

**PROPERTY DESCRIPTION:**

PRELIMINARY REPORT : Title Guaranty of Hawaii, LLC  
 Dated March 9, 2022 at 8:00 a.m.  
 Order No. 202140191

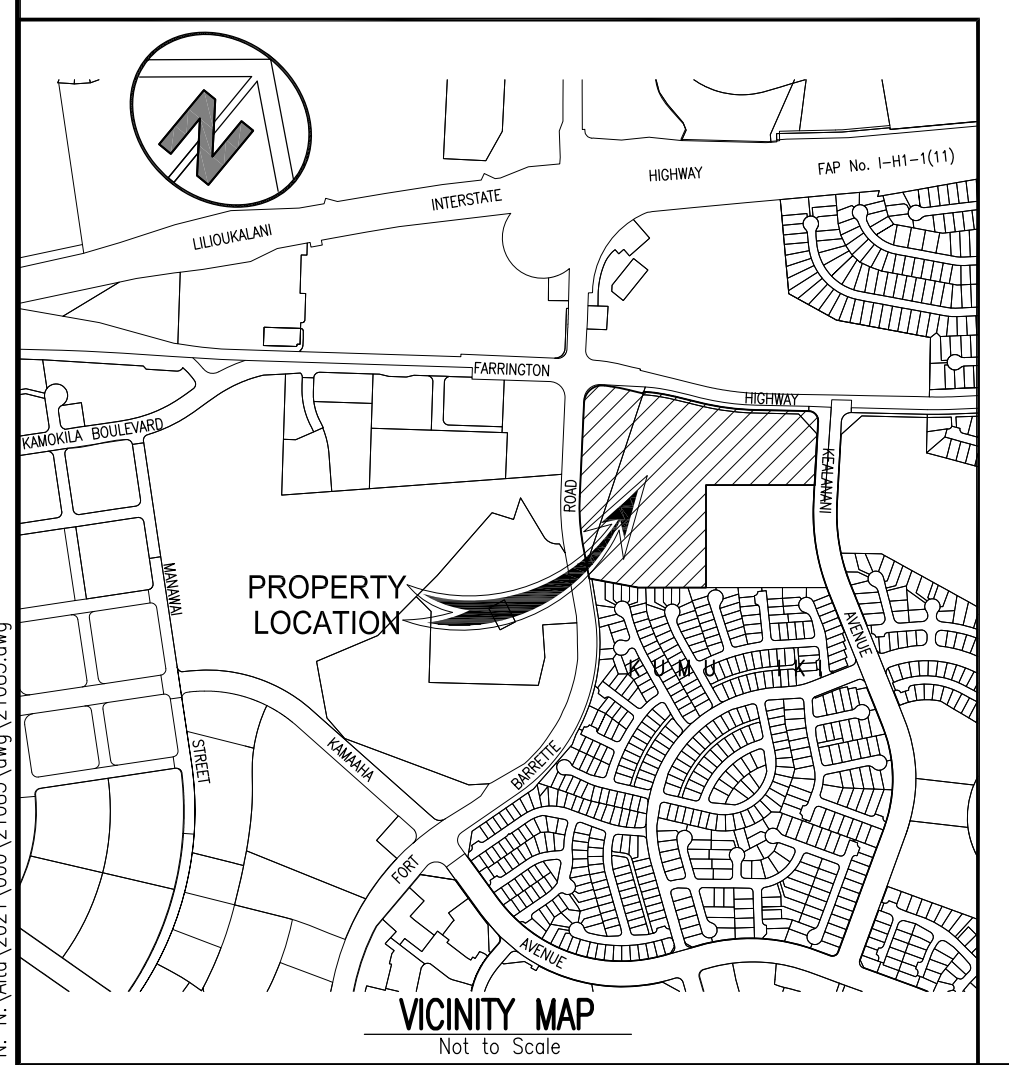
**SCHEDULE C**

–PARCEL FIRST–  
 All of that certain parcel of land situated at Honolulu, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:  
 LOT 2-A, area 3.634 acres, more or less, as shown on Map 13, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1828 of the Trustees of the Estate of James Campbell.  
 The following as set forth by Order filed as Land Court Document No. T-11292188 filed on December 1, 2020:  
 Lot 2-A will have access:  
 (i) Over Lots 5351, 5353 and 5349, as shown on Map 505 of Land Court Application 1069, to Farrington Highway, a public Road;  
 (ii) Over Lots 5351, 5353 and 5354, as shown on Map 505 of Land Court Application 1069, to Farrington Highway, a public Road;  
 (iii) