

**G. Estimate of Initial Maintenance Fees:**

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium. If you are late in paying the assessments, your apartment may be liened and sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided to each apartment.

Exhibit  E  contains a schedule of maintenance fees and maintenance fee disbursements.

**H. Separate Utility Charges for Apartments:**

Except for the utilities indicated below, each apartment will be billed separately for utilities:

- |                                      |   |
|--------------------------------------|---|
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Television Cable         |
| <input type="checkbox"/> Gas         | <input checked="" type="checkbox"/> Water & Sewer |
| <input type="checkbox"/> Other _____ |   |

**I. Construction Warranties**

**1. Building and Other Improvements:**

None.

**2. Appliances:**

None.

**J. Status of Construction and Estimated Completion Date**

The farm storage sheds can be constructed at any time.

**K. Project Phases:**

The developer [ ] has [ X ] has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's Present Plans for Future Development:

**L. Sales Documents Filed with the Real Estate Commission:**

[ ] Notice to Owner Occupants

[X ] Specimen Sales Contract

Exhibit  G  contains a summary of the provisions of the sales contract.

[X ] Escrow Agreement dated  March, 1986

Exhibit  F  contains a summary of the provisions of the escrow agreement.

[ ] Other \_\_\_\_\_

#### IV. ADDITIONAL INFORMATION NOT COVERED ABOVE

1. The purchaser of a unit in this project should be aware that the Developer is not making any warranties with respect to any existing structures on the units.
2. Purchasers should also be aware of the restrictions regarding buildings and uses due to the zoning classification of AG-1 for this project.
3. Purchasers should be aware of the existence or non-existence of certain utilitie(s) to the respective apartments. Any future installations for services such as power, light, gas, sewer lines, telephone, radio, television signal distribution, water tanks and water lines and like utilities shall be a common expense, payable by each unit owner based on the percentage interest ownership in the common element.
4. The encumbrances against title listed on this report is dated April 25, 1985, issued by Title Guaranty of Hawaii, Inc. upon demand by purchasers. Developer shall furnish an updated Title Report dated no later than 60 days from date of issuance of this Final Public Report.
5. All improvements herein described in the Condominium Map and the Declaration of Horizontal Property Regime must be in place at the time of conveyance of the respective apartments to the purchasers.

**Buyer's Right to Cancel Sales Contract:**

**A. Rights Under the Condominium Statute:**

Preliminary Report: Sales made by the Developer are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to \$250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report, Supplementary Report to a Final Report: Sales made by the Developer are binding if:

1. The Developer delivers to the buyer a copy of:
  - a. Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report;  
AND
  - b. Any other public report issued by the Commission prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
2. The buyer is given an opportunity to read the report(s); and
3. One of the following has occurred:
  - a. The buyer has signed a receipt for the report(s) and waived the right to cancel; or
  - b. Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
  - c. The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

1. There is a material change in the condominium which directly, substantially, and adversely affects (a) the use or value of the buyer's apartment or its limited common elements; or (b) the amenities available for buyer's use; and
2. The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

**B. Rights Under the Sales Contract:**

Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the condominium. These include but are not limited to the:

1. Condominium Public Reports issued by the Hawaii Real Estate Commission.
2. Declaration of Horizontal Property Regime and Condominium Map.
3. Bylaws of the Association of Apartment Owners.
4. House Rules.
5. Escrow Agreement.
6. Hawaii's Condominium Law (Chapter 514A, HRS, as amended; Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission).
7. Other \_\_\_\_\_

If these documents are not in final form, the buyer should ask to see the most recent draft.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Law (Chapter 514A, HRS and Hawaii Administrative Rules Chapter 16-107) are available at the Department of Commerce and Consumer Affairs.

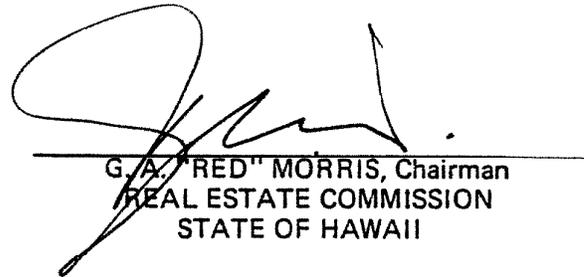
This Public Report is a part of Registration No. 1743 filed with the Real Estate Commission on March 6, 1986.

The Developer is responsible for delivering a true copy of this report to all purchasers and prospective purchasers and for securing a signed receipt for the report. When reproduced, this report must be on:

yellow paper stock                       white paper stock                       pink paper stock

Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the effective period for the report.

Supplementary Public Reports expire on the expiration date given on the front of the report.

  
\_\_\_\_\_  
G. A. "RED" MORRIS, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Separate Disclosure Abstract on this condominium:

Required                       Not Required — disclosures covered in this report

Distribution:

Department of Finance, City and County of Honolulu  
Bureau of Conveyances  
Planning Department, City and County of Honolulu  
Federal Housing Administration  
Escrow Agent

EXHIBIT "A"

The following are the existing structures on the land areas appurtenant to the corresponding units:

1. Unit B.

a) There are eight (8) 2-bedroom dwellings constructed principally of wood with redwood exterior, pitch and gravel roofing, and concrete slab floor without a basement, consisting of 2 bedrooms, 1 bathroom, a living room and a kitchen-dining area. The living area of the 2-bedroom dwellings is 553 square feet. There is also an attached carport of 205 square feet and a laundry area. The 2-bedroom dwellings are designated on the Condominium Map as A, B, D, E, H, I, J, and K.

b) There are five (5) 3-bedroom dwellings constructed principally of wood with redwood exterior, pitch and gravel roofing, and concrete slab floor without a basement, consisting of 3-bedrooms, 1 bathroom, a living room, and a kitchen-dining area. The living area of the 3-bedroom dwellings is 591 square feet. There is also an attached carport of 193 square feet and a laundry area. The 3-bedroom dwellings are designated on the Condominium Map as C, F, G, L, and M.

c) The living area is the net area and is measured from the interior surface of the dwellings perimeter walls.

2. Unit G. There is a warehouse constructed principally of corrugated galvanized roofing and siding with steel bracing and frame. There are also skylights throughout the structure. The structure is open on the ground level and is supported by pipes with concrete slab flooring. There are covered canopy areas running along the length of the warehouse on both sides of the structure. The area of the warehouse is 8,160 square feet and the canopy area is 6,460 square feet.

EXHIBIT "B"

All of that certain parcel of land situate at Ewa, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 942-B, area 50.152 acres, as shown on Map 451, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1000 of John Ii Estate, limited;

Being a portion of the premises described in Transfer Certificate of Title No. 125,811 issued to DAIRY-CO, INC., a Hawaii corporation.

SUBJECT, HOWEVER, to the following:

1. Grant to Waiahole Water Company, Limited, as set forth in that certain indenture dated May 21, 1913, recorded in Liber 392 at Page 376.

2. Easement "N" as shown on Maps 37 and 79 of Land Court Application No. 1000.

3. Restrictive covenants contained in Deed dated August 26, 1953, filed as Land Court Document No. 152038, recorded in Liber 2731 at Page 6, as amended by instrument dated January 25, 1954, filed as Document No. 157084, recorded in Liber 2788 at Page 341.

4. Grant in favor of Oahu Sugar Company, Limited, Waiahole Water Company, Limited, Hawaiian Pineapple Company, Limited, and United States of America dated August 26, 1952, filed as Document No. 152039; granting a perpetual easement for an irrigation ditch known as "Kipapa Ditch", etc., to said Oahu Sugar Company, Limited, all right in and to free flowing water in Kipapa Gulch, etc., to said Waiahole Water Company, Limited, and the perpetual right to certain free flowing water in Kipapa Gulch to said Hawaiian Pineapple Company, Limited, and United States of America.

5. Grant in favor of Hawaiian Electric Company, Inc., and Hawaiian Telephone Company dated November 8, 1957, filed as Document No. 208558; granting an easement for utility purposes.

6. Easement "163" as shown on Map 79, as set forth by Land Court Order No. 16484, filed August 20, 1958.

7. Grant in favor of the United States of America dated September 26, 1958, filed as Document No. 223406; granting easements to install, etc. fuel pipeline, etc., over and across said Easements "56" and "163".

8. Grant in favor of Hawaiian Electric Company, Inc., dated April 9, 1962, filed as Document No. 289053; granting an easement to construct, etc., pole and wire lines, etc.

9. Easement "341" (10 feet wide) as shown on Map 201, as set forth by Land Court Order No. 23479, filed November 20, 1964.

10. Grant in favor of the United States of America dated November 16, 1964, filed as Document No. 347714; granting an easement for installing, etc., communications, etc., over said Easement "341".

11. Easement "1" (16 feet wide) as shown on the Condominium Map for roadway and utility purposes.

12. Easement "2" (10 feet wide) as shown on the Condominium Map for waterline purposes.

13. Easement "3" as shown on the Condominium Map for water tank and waterline purposes.

14. Easement "4" (10 feet wide) as shown on the Condominium Map for waterline purposes.

NOTE: There are unrecorded electric utility lines furnishing electric power to the units in the Project. Easement 1882 (16 feet wide) as shown on Map 451 as set forth by Land Court Order No. 43800 filed February 6, 1976 is replaced by Easement "1".

KIPAPA  
EX B F

EXHIBIT "C"

Description of Condo Farm Units and Common Interest

The Condo Farm Units each having a farm storage building located on each parcel described hereafter as attached hereto in "C-1" and more particularly described therein.

<u>Unit No.</u>	<u>Parcel No.</u>	<u>Area in Acres</u>	<u>% Common Interest</u>
B	B	10.568	.211
C	C	5.322	.106
D	D	5.857	.117
E	E	5.039	.100
F	F	5.280	.105
G	G	6.497	.130
H	H	5.312	.106
J	J	<u>6.277</u>	<u>.125</u>
	Total	50.152	1.000

The percentage undivided interest is calculated by dividing a unit's parcel acreage by the sum of all of the unit parcels acreage.

The metes and bounds description of each parcel that is appurtenant to each unit is specifically described in "C-1" and is the interior dimensions of such parcels.

EXHIBIT "C-1"

DESCRIPTION

LOT B

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated on the Northeasterly side of Kamehameha Highway  
At Waipio, Ewa, Oahu, Hawaii

Beginning at the South corner of this parcel of land, being also the South corner of Lot 942-B, as shown on Map 451 and the Southwest corner of Lot 110, as shown on Map 37 of Land Court Application 1000, and on the Northeasterly side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 8360.99 feet South and 488.79 feet East, thence running by azimuths measured clockwise from True South:

1. Along the Northeasterly side of Kamehameha Highway, on a curve to the left with a radius of 903.59 feet, the azimuth and distance of the chord being:  
147° 47' 42" 156.09 feet;
2. 232° 50' 24" 5.00 feet along the Northeasterly side of Kamehameha Highway;
3. Thence along the Northeasterly side of Kamehameha Highway, on a curve to the left with a radius of 908.59 feet, the azimuth and distance of the chord being:  
139° 32' 30" 104.55 feet;
4. 226° 14' 36" 10.00 feet along the Northeasterly side of Kamehameha Highway;
5. Thence along the Northeasterly side of of Kamehameha Highway, on a curve to the left with a radius of 918.59 feet, the azimuth and distance of the chord being:  
131° 17' 46" 158.44 feet;

DESCRIPTION  
LOT B  
PAGE 2 OF 7

6. 216° 20' 56" 70.00 feet along the Northeasterly side of  
Kamehameha Highway;
7. Thence along the Northeasterly side of Kamehameha Highway, on a curve to  
the left with a radius of 988.59 feet,  
the azimuth and distance of the chord  
being:  
120° 50' 28" 189.79 feet;
8. 115° 20' 437.94 feet along the Northeasterly side of  
Kamehameha Highway;
9. 235° 40' 551.58 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
10. 223° 50' 394.98 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
11. 347° 38' 799.30 feet along Lot 110, as shown on Map 37 of  
Land Court Application 1000;
12. 38° 39' 30" 137.90 feet along Lot 110, as shown on Map 37 of  
Land Court Application 1000;
13. 4° 30' 153.35 feet along Lot 110, as shown on Map 37 of  
Land Court Application 1000;
14. 354° 09' 199.10 feet along Lot 110, as shown on Map 37 of  
Land Court Application 1000;
15. 62° 45' 51.95 feet along Lot 110, as shown on Map 37 of  
Land Court Application 1000 to the point  
of beginning and containing an Area of  
10.568 Acres.

DESCRIPTION  
LOT B  
PAGE 3 OF 7

Subject, however, to the following as shown of Schedule B of Status Title Report prepared by Title Guaranty of Hawaii dated October 26, 1984:  
Grant to Waihole Water Company, Limited dated May 21, 1913, recorded in Liber 392, Page 376;  
Part of portion 10, Easement N, as shown on Maps 37 and 79 of Land Court Application 1000;  
Grant in favor of Oahu Sugar Company, Limited, Waihole Water Company, Limited, Hawaiian Pineapple Company, Limited and United States of America dated August 26, 1952 filed as Document No. 152039, granting a perpetual easement for an irrigation ditch;  
Grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company dated November 8, 1957, filed as Document No. 208558, granting an Easement for utility purposes;  
Easement 163, as shown on Map 79 of Land Court Application 1000;  
Grant in favor of Hawaiian Electric Company, Inc. dated April 9, 1962, filed as Document No. 289053, granting an Easement for utility purposes;  
Easement 341, as shown on Map 201 of Land Court Application 1000;

Easement 1882, as shown on Map 451 of  
Land Court Application 1000;  
Together, also, with Easement 3 for  
Water Tank and Waterline Purposes  
described as follows:

EASEMENT 3

For Water Tank and Waterline Purposes  
Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situating at Waipio, Ewa, Oahu, Hawaii

Beginning at the South corner of this parcel of land, the coordinates of said  
point of beginning referred to Government Survey Triangulation Station  
"WAIPIO-LKA" being 6617.44 feet South and 571.97 feet East, thence running by  
azimuths measured clockwise from True South:

1. 112° 20' 88.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
2. 202° 20' 47.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
3. 121° 30' 106.97 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
4. 140° 30' 8.39 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;

DESCRIPTION  
LOT B  
PAGE 5 OF 7

5. 112° 20' 100.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 202° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 112.51 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 320° 30' 9.22 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 30' 132.20 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
10. 292° 20' 53.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 6672 Square Feet.

Together, also, with Easement 4 for  
Waterline purposes described as follows:

EASEMENT 4  
(10 feet wide)  
For Waterline Purposes

DESCRIPTION  
LOT B  
PAGE 6 OF 7

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated at Waipio, Ewa, Oahu, Hawaii

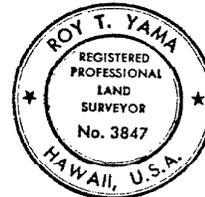
Beginning at the South corner of this parcel of land, the azimuth and distance  
from the end of course nine (9) of the land above described being  $223^{\circ} 50'$   
263.69 feet, thence running by azimuths measured clockwise from True South:

1.  $190^{\circ} 10'$  141.76 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
2.  $186^{\circ} 20'$  216.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
3.  $190^{\circ} 30'$  53.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
4.  $194^{\circ} 30'$  87.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
5.  $201^{\circ} 20'$  78.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
6.  $214^{\circ} 30'$  55.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
7.  $292^{\circ} 20'$  10.23 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
8.  $34^{\circ} 30'$  56.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;

DESCRIPTION  
LOT B  
PAGE 7 OF 7

- |     |         |   |
|-----|---------|---|
| 9.  | 21° 20' | 76.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 10. | 14° 30' | 86.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 11. | 10° 30' | 52.29 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 12. | 6° 20'  | 215.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;   |
| 13. | 10° 10' | 127.08 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;   |
| 14. | 43° 50' | 18.04 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 6222 Square Feet. |

PARK ENGINEERING, INC.



Bishop Square - Pacific Tower  
1001 Bishop Street, Suite 2085  
Honolulu, Hawaii 96813

January 14, 1985

Tax Map Key: 9-4-05: 52  
F.B. 1271

  
Registered Professional Surveyor  
Certificate Number 3847

DESCRIPTION

LOT C

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated At Waipio, Ewa, Oahu, Hawaii

Beginning at the East corner of this parcel of land, being also the East corner of Lot 942-B and the South corner of Lot 942-A, as shown on Map 451 of Land Court Application 1000, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-LKA" being 6247-09 feet South and 771.91 feet East, thence running by azimuth measured clockwise from True South:

1. 19° 34' 98.48 feet along Lot 110, as shown on Map 37 of Land Court Application 1000;
2. 34° 04' 56.04 feet along Lot 110, as shown on Map 37 of Land Court Application 1000;
3. 112° 20' 985.93 feet along the remainder of Lot 942-B as shown on Map 451 of Land Court Application 1000;
4. 204° 59' 316.15 feet along along Lot 108, as shown on Map 37 of Land Court Application 1000;
5. 301° 46' 20" 991.38 feet along Lot 942-A, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 5.322 Acres.

Subject, however, to the following as shown on Schedule B of Status Title Report prepared by Title Guaranty of Hawaii dated October 26, 1984:

DESCRIPTION  
LOT C  
PAGE 2 OF 8

Grant to Waihole Water Company, Limited  
dated May 21, 1913, recorded in Liber  
392, Page 376;

Part of portion 10, Easement N, as shown  
on Maps 37 and 79 of Land Court  
Application 1000;

Grant in favor of Oahu Sugar Company,  
Limited, Waihole Water Company,  
Limited, Hawaiian Pineapple Company,  
Limited and United States of America  
dated August 26, 1952 filed as Document  
No. 152039, granting a perpetual  
easement for an irrigation ditch;

Grant in favor of Hawaiian Electric  
Company, Inc. and Hawaiian Telephone  
Company dated November 8, 1957, filed as  
Document No. 208558, granting an  
Easement for utility purposes;  
Easement 163, as shown on Map 79 of Land  
Court Application 1000;

Grant in favor of Hawaiian Electric  
Company, Inc. dated April 9, 1962, filed  
as Document No. 289053, granting an  
Easement for utility purposes;  
Easement 341, as shown on Map 201 of  
Land Court Application 1000;  
Easement 1882, as shown on Map 451 of  
Land Court Application 1000;

DESCRIPTION  
LOT C  
PAGE 3 OF 8

Together with Easement 1 for Roadway and  
Utility Purposes described as follows:

EASEMENT 1

(16 feet wide)

For Roadway and Utility Purposes

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated on the Northeasterly side of Kamehameha Highway

At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land and on the Northeasterly side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 7346.11 feet South and 883.64 feet West, thence running by azimuths measured clockwise from True South:

1. 235° 00' 366.19 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 240° 10' 200.87 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 219° 00' 148.95 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 197° 00' 304.03 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT C  
PAGE 4 OF 8

5. 219° 30' 113.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 223.74 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 187° 30' 223.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 197° 00' 321.82 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 46' 20" 16.55 feet along Lot 942-A, as shown on Map 451 of Land Court Application 1000;
10. 17° 00' 316.27 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 7° 30' 226.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
12. 31° 20' 228.26 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
13. 39° 30' 110.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
14. 17° 00' 303.96 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT C  
PAGE 5 OF 8

15. 39° 00' 155.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
16. 60° 10' 203.14 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
17. 55° 00' 363.71 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
18. Thence along the Northeasterly side of Kamehameha Highway, on a curve to the right with a radius of 680.00 feet, the azimuth and distance of the chord being:  
138° 43' 59" 16.09 feet to the point of beginning and containing an Area of 30,481 Square Feet.  
Together, also, with Easement 2 for waterline purposes described as follows:

EASEMENT 2

(10 feet wide)

For Waterline Purposes

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the North corner of this parcel of land, the azimuth and distance from the end of course eleven (11) of the land just above described being 31° 20' 5.05 feet, thence running by azimuths measured clockwise from True South:

DESCRIPTION  
LOT C  
PAGE 6 OF 8

1. 292° 20' 339.31 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 68.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 292° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 22° 20' 78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 350.89 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 10.12 feet along the remainder of lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 4181 Square Feet.

Together, also, with Easement 3 for Water Tank and Waterline Purposes described as follows:

EASEMENT 3

For Water Tank and Waterline Purposes  
Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated at Waipio, Ewa, Oahu, Hawaii

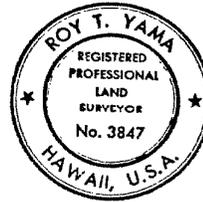
DESCRIPTION  
LOT C  
PAGE 7 OF 8

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 6617.44 feet South and 571.97 feet East, thence running by azimuths measured clockwise from True South:

1. 112° 20' 88.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 47.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 121° 30' 106.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 140° 30' 8.39 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 100.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 202° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 112.51 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 320° 30' 9.22 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT C  
PAGE 8 OF 8

9. 301° 30' 132.20 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
10. 292° 20' 53.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an  $\Delta$  6672 Square Feet.
- PARK ENGINEERING, INC.



*Roy T. Yama*  
Registered Professional Surveyor  
Certificate Number 3847

Bishop Square - Pacific Tower  
1001 Bishop Street, Suite 2085  
Honolulu, Hawaii 96813

January 14, 1985

Tax Map Key: 9-4-05: 52  
F.B. 1271

DESCRIPTION

LOT D

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-LKA" being 6617.44 feet South and 571.97 feet East, thence running by azimuths measured clockwise from True South:

1. 112° 20' 950.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 229.35 feet along Lot 108, as shown on Map 37 of Land Court Application 1000;
3. 204° 59' 36.00 feet along Lot 108, as shown on Map 37 of Land Court Application 1000;
4. 292° 20' 985.93 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 34° 04' 217.26 feet along Lot 110, as shown on Map 37 of Land Court Application 1000;
6. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 5.857 Acres.

