

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, Incorporated, hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

GEORGE PANG and
LEQI ZHANG PANG,
husband and wife,
as Tenants by the Entirety,
as Fee Owner

This report is dated as of January 22, 2016 at 8:00 a.m.

Inquiries concerning this report
should be directed to
RYAN SAWAI.
Email rsawai@tghawaii.com
Fax (808) 521-0288
Telephone (808) 533-5601.
Refer to Order No. 201604023.

Exhibit B

**SCHEDULE B
EXCEPTIONS**

1. Real Property Taxes, if any, that may be due and owing.

Tax Key: (1) 2-3-003-105 C.P.R. No. 0029 Apt. No. 805

Tax Classification: RESIDENTIAL

Street Address: 1009 KAPIOLANI BOULEVARD, #805, HONOLULU, HAWAII
96814

2. Mineral and water rights of any nature.

3. -AS TO ITEM I (LOT 435):-

- (A) IMPROVEMENT ASSESSMENT: (HAWAII COMMUNITY DEVELOPMENT
AUTHORITY, STATE OF HAWAII) - that may be due and owing.

DISTRICT NO. 0004

LOT NO. 47

- (B) The terms and provisions contained in the following:

INSTRUMENT : AGREEMENT

DATED : July 19, 1943

FILED : Land Court Document No. 70018

PARTIES : WILLIAM H. MULLIN and MARGARETHE F. MULLIN and
HATTIE KULAMANU WARD, LUCY KAIKA WARD and VICTORIA
KATHLEEN WARD

RE : building within setback area along Waimanu Street
for future road widening

- (C) Setback (8 feet wide) for road purposes, as shown on Map 20,
filed with Land Court Application No. 670.

- (D) Designation of Easement "6" for sanitary sewer purposes, as
shown on Map 20, as set forth by Land Court Order No. 24810,
filed October 19, 1965.

SCHEDULE B CONTINUED

- (E) An easement in favor of the CITY AND COUNTY OF HONOLULU for sewer purposes over said Easement "6" acquired by AMENDED FINAL ORDER OF CONDEMNATION dated July 19, 1968, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 6484, filed as Land Court Document No. 449940.
- (F) Setback (10 feet along Waimanu Street and 15 feet along Kapiolani Boulevard) for building purposes, as shown on survey map prepared by James R. Thompson, Land Surveyor, with Walter P. Thompson, Inc., dated September 5, 2008, last revised June 1, 2009.
- NOTE:- The building setback line along Waimanu Street is measured 20 feet from the existing property line.
- (G) A 10-foot road widening setback along Waimanu Street, as shown on survey map prepared by James R. Thompson, Land Surveyor, with Walter P. Thompson, Inc., dated September 5, 2008, last revised June 1, 2009.
- (H) The terms and provisions contained in the following:
- INSTRUMENT : SEWER EASEMENT AGREEMENT
- DATED : January 9, 2001
- FILED : Land Court Document No. 2769936
- PARTIES : HONOLULU DESIGN CENTER, LLC, a Hawaii limited liability company, and the CITY AND COUNTY OF HONOLULU
- RE : development over Easement "6" for sanitary sewer purposes
- (I) Designation of Easement "12" for water meter purposes, as shown on Map 43, as set forth by Land Court Order No. 144899, filed February 15, 2002.

SCHEDULE B CONTINUED

-NOTE:- Said above Easement "12" was cancelled by Subdivision Map, prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012, Subdivision File No. 2012/SUB-163; as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING SUBDIVISION MAP APPROVAL (File NO. 2012/SUB-163, CITY AND COUNTY OF HONOLULU), dated October 7, 2013, recorded as Document No. A-50290503. (A Land Court Petition may be required because the above is not noted on Transfer Certificate(s) of Title referred to herein)

(J) Designation of Easement "E-1" and "E-1-A" for power line purposes, as shown on Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, Approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012, Subdivision File No. 2012/SUB-163, as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (File No. 2012/SUB-163, City and County of Honolulu, dated October 7, 2013, recorded as Document No. A-50290503.

-NOTE:- Said easement has not yet been approved by the Land Court of the State of Hawaii and is not noted on Transfer Certificate of Title referred to herein.

4. -AS TO ITEM II (LOT 443):-

(A) Setback (8 feet wide) for road purposes, as shown on Map 20, filed with Land Court Application No. 670

SCHEDULE B CONTINUED

- (B) Setback (10 feet along Waimanu Street and 15 feet along Kapiolani Boulevard) for building purposes, as shown on survey map prepared by James R. Thompson, Land Surveyor, with Walter P. Thompson, Inc., dated September 5, 2008, last revised June 1, 2009.

-NOTE:- The building setback line along Waimanu Street is measured 20 feet from the existing property line.

- (C) A 10-foot road widening setback along Waimanu Street, as shown on survey map prepared by James R. Thompson, Land Surveyor, with Walter P. Thompson, Inc., dated September 5, 2008, last revised June 1, 2009.

- (D) Designation of Easement "E-1" and "E-1-A" for power line purposes, as shown on Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, Approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012, Subdivision File No. 2012/SUB-163, as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (File No. 2012/SUB-163, City and County of Honolulu, dated October 7, 2013, recorded as Document No. A-50290503).

-NOTE:- Said easement has not yet been approved by the Land Court of the State of Hawaii and is not noted on Transfer Certificate of Title referred to herein.

5. -AS TO ITEM III (LOTS B, C, 1-A, 2 AND 1-B):-

- (A) IMPROVEMENT ASSESSMENT: (HAWAII COMMUNITY DEVELOPMENT AUTHORITY, STATE OF HAWAII) - that may be due and owing.

DISTRICT NO. 0004

LOT NO. 48

- (B) IMPROVEMENT ASSESSMENT: (HAWAII COMMUNITY DEVELOPMENT AUTHORITY, STATE OF HAWAII) - that may be due and owing.

DISTRICT NO. 0004

LOT NO. 49

SCHEDULE B CONTINUED

- (C) IMPROVEMENT ASSESSMENT: (HAWAII COMMUNITY DEVELOPMENT AUTHORITY, STATE OF HAWAII) - that may be due and owing.

DISTRICT NO. 0004

LOT NO. 50

- (D) -AS TO PARCELS SECOND (LOT 1-A), THIRD (LOT 2) AND FOURTH (LOT 1-B):-

GRANT in favor of HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation, dated March 11, 2008, recorded as Document No. 2008-043974; granting Easement "A" affecting Lot 1-B and Easement "B" affecting Lot 1-A and Lot 2, for utility purposes.

-NOTE:- Said above Easement "A" and Easement "B" were cancelled by Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor on December 8, 2011, approved by the Department of Planning and Permitting, City and County of Honolulu, Approved on November 16, 2012, Subdivision File No. 2012/SUB-163; as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (File No. 2012/SUB-163, CITY AND COUNTY OF HONOLULU), dated October 7, 2013, recorded as Document No. A-50290503. (A Land Court Petition may be required because the above is not noted on Transfer Certificate(s) of Title referred to herein)

Title Guaranty of Hawaii, Inc., is unable to locate of record a cancellation of said Grant.

- (E) -AS TO PARCEL FOURTH (LOT 1-B):-

(1) License in favor of the BOARD OF WATER SUPPLY OF THE CITY AND COUNTY OF HONOLULU, dated July 6, 1931, recorded in Liber 1109 at Page 480; granting an easement to lay, operate, maintain, repair and remove an underground water pipe line or pipe lines across a strip of land 5 feet in width.

(2) Rights of others who may have easement or access rights in the land described in Schedule C.

SCHEDULE B CONTINUED

-NOTE:- This parcel lies within Waimanu Street.

- (3) Designation of Easement "G" for underground communication line purposes as shown on Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, Approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012, Subdivision File No. 2012/SUB-163; as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (File No. 2012/SUB-163, CITY AND COUNTY OF HONOLULU), dated October 7, 2013, recorded as Document NO. A-50290503.

-NOTE:- Said Easement has not yet been approved by the Land Court of the State of Hawaii and is not noted on Transfer Certificate of Title referred to herein.

- (4) Designation of Easement "E-1-B" for power line purposes as shown on Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, Approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012, Subdivision File No. 2012/SUB-163; as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (File No. 2012/SUB-163, CITY AND COUNTY OF HONOLULU), dated October 7, 2013, recorded as Document NO. A-50290503.

-NOTE:- Said Easement has not yet been approved by the Land Court of the State of Hawaii and is not noted on Transfer Certificate of Title referred to herein.

(F) The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF TRANSFER OF USES
DATED : January 27, 2006
FILED : Land Court Document No. 3384035
RECORDED : Document No. 2006-017389

SCHEDULE B CONTINUED

(G) -AS TO PARCELS FIRST, SECOND AND THIRD (LOTS B, C, 1-A, AND 2):-

- (1) 10 feet building setback line along Waimanu Street as shown on survey map prepared by James R. Thompson, Land Surveyor, with Walter P. Thompson, Inc., dated September 5, 2008, last revised June 1, 2009.

-NOTE:- The building setback line along Waimanu Street is measured 20 feet from the existing property line.

- (2) A 10-foot road widening setback line along Waimanu Street as shown on survey map prepared by James R. Thompson, Land Surveyor, with Walter P. Thompson, Inc., dated September 5, 2008, last revised June 1, 2009.

(H) -AS TO PARCEL SECOND (LOT 1-A):-

- (1) Designation of Easement "F" for underground communication line purposes, as shown on Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, Approved by the Department of Planning and Permitting, City and County of Honolulu on November 16, 2012, Subdivision File No. 2012/SUB-163, as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (File No. 2012/SUB-163, CITY AND COUNTY OF HONOLULU), dated October 7, 2013, recorded as Document No. A-50290503.

-NOTE:- Said easement has not yet been approved by the Land Court of the State of Hawaii and is not noted on Transfer Certificate of Title referred to herein.

SCHEDULE B CONTINUED

(2) Designation of Easement "E" underground communication line purposes as shown on Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012, Subdivision File No. 2012/SUB-163; as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (FILE NO. 2012/SUB-163, CITY AND COUNTY OF HONOLULU, dated October 7, 2013, recorded as Document NO. A-50290503.

-NOTE:- Said easement has not yet been approved by the Land Court of the State of Hawaii and is not noted on Transfer Certificate of Title referred to herein.

(I) -AS TO LOTS B AND C:-

Designation of Easement "E-1-C" for power line purposes as shown on Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012, Subdivision File No. 2012/SUB-163; as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (FILE No. 2012/SUB-163, CITY AND COUNTY OF HONOLULU, dated October 7, 2013, recorded as Document No. A-50290503.

-NOTE:- Said easement has not yet been approved by the Land Court of the State of Hawaii and is not noted on Transfer Certificate of Title referred to herein.

6. -AS TO ITEM IV:-

(A) GRANT in favor of HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation, dated March 11, 2008, recorded as Document No. 2008-043973; granting Easement "C" for utility purposes.

SCHEDULE B CONTINUED

-NOTE:- Said above Easement "C" was cancelled by Subdivision Map prepared by James R. Thompson, Licensed Professional Surveyor, on December 8, 2011, approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012; Subdivision File No. 2012/SUB-163; as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING SUBDIVISION MAP APPROVAL (File NO. 2012/SUB-163, CITY AND COUNTY OF HONOLULU), dated October 7, 2013, recorded as Document No. A-50290503. (A Land Court Petition may be required because the above is not noted on Transfer Certificate(s) of Title referred to herein)

Title Guaranty of Hawaii, Inc is unable to locate of record a cancellation of said above grant.

- (B) Setback (15 feet along Kapiolani Boulevard) for building purposes, as shown on survey map prepared by James R. Thompson, Land Surveyor, with Walter P. Thompson, Inc., dated September 5, 2008, last revised June 1, 2009.
- (C) Designation of Easement "1" for water meter purposes, as shown on map dated December 17, 2010, approved by the Department of Planning and Permitting, City and County of Honolulu, on March 14, 2011 (2010/SUB-261), recorded as Document No. 2011-045928, more particularly described therein.
- (D) GRANT OF WATER METER EASEMENT in favor of the BOARD OF WATER SUPPLY, CITY AND COUNTY OF HONOLULU, dated May 7, 2012, filed as Land Court Document No. T-8198263, recorded as Document No. A-45460638; granting an easement for utility purposes, as to the "Easement Area" further described in Exhibit A attached thereto.

SCHEDULE B CONTINUED

(E) Designation of Easement "D" for underground power line purposes, as shown on Subdivision Map prepared by James R. Thompson, Licensed Professional Land Surveyor, on December 8, 2011, Approved by the Department of Planning and Permitting, City and County of Honolulu, on November 16, 2012, Subdivision File No. 2012/SUB-163, as mentioned in AFFIDAVIT OF JAMES R. THOMPSON REGARDING FINAL SUBDIVISION MAP APPROVAL (File No. 2012/SUB-163, City and County of Honolulu, dated October 7, 2013, recorded as Document NO. A-50290503).

-NOTE:- Said easement has not yet been approved by the Land Court of the State of Hawaii and is not noted on Transfer Certificate of Title referred to herein.

(F) GRANT in favor of HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation, dated May 23, 2012, filed as Land Court Document No. T-8198264, recorded as Document No. A-45460639A; granting a right and easement for utility purposes, over, under, upon, across and through Easement "D", as shown on Exhibit A attached thereto.

-NOTE:- Said Easement has not been approved by the Land Court of the State of Hawaii and is not noted on the Transfer Certificate of Title referred to herein.

7. -AS TO ITEM I (LOT 435) AND ITEM III, PARCELS SECOND AND THIRD (LOTS 1-A AND 2):-

GRANT in favor of HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation, and HAWAIIAN TELCOM, INC., a Hawaii corporation, dated March 24, 2011, filed as Land Court Document No. 4061659, recorded as Document No. 2011-053624; granting a right and easement for utility purposes, over, under, upon, across and through the premises described therein.

SCHEDULE B CONTINUED

8. Encroachments or any other matters as shown on survey map prepared by James R. Thompson, Land Surveyor, with Walter P. Thomson, Inc., dated September 5, 2008, last revised June 1, 2009.

9. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR
"MOANA VISTA" CONDOMINIUM PROJECT

DATED : September 26, 2008
FILED : Land Court Document No. 3793547
RECORDED : Document No. 2008-151496
MAPS : 1970 filed in the Office of the Assistant Registrar
of the Land Court, and 4715 recorded in the Bureau
of Conveyances, and any amendments thereto

Said Declaration was amended by instruments dated November 24, 2009, filed as Land Court Document No. 3921299, recorded as Document No. 2009-185088; re: change of name from MOANA VISTA to PACIFICA HONOLULU, dated March 4, 2010, filed as Land Court Document No. 3947521, recorded as Document No. 2010-034790, dated June 17, 2011, filed as Land Court Document No. 4082332, recorded as Document No. 2011-100797, dated October 14, 2011, filed as Land Court Document No. 4106052, recorded as Document No. 2011-174726, and dated December 8, 2015, filed as Land Court Document No. T-9501220, recorded as Document No. A-58490502.

Attention is invited to the following:

- (1) Consolidation of Lots 435 and 443 of Land Court Application No. 670; Lots B and C of Land Court Application No. 1400, and Lots 1-A and 2, Portion of Royal Patent 1807, Land Commission Award Number 3169, Apana 1 to Koalele, and the resubdivision thereof into LOT A and LOT B, being more particularly described in AFFIDAVIT dated October 7, 2013, recorded as Document No. A-50290503.

SCHEDULE B CONTINUED

- (2) Consolidation of Lots 1-A, 2, and Remainder of R. P. 1807, L. C. Aw. 3169 Ap.1 to Koalele, and resubdivided into Lots A-1 and B-1, being more particularly described in AFFIDAVIT dated October 7, 2013, recorded as Document No. A-50290503.
- (3) Consolidation of Lots 435 and 443, and resubdivided into Lots 1 and 2, being more particularly described in AFFIDAVIT dated October 7, 2013, recorded as Document No. A-50290503.
- (4) Consolidation of Lots B and C and Resubdivided into Lots D and E, being more particularly described in AFFIDAVIT dated October 7, 2013, recorded as Document NO. A-50290503.
- (5) Title Guaranty of Hawaii Inc is unable to locate of record, an amendment to the Declaration of Condominium Property Regime to reflect proper land description.

10. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS

DATED : September 26, 2008
FILED : Land Court Document No. 3793548
RECORDED : Document No. 2008-151497

Said By-Laws were amended by instrument dated November 24, 2009, filed as Land Court Document No. 3921300, recorded as Document No. 2009-185089.

11. The terms and provisions contained in the following:

INSTRUMENT : LIMITED WARRANTY DEED AND ASSIGNMENT OF DEVELOPER'S RIGHTS

DATED : October 21, 2009
FILED : Land Court Document Nos. 39808604 thru 3908605
RECORDED : Document Nos. 2009-161500 thru 2009-161501

SCHEDULE B CONTINUED

12. The terms and provisions contained in the following:

INSTRUMENT : PLANNED DEVELOPMENT AGREEMENT

DATED : August 3, 2009

FILED : Land Court Document No. 3934463 thru 3934464

RECORDED : Document No. 2010-010471 thru 2010-010472

PARTIES : HAWAII COMMUNITY DEVELOPMENT AUTHORITY, a body corporate and a public instrumentality of the State of Hawaii, KC RAINBOW II, LLC, a Hawaii limited liability company, EVERSHINE X, an affiliate of KCRII and a California limited partnership, and PUBLIC STORAGE, a Maryland real estate investment trust

JOINDER IN AND CONSENT TO PLANNED DEVELOPMENT AGREEMENT dated January 12, 2010, by OLIVERMcMILLAN PACIFICA, LLC, a Delaware limited liability company, filed as Land Court Document No. 3934465, recorded as Document No. 2010-010473 thru 2010-010474.

13. The terms and provisions contained in UNIT DEED WITH RESERVATIONS AND CONDITIONS (RESERVED HOUSING), dated October 14, 2011, filed as Land Court Document No. 4108216, recorded as Document Nos. 2011-180771 thru 2011-180772.

14. Restrictions on sale, including but not limited to Shared Appreciation, Buyback, and/or Deferred Sales Price, mentioned in PACIFICA HONOLULU UNIT DEED WITH RESERVATIONS AND CONDITIONS (RESERVED HOUSING), dated October 14, 2011, filed as Land Court Document No. 4108216, recorded as Document Nos. 2011-180771 thru 2011-180772.

15. The terms and provisions contained in UNILATERAL DECLARATION OF RESTRICTIVE COVENANTS FOR UNIT DESIGNATED AS RESERVED HOUSING UNIT, dated August 19, 2011, filed as Land Court Document No. 4108217, recorded as Document No. 2011-180773.

SCHEDULE B CONTINUED

16. MORTGAGE

LOAN/ACCOUNT NO. 0351660162

MORTGAGOR : GEORGE PANG and LEQI ZHANG PANG, husband and wife

MORTGAGEE : WELLS FARGO HOME MORTGAGE OF HAWAII, LLC, a
Delaware limited liability company

DATED : December 6, 2012
FILED : Land Court Document No. T-8383114
RECORDED : Document No. A-47310097
AMOUNT : \$329,320.00

ABOVE MORTGAGE ASSIGNED

TO : WELLS FARGO BANK, N.A.

DATED : December 6, 2012
FILED : Land Court Document No. T-8387171
RECORDED : Document No. A-47350319

END OF SCHEDULE B

SCHEDULE C

-FIRST:-

Unit No. 805 of the Condominium Project known as "PACIFICA HONOLULU", formerly known as "MOANA VISTA", as established by Declaration of Condominium Property Regime dated September 26, 2008, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 3793547, recorded in the Bureau of Conveyances as Document No. 2008-151496, as amended, and as shown on Condominium Map No. 1970 filed in said Office, and 4715 recorded in said Bureau, and any amendments thereto.

Together with easements appurtenant to said Unit established by and described in the Declaration, including the following:

- (A) The exclusive right to use those certain limited common elements of the Project, as described in the Declaration, as amended.
- (B) Nonexclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for, and support, maintenance, and repair of said Unit; in the other common elements for use according to the purposes, for which they are intended without hindering or encroaching upon the lawful rights of the other Unit Owners; and in all other Units and common elements for support.

SECOND:-

An undivided 0.205% interest in all common elements of the Project, as established for said Unit by the Declaration, as tenant in common with all other owners from time to time of undivided interests in and to said common elements.

The lands upon which said Condominium Project "PACIFICA HONOLULU" is located are described as follows:

-ITEM I:-

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

SCHEDULE C CONTINUED

LOT 435, area 41,681 square feet, more or less, as shown on Map 20, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward.

Being land(s) described in Transfer Certificate of Title No. 1,033,723 issued to GEORGE PANG and LEQI ZHANG PANG, husband and wife, as Tenants by the Entirety, as to an undivided 0.205% interest.