Subject, however, to the following as shown on Schedule B of Status Title Report prepared by Title Guaranty of Hawaii dated October 26, 1984:

DESCRIPTION  
LOT D  
PAGE 2 OF 8

Grant to Waihole Water Company, Limited dated May 21, 1913, recorded in Liber 392, Page 376;

Part of portion 10, Easement N, as shown on Maps 37 and 79 of Land Court Application 1000;

Grant in favor of Oahu Sugar Company, Limited, Waihole Water Company, Limited, Hawaiian Pineapple Company, Limited and United States of America dated August 26, 1952 filed as Document No. 152039, granting a perpetual easement for an irrigation ditch;

Grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company dated November 8, 1957, filed as Document No. 208558, granting an Easement for utility purposes; Easement 163, as shown on Map 79 of Land Court Application 1000;

Grant in favor of Hawaiian Electric Company, Inc. dated April 9, 1962, filed as Document No. 289053, granting an Easement for utility purposes; Easement 341, as shown on Map 201 of Land Court Application 1000; Easement 1882, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT D  
PAGE 3 OF 8

Subject, also, and together with  
Easement 2 for waterline purposes  
described as follows:

EASEMENT 2

(10 feet wide)

For Waterline Purposes

Beginning at the North corner of this parcel of land, the azimuths and distances from the Initial point of the land above described being 112° 20' 651.89 feet, 211° 20' 10.12 feet, thence running by azimuths measured clockwise from True South:

1. 292° 20' 339.31 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 68.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 292° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 22° 20' 78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 350.89 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT D  
PAGE 4 OF 8

6. 211° 20' 10.12 feet along the remainder of lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 4181 Square Feet.

Subject, also, and together with Easement 3 for Water Tank and Waterline purposes described as follows:

EASEMENT 3

For Water Tank and Waterline Purposes

Beginning at the South corner of this parcel of land, being the initial point of the land first above described, thence running by azimuths measured clockwise from True South:

1. 112° 20' 88.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 47.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 121° 30' 106.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 140° 30' 8.39 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT D  
PAGE 5 OF 8

5. 112° 20' 100.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 202° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 112.51 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 320° 30' 9.22 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 30' 132.20 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
10. 292° 20' 53.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 6672 Square Feet.

Together with Easement 1 for Roadway and Utility Purposes described as follows:

EASEMENT 1

(16 feet wide)

For Roadway and Utility Purposes

DESCRIPTION  
LOT D  
PAGE 6 OF 8

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated on the Northeasterly side of Kamehameha Highway

At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land and on the Northeasterly side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 7346.11 feet South and 883.64 feet West, thence running by azimuths measured clockwise from True South:

1. 235° 00' 366.19 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 240° 10' 200.87 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 219° 00' 148.95 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 197° 00' 304.03 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 219° 30' 113.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 223.74 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

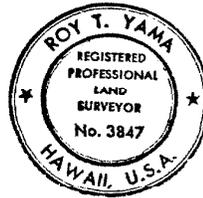
DESCRIPTION  
LOT D  
PAGE 7 OF 8

7. 187° 30' 223.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 197° 00' 321.82 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 46' 20" 16.55 feet along Lot 942-A, as shown on Map 451 of Land Court Application 1000;
10. 17° 00' 316.27 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 7° 30' 226.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
12. 31° 20' 228.26 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
13. 39° 30' 110.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
14. 17° 00' 303.96 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
15. 39° 00' 155.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
16. 60° 10' 203.14 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT D  
PAGE 8 OF 8

17. 55° 00' 363.71 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
18. Thence along the Northeasterly side of Kamehameha Highway on a curve to the right with a radius of 680.00 feet, the azimuth and distance of the chord being:
- 138° 43' 59" 16.09 feet to the point of beginning and containing an Area of 30,481 Square Feet.

PARK ENGINEERING, INC.



*Roy T. Yama*  
Registered Professional Surveyor  
Certificate Number 3847

Bishop Square - Pacific Tower  
1001 Bishop Street, Suite 2085  
Honolulu, Hawaii 96813

January 14, 1985

Tax Map Key: 9-4-05: 52  
F.B. 1271

DESCRIPTION

LOT E

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 6457.96 feet South and 392.86 feet West, thence running by azimuths measured clockwise from True South:

1. 207° 25' 30" 34.25 feet along Lot 108, as shown on Map 37 of Land Court Application 1000;
2. 202 20' 185.00 feet along Lot 108, as shown on Map 37 of Land Court Application 1000;
3. 292° 20' 950.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 15° 10' 30" 237.84 feet along Lot 110, as shown on Map 37 of Land Court Application 1000;
5. 113° 19' 982.84 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 5.039 Acres.

Subject, however, to the following as shown on Schedule B of Status Title Report prepared by Title Guaranty of Hawaii dated October 26, 1984:  
Grant to Waihole Water Company, Limited dated May 21, 1913, recorded in Liber 392, Page 376;

DESCRIPTION  
LOT E  
PAGE 2 OF 10

Part of portion 10, Easement N, as shown  
on Maps 37 and 79 of Land Court  
Application 1000;

Grant in favor of Oahu Sugar Company,  
Limited, Waiahole Water Company,  
Limited, Hawaiian Pineapple Company,  
Limited and United States of America  
dated August 26, 1952 filed as Document  
No. 152039, granting a perpetual  
easement for an irrigation ditch;

Grant in favor of Hawaiian Electric  
Company, Inc. and Hawaiian Telephone  
Company dated November 8, 1957, filed as  
Document No. 208558, granting an  
Easement for utility purposes;

Easement 163, as shown on Map 79 of Land  
Court Application 1000;

Grant in favor of Hawaiian Electric  
Company, Inc. dated April 9, 1962, filed  
as Document No. 289053, granting an  
Easement for utility purposes;

Easement 341, as shown on Map 201 of  
Land Court Application 1000;

Easement 1882, as shown on Map 451 of  
Land Court Application 1000;

Subject, also, to a portion of Easement  
4 for waterline purposes described as  
follows:

EASEMENT 4  
(10 feet wide)  
For Waterline Purposes

Beginning at the East corner of this parcel of land, the azimuths and distance from the end of course three (3) of the land above described being 112° 20' 77.77 feet, thence running by azimuths measured clockwise from True South:

1. 34° 30' 56.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 21° 20' 76.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 14° 30' 86.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 10° 30' 52.29 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 6° 20' 215.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 10° 10' 127.08 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 43° 50' 18.04 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT E  
PAGE 4 OF 10

8. 190° 10' 141.76 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 186° 20' 216.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
10. 190° 30' 53.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 194° 30' 87.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
12. 201° 20' 78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
13. 214° 30' 55.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
14. 292° 20' 10.23 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 6222 Square Feet.

Together with Easement 1 for Roadway and Utility Purposes described as follows:

EASEMENT 1

(16 feet wide)

For Roadway and Utility Purposes

DESCRIPTION  
LOT E  
PAGE 5 OF 10

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated on the Northeasterly side of Kamehameha Highway

At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land and on the Northeasterly side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 7346.11 feet South and 883.64 feet West, thence running by azimuths measured clockwise from True South:

1. 235° 00' 366.19 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 240° 10' 200.87 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 219° 00' 148.95 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 197° 00' 304.03 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 219° 30' 113.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 223.74 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT E  
PAGE 6 OF 10

7. 187° 30' 223.96 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 197° 00' 321.82 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 46' 20" 16.55 feet along Lot 942-A, as shown on Map 451 of Land Court Application 1000;
10. 17° 00' 316.27 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 7° 30' 226.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
12. 31° 20' 228.26 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
13. 39° 30' 110.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
14. 17° 00' 303.96 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
15. 39° 00' 155.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
16. 60° 10' 203.14 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT E  
PAGE 7 OF 10

17. 55° 00' 363.71 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
18. Thence along the Northeasterly side of Kamehameha Highway, on a curve to the right with a radius of 680.00 feet, the azimuth and distance of the chord being:
- 138° 43' 59" 16.09 feet to the point of beginning and containing an Area of 30,481 Square Feet.
- Together, also, with Easement 2 for waterline purposes described as follows:

EASEMENT 2

(10 feet wide)

For Waterline Purposes

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the North corner of this parcel of land, the direct azimuth and distance from the end of course eleven (11) of the land just above described being 31° 20' 5.05 feet, thence running by azimuths measured clockwise from True South:

1. 292° 20' 339.31 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT E  
PAGE 8 OF 10

2. 202° 20' 68.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 292° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 22° 20' 78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 350.89 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 10.12 feet along the remainder of lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 4181 Square Feet.

Together, also, to Easement 3 for Water Tank and Waterline purposes described as follows:

EASEMENT 3

For Water Tank and Waterline Purposes

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

DESCRIPTION  
LOT E  
PAGE 9 OF 10

Beginning at the South corner of this parcel of land, being the end of course three (3) of the land first above described, thence running by azimuths measured clockwise from True South:

1. 112° 20' 88.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 47.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 121° 30' 106.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 140° 30' 8.39 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 100.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 202° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 112.51 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 320° 30' 9.22 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 30' 132.20 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT E  
PAGE 10 OF 10

10. 292° 20' 53.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 6672 Square Feet.

PARK ENGINEERING, INC.



*Roy T. Yama*  
Registered Professional Surveyor  
Certificate Number 3847

Bishop Square - Pacific Tower  
1001 Bishop Street, Suite 2085  
Honolulu, Hawaii 96813

January 14, 1985

Tax Map Key: 9-4-05: 52  
F.B. 1271

DESCRIPTION

LOT F

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 6457.96 feet South and 392.86 feet West, thence running by azimuths measured clockwise from True South:

1. 293° 19' 982.84 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 15° 10' 30" 259.91 feet along Lot 110, as shown on Map 37 of Land Court Application 1000;
3. 116° 31' 1035.59 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 207° 25' 30" 200.00 feet along Lot 108, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 5.280 Acres.

Subject, however, to the following as shown on Schedule B of Status Title Report prepared by Title Guaranty of Hawaii dated October 26, 1984; Grant to Waiahole Water Company, Limited dated May 21, 1913, recorded in Liber 392, Page 376;

DESCRIPTION  
LOT F  
PAGE 2 OF 10

Part of portion 10, Easement N, as shown on Maps 37 and 79 of Land Court Application 1000;  
Grant in favor of Oahu Sugar Company, Limited, Waihole Water Company, Limited, Hawaiian Pineapple Company, Limited and United States of America dated August 26, 1952 filed as Document No. 152039, granting a perpetual easement for an irrigation ditch;  
Grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company dated November 8, 1957, filed as Document No. 208558, granting an Easement for utility purposes;  
Easement 163, as shown on Map 79 of Land Court Application 1000;  
Grant in favor of Hawaiian Electric Company, Inc. dated April 9, 1962, filed as Document No. 289053, granting an Easement for utility purposes;  
Easement 341, as shown on Map 201 of Land Court Application 1000;  
Easement 1882, as shown on Map 451 of Land Court Application 1000;

Subject, also, to a portion of Easement 4 for waterline purposes described as follows:

EASEMENT 4

(10 feet wide)

For Waterline Purposes

Beginning at the South corner of this parcel of land, the azimuth and distance from the end of course two (2) of the land above described being  $43^{\circ} 50'$  131.29 feet, thence running by azimuths measured clockwise from True South:

1.  $190^{\circ} 10'$  141.76 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2.  $186^{\circ} 20'$  216.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3.  $190^{\circ} 30'$  53.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4.  $194^{\circ} 30'$  87.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5.  $201^{\circ} 20'$  78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6.  $214^{\circ} 30'$  55.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7.  $292^{\circ} 20'$  10.23 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT F  
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- |     |         |   |
|-----|---------|---|
| 8.  | 34° 30' | 56.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 9.  | 21° 20' | 76.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 10. | 14° 30' | 86.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 11. | 10° 30' | 52.29 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 12. | 6° 20'  | 215.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;   |
| 13. | 10° 10' | 127.08 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;   |
| 14. | 43° 50' | 18.04 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000 to point of beginning and containing an Area of 6222 Square Feet. |

Together with Easement 1 for Roadway and Utility Purposes described as follows:

EASEMENT 1

(16 feet wide)

For Roadway and Utility Purposes

DESCRIPTION  
LOT F  
PAGE 5 OF 10

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated on the Northeastern side of Kamehameha Highway

At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land and on the Northeastern side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-LKA" being 7346.11 feet South and 883.64 feet West, thence running by azimuths measured clockwise from True South:

1. 235° 00' 366.19 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 240° 10' 200.87 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 219° 00' 148.95 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 197° 00' 304.03 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 219° 30' 113.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 223.74 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT F  
PAGE 6 OF 10

7. 187° 30' 223.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 197° 00' 321.82 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 46' 20" 16.55 feet along Lot 942-A, as shown on Map 451 of Land Court Application 1000;
10. 17° 00' 316.27 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 7° 30' 226.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
12. 31° 20' 228.26 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
13. 39° 30' 110.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
14. 17° 00' 303.96 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
15. 39° 00' 155.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
16. 60° 10' 203.14 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT F  
PAGE 7 OF 10

17. 55° 00' 363.71 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
18. Thence along the Northeasterly side of Kamehameha Highway, on a curve to the right with a radius of 680.00 feet, the azimuth and distance of the chord being:
- 138° 43' 59" 16.09 feet to the point of beginning and containing an Area of 30,481 Square Feet.
- Together, also, with Easement 2 for waterline purposes described as follows:

EASEMENT 2

(10 feet wide)

For Waterline Purposes

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the North corner of this parcel of land, the azimuth and distance from the end of course eleven (11) of the land just above described being 31° 20' 5.05 feet, thence running by azimuths measured clockwise from True South:

1. 292° 20' 339.31 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT F  
PAGE 8 OF 10

2. 202° 20' 68.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 292° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 22° 20' 78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 350.89 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 10.12 feet along the remainder of lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 4181 Square Feet.  
Together, also, with Easement 3 for Water Tank and Waterline Purposes described as follows:

EASEMENT 3

For Water Tank and Waterline Purposes  
Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 6617.44 feet South and 571.97 feet East, thence running by azimuths measured clockwise from True South:

DESCRIPTION  
LOT F  
PAGE 9 OF 10

1. 112° 20' 88.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 47.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 121° 30' 106.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 140° 30' 8.39 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 100.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 202° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 112.51 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 320° 30' 9.22 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 30' 132.20 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
10. 292° 20' 53.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT F  
PAGE 10 OF 10

11. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of  
Land Court Application 1000 to the point  
of beginning and containing an Area of  
6672 Square Feet.

PARK ENGINEERING, INC.



*Roy T. Yama*  
Registered Professional Surveyor  
Certificate Number 3847

Bishop Square - Pacific Tower  
1001 Bishop Street, Suite 2085  
Honolulu, Hawaii 96813

December 5, 1984

Tax Map Key: 9-4-05: 52  
F.B. 1271

DESCRIPTION

LOT 6

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 6804.13 feet South and 572.49 feet West, thence running by azimuths measured clockwise from True South:

1. 207° 25' 30" 190.00 feet along Lot 108, as shown on Map 37 of  
Land Court Application 1000;
2. 296° 31' 1035.59 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
3. 43° 50' 394.98 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
4. 128° 00' 939.85 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000 to the point of  
beginning and containing an Area of  
6.497 Acres.