-ITEM II:-

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

LOT 443, area 10,405 square feet, more or less, as shown on Map 25, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 670 of Victoria Ward.

Being land(s) described in Transfer Certificate of Title No. 1,033,723 issued to GEORGE PANG and LEQI ZHANG PANG, husband and wife, as Tenants by the Entirety, as to an undivided 0.205% interest.

-ITEM III:-

-FIRST:-

All of those certain parcels of land situate on Waimanu Street at Honolulu, City and County of Honolulu, State of Hawaii, described as follows:

LOTS: B, area 2,917 square feet, more or less, and
C, area 1,260 square feet, more or less,

as shown on Map 2, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1400 of Kodak Hawaii, Limited.

SCHEDULE C CONTINUED

Being land(s) described in Transfer Certificate of Title No. 1,033,723 issued to GEORGE PANG and LEQI ZHANG PANG, husband and wife, as Tenants by the Entirety, as to an undivided 0.205% interest.

-SECOND:-

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 1807, Land Commission Award Number 3169, Apana 1 to Koalele) situate, lying and being at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 1-A, being a portion of Lot 1, and containing an area of 21,888 square feet, more or less.

-THIRD:-

All of that certain parcel of land (portion of the land described in and covered by Royal Patent No. 1807, Land Commission Award No. 3169, Apana 1 to Koalele) situate, lying and being at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being LOT 2, and containing an area of 9,289 square feet, more or less.

-FOURTH:-

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 1807, Land Commission Award Number 3169, Apana 1 to Koalele) situate, lying and being at Kewalo, City and County of Honolulu, State of Hawaii, being LOT 1-B, and containing an area of 2,781 square feet, more or less.

-ITEM IV:-

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 1807, Land Commission Award Number 3169, Apana 1 to Koalele) situate, lying and being on the southwest side of Kapiolani Boulevard, at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, and containing an area of 11,312 square feet, more or less.

SCHEDULE C CONTINUED

Said parcel(s) of land being more particularly described in Declaration of Condominium Property Regime dated September 26, 2008, filed in said Office of the Assistant Registrar of the Land Court as Document No. 3793547, recorded in said Bureau of Conveyances as Document No. 2008-151496, as amended.

BEING THE PREMISES ACQUIRED BY UNIT DEED WITH RESERVATIONS AND CONDITIONS (RESERVED HOUSING)

GRANTOR : OLIVERMcMILLAN PACIFICA, LLC, a Delaware limited liability company

GRANTEE : GEORGE PANG and LEQI ZHANG PANG, husband and wife, as Tenants by the Entirety

DATED : October 14, 2011

FILED : Land Court Document No. 4108216

RECORDED : Document No. 2011-180771 thru 2011-180772

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

GUIDELINES FOR THE ISSUANCE OF INSURANCE

- A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.
- B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.
- C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.
- D. If the transaction involves a construction loan, the following is required:
 - (1) a letter confirming that there is no construction prior to recordation; or
 - (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Title Company for approval at least one week prior to the anticipated date of recordation.

Forms are available upon request from Title Guaranty of Hawaii.

- E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.
- F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.
- G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from Title Guaranty of Hawaii or on our website at www.tghawaii.com.

DATE PRINTED: 1/26/2016

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(1) 2 3 003 105 0029

CLASS: RESIDENTIAL

AREA ASSESSED:

SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2015

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

| | | |
|-----------------|----|---------|
| BUILDING | \$ | 583,700 |
| EXEMPTION | \$ | 80,000 |
| NET VALUE | \$ | 503,700 |
| LAND | \$ | 38,200 |
| EXEMPTION | \$ | 0 |
| NET VALUE | \$ | 38,200 |
| TOTAL NET VALUE | \$ | 541,900 |

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 8/20/2015

| Tax Year | Installment | Tax Amount | Penalty Amount | Interest Amount | Other Amount | Total Amount | |
|----------|-------------|------------|----------------|-----------------|--------------|--------------|---------|
| 2015 | 2 | 948.32 | | | | 948.32 | PENDING |
| 2015 | 1 | 948.33 | | | | 948.33 | PAID |
| 2014 | 2 | 872.20 | | | | 872.20 | PAID |
| 2014 | 1 | 872.20 | | | | 872.20 | PAID |

Total Amount Due: 948.32

Penalty and Interest Computed to: 8/20/2015