Subject, however, to the following as  
shown on Schedule B of Status Title  
Report prepared by Title Guaranty of  
Hawaii dated October 26, 1984:  
Grant to Waihole Water Company, Limited  
dated May 21, 1913, recorded in Liber  
392, Page 376;

DESCRIPTION  
LOT G  
PAGE 2 OF 10

Part of portion 10, Easement N, as shown  
on Maps 37 and 79 of Land Court  
Application 1000;  
Grant in favor of Oahu Sugar Company,  
Limited, Waialoha Water Company,  
Limited, Hawaiian Pineapple Company,  
Limited and United States of America  
dated August 26, 1952 filed as Document  
No. 152039, granting a perpetual  
easement for an irrigation ditch;  
Grant in favor of Hawaiian Electric  
Company, Inc. and Hawaiian Telephone  
Company dated November 8, 1957, filed as  
Document No. 208558, granting an  
Easement for utility purposes;  
Easement 163, as shown on Map 79 of Land  
Court Application 1000;  
Grant in favor of Hawaiian Electric  
Company, Inc. dated April 9, 1962, filed  
as Document No. 289053, granting an  
Easement for utility purposes;  
Easement 341, as shown on Map 201 of  
Land Court Application 1000;  
Easement 1882, as shown on Map 451 of  
Land Court Application 1000;

Subject, also, to a portion of Easement  
4 for waterline purposes described as  
follows:

EASEMENT 4  
(10 feet wide)  
For Waterline Purposes

Beginning at the South corner of this parcel of land, the azimuth and distance from the end of course three (3) of the land above described being 223° 50' 263.69 feet, thence running by azimuths measured clockwise from True South:

1. 190° 10' 141.76 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 186° 20' 216.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 190° 30' 53.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 194° 30' 87.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 201° 20' 78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 214° 30' 55.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 10.23 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT G  
PAGE 4 OF 10

- |     |         |   |
|-----|---------|---|
| 8.  | 34° 30' | 56.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 9.  | 21° 20' | 76.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 10. | 14° 30' | 86.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 11. | 10° 30' | 52.29 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;  |
| 12. | 6° 20'  | 215.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;   |
| 13. | 10° 10' | 127.08 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;   |
| 14. | 43° 50' | 18.04 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000 to point of beginning and containing an Area of 6222 Square Feet. |

Together with Easement 1 for Roadway and Utility Purposes described as follows:

EASEMENT 1

(16 feet wide)

For Roadway and Utility Purposes

DESCRIPTION  
LOT G  
PAGE 5 OF 10

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated on the Northeasterly side of Kamehameha Highway

At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land and on the Northeasterly side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 7346.11 feet South and 883.64 feet West, thence running by azimuths measured clockwise from True South:

1. 235° 00' 366.19 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 240° 10' 200.87 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 219° 00' 148.95 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 197° 00' 304.03 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 219° 30' 113.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 223.74 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT G  
PAGE 6 OF 10

7. 187° 30' 223.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 197° 00' 321.82 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 46' 20" 16.55 feet along Lot 942-A, as shown on Map 451 of Land Court Application 1000;
10. 17° 00' 316.27 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 7° 30' 226.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
12. 31° 20' 228.26 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
13. 39° 30' 110.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
14. 17° 00' 303.96 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
15. 39° 00' 155.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
16. 60° 10' 203.14 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT G  
PAGE 7 OF 10

17. 55° 00' 363.71 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
18. Thence along the Northeasterly side of Kamehameha Highway, on a curve to the right with a radius of 680.00 feet, the azimuth and distance of the chord being:  
138° 43' 59" 16.09 feet to the point of beginning and containing an Area of 30,481 Square Feet.  
Together, also, with Easement 2 for waterline purposes described as follows:

EASEMENT 2

(10 feet wide)

For Waterline Purposes

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the North corner of this parcel of land, the azimuth and distance from the end of course eleven (11) of the land just above described being 31° 20' 5.05 feet, thence running by azimuths measured clockwise from True South:

1. 292° 20' 339.31 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT G  
PAGE 8 OF 10

2. 202° 20' 68.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 292° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 22° 20' 78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 350.89 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 10.12 feet along the remainder of lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 4181 Square Feet.  
Together, also, with Easement 3 for Water Tank and Waterline Purposes described as follows:

EASEMENT 3

For Water Tank and Waterline Purposes

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 6617.44 feet South and 571.97 feet East, thence running by azimuths measured clockwise from True South:

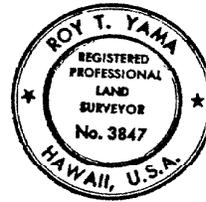
DESCRIPTION  
LOT 6  
PAGE 9 OF 10

1. 112° 20' 88.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 47.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 121° 30' 106.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 140° 30' 8.39 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 100.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 202° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 112.51 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 320° 30' 9.22 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 30' 132.20 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
10. 292° 20' 53.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT G  
PAGE 10 OF 10

11. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of  
Land Court Application 1000 to the point  
of beginning and containing an Area of  
6672 Square Feet.

PARK ENGINEERING, INC.



*Roy T. Yama*  
Registered Professional Surveyor  
Certificate Number 3847

Bishop Square - Pacific Tower  
1001 Bishop Street, Suite 2085  
Honolulu, Hawaii 96813

December 5, 1984

Tax Map Key: 9-4-05: 52  
F.B. 1271

DESCRIPTION

LOT H

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 6804.13 feet South and 572.49 feet West, thence running by azimuths measured clockwise from True South:

1. 300° 00' 939.85 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 55° 40' 271.67 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 128° 00' 854.77 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 221° 21' 98.30 feet along Lot 108, as shown on Map 37 of Land Court Application 1000;
5. 215° 01' 160.95 feet along Lot 108, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 5.312 Acres.

Subject, however, to the following as shown on Schedule B of Status Title Report prepared by Title Guaranty of Hawaii dated October 26, 1984:

DESCRIPTION  
LOT H  
PAGE 2 OF 8

Grant to Waialeale Water Company, Limited dated May 21, 1913, recorded in Liber 392, Page 376;  
Part of portion 10, Easement N, as shown on Maps 37 and 79 of Land Court Application 1000;  
Grant in favor of Oahu Sugar Company, Limited, Waialeale Water Company, Limited, Hawaiian Pineapple Company, Limited and United States of America dated August 26, 1952 filed as Document No. 152039, granting a perpetual easement for an irrigation ditch;  
Grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company dated November 8, 1957, filed as Document No. 206558, granting an Easement for utility purposes;  
Easement 163, as shown on Map 79 of Land Court Application 1000;  
Grant in favor of Hawaiian Electric Company, Inc. dated April 9, 1962, filed as Document No. 289053, granting an Easement for utility purposes;  
Easement 341, as shown on Map 201 of Land Court Application 1000;  
Easement 1882, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT H  
PAGE 3 OF 8

Together with Easement 1 for Roadway and  
Utility Purposes described as follows:

EASEMENT 1

(16 feet wide)

For Roadway and Utility Purposes

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated on the Northeasterly side of Kamehameha Highway

At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land and on the Northeasterly side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 7346.11 feet South and 883.64 feet West, thence running by azimuths measured clockwise from True South:

1. 235° 00' 366.19 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 240° 10' 200.87 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 219° 00' 148.95 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 197° 00' 304.03 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT H  
PAGE 4 OF 8

5. 219° 30' 113.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 223.74 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 187° 30' 223.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 197° 00' 321.82 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 46' 20" 16.55 feet along Lot 942-A, as shown on Map 451 of Land Court Application 1000;
10. 17° 00' 316.27 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 7° 30' 226.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
12. 31° 20' 228.26 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
13. 39° 30' 110.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
14. 17° 00' 303.96 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT H  
PAGE 5 OF 8

15. 39° 00' 155.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
16. 60° 10' 203.14 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
17. 55° 00' 363.71 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
18. Thence along the Northeasterly side of Kamehameha Highway, on a curve to the right with a radius of 680.00 feet, the azimuth and distance of the chord being:  
138° 43' 59" 16.09 feet to the point of beginning and containing an Area of 30,481 Square Feet.  
Together, also, with Easement 2 for waterline purposes described as follows:

EASEMENT 2

(10 feet wide)

For Waterline Purposes

Being a portion of Lot 942-B, as shown on Map 451 of

Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the North corner of this parcel of land, the azimuth and distance from the end of course eleven (11) of the land just above described being 31° 20' 5.05 feet, thence running by azimuths measured clockwise from True South:

DESCRIPTION  
LOT H  
PAGE 6 OF 8

1. 292° 20' 339.31 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 68.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 292° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 22° 20' 78.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 350.89 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 10.12 feet along the remainder of lot 942-B, as shown on Map 451 of Land Court Application 1000 to the point of beginning and containing an Area of 4181 Square Feet.  
Together, also, with Easement 3 for Water Tank and Waterline Purposes described as follows:

EASEMENT 3

For Water Tank and Waterline Purposes  
Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated at Waipio, Ewa, Oahu, Hawaii

DESCRIPTION  
LOT H  
PAGE 7 OF 8

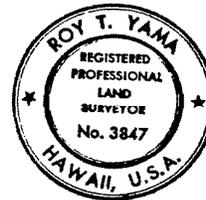
Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 6617.44 feet South and 571.97 feet East, thence running by azimuths measured clockwise from True South:

1. 112° 20' 88.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
2. 202° 20' 47.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 121° 30' 106.97 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 140° 30' 8.39 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 112° 20' 100.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 202° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 112.51 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 320° 30' 9.22 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT H  
PAGE 8 OF 8

9. 301° 30' 132.20 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
10. 292° 20' 53.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 6672 Square Feet.

PARK ENGINEERING, INC.



*Roy T. Yama*  
Registered Professional Surveyor  
Certificate Number 3847

Bishop Square - Pacific Tower  
1001 Bishop Street, Suite 2085  
Honolulu, Hawaii 96813

January 14, 1985

Tax Map Key: 9-4-05: 52  
F.B. 1271

DESCRIPTION

LOT J

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated on the Northeasterly side of Kamehameha Highway  
At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land, being also the West corner of Lot 942-B, as shown on Map 451 of Land Court Application 1000, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO-UKA" being 7249.96 feet South and 941.20 feet West, thence running by azimuths measured clockwise from True South:

1. 221° 21' 320.00 feet along Lot 108, as shown on Map 37 of Land Court Application 1000;
2. 308° 00' 854.77 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
3. 55° 40' 279.91 feet along the remainder of Lot 942-B as shown on Map 451 of Land Court Application 1000;
4. 115° 20' 410.30 feet along the Northeasterly side of Kamehameha Highway;
5. Thence along the Northeasterly side of Kamehameha Highway, on a curve to the right with a radius of 680.00 feet, the azimuth and distance of the chord being:  
129° 16' 327.47 feet;
6. 154° 15' 67.80 feet along Lot 108, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 6.277 Acres.

DESCRIPTION  
LOT J  
PAGE 2 OF 8

Subject, however, to the following as shown on Schedule B of Status Title Report prepared by Title Guaranty of Hawaii dated October 26, 1984:  
Grant to Waihole Water Company, Limited dated May 21, 1913, recorded in Liber 392, Page 376;  
Part of portion 10, Easement N, as shown on Maps 37 and 79 of Land Court Application 1000;  
Grant in favor of Oahu Sugar Company, Limited, Waihole Water Company, Limited, Hawaiian Pineapple Company, Limited and United States of America dated August 26, 1952 filed as Document No. 152039, granting a perpetual easement for an irrigation ditch;  
Grant in favor of Hawaiian Electric Company, Inc. and Hawaiian Telephone Company dated November 8, 1957, filed as Document No. 208558, granting an Easement for utility purposes;  
Easement 163, as shown on Map 79 of Land Court Application 1000;  
Grant in favor of Hawaiian Electric Company, Inc. dated April 9, 1962, filed as Document No. 289053, granting an Easement for utility purposes;

DESCRIPTION  
LOT J  
PAGE 3 OF 8

Easement 341, as shown on Map 201 of  
Land Court Application 1000;  
Easement 1882, as shown on Map 451 of  
Land Court Application 1000;

Together with Easement 1 for Roadway and  
Utility Purposes described as follows:

EASEMENT 1

(16 feet wide)

For Roadway and Utility Purposes

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated on the Northeasterly side of Kamehameha Highway  
At Waipio, Ewa, Oahu, Hawaii

Beginning at the West corner of this parcel of land and on the Northeasterly  
side of Kamehameha Highway, the coordinates of said point of beginning  
referred to Government Survey Triangulation Station "WAIPIO-LKA" being 7346.11  
feet South and 883.64 feet West, thence running by azimuths measured clockwise  
from True South:

1. 235° 00' 366.19 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
2. 240° 10' 200.87 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;

DESCRIPTION  
LOT J  
PAGE 4 OF 8

3. 219° 00' 148.95 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
4. 197° 00' 304.03 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
5. 219° 30' 113.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
6. 211° 20' 223.74 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 187° 30' 223.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 197° 00' 321.82 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 46' 20" 16.55 feet along Lot 942-A, as shown on Map 451 of Land Court Application 1000;
10. 17° 00' 316.27 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 7° 30' 226.02 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
12. 31° 20' 228.26 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;

DESCRIPTION  
LOT J  
PAGE 3 OF 8

13. 39° 30' 110.98 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
14. 17° 00' 303.96 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
15. 39° 00' 155.05 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
16. 60° 10' 203.14 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
17. 55° 00' 363.71 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
18. Thence along the Northeasterly side of Kamehameha Highway, on a curve to the right with a radius of 680.00 feet, the azimuth and distance of the chord being:  
138° 43' 59" 16.09 feet to the point of beginning and containing an Area of 30,481 Square Feet.  
Together, also, with Easement 2 for waterline purposes described as follows:

EASEMENT 2

(10 feet wide)

For Waterline Purposes

DESCRIPTION  
LOT J  
PAGE 6 OF 8

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000  
Situated at Waipio, Ewa, Oahu, Hawaii

Beginning at the North corner of this parcel of land, the azimuth and distance  
from the end of course eleven (11) of the land just above described being 31°  
20' 5.05 feet, thence running by azimuths measured clockwise from True  
South:

1. 292° 20' 339.31 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
2. 202° 20' 68.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
3. 292° 20' 10.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
4. 22° 20' 78.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
5. 112° 20' 350.89 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
6. 211° 20' 10.12 feet along the remainder of lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000 to the point of  
beginning and containing an Area of 4181  
Square Feet.

DESCRIPTION  
LOT J  
PAGE 7 OF 8

Together, also, with Easement 3 for  
Water Tank and Waterline Purposes  
described as follows:

EASEMENT 3

For Water Tank and Waterline Purposes

Being a portion of Lot 942-B, as shown on Map 451 of  
Land Court Application 1000

Situated at Waipio, Ewa, Oahu, Hawaii

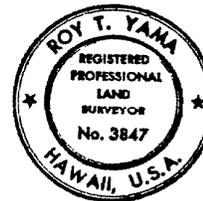
Beginning at the South corner of this parcel of land, the coordinates of said  
point of beginning referred to Government Survey Triangulation Station  
"WAIPIO-UKA" being 6617.44 feet South and 571.97 feet East, thence running by  
azimuths measured clockwise from True South:

1. 112° 20' 88.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
2. 202° 20' 47.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
3. 121° 30' 106.97 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
4. 140° 30' 8.39 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;
5. 112° 20' 100.00 feet along the remainder of Lot 942-B, as  
shown on Map 451 of Land Court  
Application 1000;

DESCRIPTION  
LOT J  
PAGE 8 OF 8

6. 202° 20' 10.00 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
7. 292° 20' 112.51 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
8. 320° 30' 9.22 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
9. 301° 30' 132.20 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
10. 292° 20' 53.25 feet along the remainder of Lot 942-B, as shown on Map 451 of Land Court Application 1000;
11. 15° 10' 30" 53.00 feet along Lot 110, as shown on Map 37 of Land Court Application 1000 to the point of beginning and containing an Area of 6672 Square Feet.

PARK ENGINEERING, INC.



Bishop Square - Pacific Tower  
1001 Bishop Street, Suite 2085  
Honolulu, Hawaii 96813

January 14, 1985

Tax Map Key: 9-4-05; 52  
F.B. 1271

*Roy T. Yama*  
Registered Professional Surveyor  
Certificate Number 3847

EXHIBIT "D"

ENCUMBRANCES AGAINST TITLE: The land is subject to the following encumbrances:

1. Grant to Waiahole Water Company, Limited, as set forth in that certain indenture dated May 21, 1913, recorded in Liber 392 at Page 376.

2. Easement "N" as shown on Maps 37 and 79 of Land Court Application No. 1000.

3. Restrictive covenants contained in Deed dated August 26, 1953, filed as Land Court Document No. 152038, recorded in Liber 2731 at Page 6, as amended by instrument dated January 25, 1954, filed as Document No. 157084, recorded in Liber 2788 at Page 341.

4. Grant in favor of Oahu Sugar Company, Limited, Waiahole Water Company, Limited, Hawaiian Pineapple Company, Limited, and United States of America dated August 26, 1952, filed as Document No. 152039; granting a perpetual easement for an irrigation ditch known as "Kipapa Ditch", etc., to said Oahu Sugar Company, Limited, all right in and to free flowing water in Kipapa Gulch, etc., to said Waiahole Water Company, Limited, and the perpetual right to certain free flowing water in Kipapa Gulch to said Hawaiian Pineapple Company, Limited, and United States of America.

5. Grant in favor of Hawaiian Electric Company, Inc., and Hawaiian Telephone Company dated November 8, 1957, filed as Document No. 208558; granting an easement for utility purposes.

6. Easement "163" as shown on Map 79, as set forth by Land Court Order No. 16484, filed August 20, 1958.

7. Grant in favor of the United States of America dated September 26, 1958, filed as Document No. 223406; granting easements to install, etc. fuel pipeline, etc., over and across said Easements "56" and "163".

8. Grant in favor of Hawaiian Electric Company, Inc., dated April 9, 1962, filed as Document No. 289053; granting an easement to construct, etc., pole and wire lines, etc.

9. Easement "341" (10 feet wide) as shown on Map 201, as set forth by Land Court Order No. 23479, filed November 20, 1964.

10. Grant in favor of the United States of America dated November 16, 1964, filed as Document No. 347714; granting an easement for installing, etc., communications, etc., over said Easement "341".

11. Easement "1882" (16 feet wide) as shown on Map 451, as set forth by Land Court Order No. 43800, filed February 6, 1976.

12. Mortgage in favor of First Hawaiian Bank, as Mortgagee, and Dairy-Co., Inc., as Mortgagor, filed in said Land Court as Document No. 468266 and recorded in the Bureau of Conveyances, State of Hawaii, in Book 6442, Page 270.

13. Mortgage in favor of the Federal Land Bank of Berkeley, as Mortgagee, and Dairy-Co., Inc., as Mortgagor, filed in said Land Court as Document No. 590902, and recorded in the Bureau of Conveyances, State of Hawaii, in Book 8461, Page 261.

14. Easement "1" (16 feet wide) as shown on the Condominium Map for roadway and utility purposes.

15. Easement "2" (10 feet wide) as shown on the Condominium Map for waterline purposes.

16. Easement "3" as shown on the Condominium Map for water tank and waterline purposes.

17. Easement "4" (10 feet wide) as shown on the Condominium Map for waterline purposes.

NOTE: There are unrecorded electric utility lines furnishing electric power to the units in the Project. Easement 1882 (16 feet wide) as shown on Map 451 as set forth by Land Court Order No. 43800 filed February 6, 1976 is replaced by Easement "1".

KIPAPA  
EX D F

EXHIBIT  E

ESTIMATE OF INITIAL MAINTENANCE FEES  
AND  
ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS

Estimate of Initial Maintenance Fees:

<u>Apartment</u>	<u>Monthly Fee</u> x 12 months =	<u>Yearly Total</u>
B	\$41.88	\$502.56
C	\$21.13	\$253.56
D	\$23.25	\$279.00
E	\$20.03	\$240.36
F	\$20.97	\$251.64
G	\$25.77	\$309.24
H	\$20.38	\$244.56
J	\$24.92	\$299.04

[ ] Revised on \_\_\_\_\_

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The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency.

Estimate of Maintenance Fee Disbursements:

Monthly x 12 months = Yearly Total

Utilities and Services

Air Conditioning

Electricity

[ ] common elements only

[ ] common elements  
and apartments

Gas

Refuse Collection

Telephone

Water and Sewer

Maintenance, Repairs and Supplies

Building

Grounds

Management

Management Fee

\$15.00

\$180.00

Payroll and Payroll Taxes

Office Expenses

\$16.67

\$200.00

Insurance

\$166.67

\$2,000.00

Reserves

Taxes and Government Assessments

Other

TOTAL

\$2,380.00

I/We, DAIRY CO., INC., as managing agents for the condominium, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

DAIRY CO., INC.

BY

Date: 9/29/86

EXHIBIT "F"

Summary of Escrow Agreement

The Escrow Agreement sets up an arrangement under which the deposits which a purchaser makes under a Sales Contract will be held by a neutral party ("Escrow"). Under the Escrow Agreement these things will or may happen:

- (a) Escrow will let purchasers know when payments are due.
- (b) Escrow will arrange for purchasers to sign all necessary documents.
- (c) The Escrow Agreement says under what conditions a refund will be made to a purchaser.
- (d) The Escrow Agreement says what will happen to a purchaser's funds upon a default under the Sales Contract.

The Escrow Agreement contains various other provisions and establishes certain charges with which the purchaser should become acquainted.

EXHIBIT "G"

Summary of Sales Contract

The Sales Contract contains the price and other terms and conditions under which a purchaser will agree to buy an apartment in the Project. Among other things, the Sales Contract says:

(a) What a purchaser must do to qualify for a loan if the purchaser wants a mortgage loan to cover part of the purchase price.

(b) That a purchaser's money will be held in escrow, under the terms of the Escrow Agreement.

(c) That interest on deposits shall belong to the seller.

(d) That the unit will be subject to various other legal documents which the purchaser should examine.

(e) That the purchaser must close the purchase at a certain date and pay closing costs, in addition to the purchase price.

(f) The availability of utilities and easements are set forth in Paragraph I, TERMS AND CONDITIONS OF THE CONTRACT.

(g) There are restrictions on the purchaser's Assignment of its interest under the Sales Contract as set forth in Paragraph H, 1.

The Sales Contract contains various other provisions with which the purchaser should become acquainted.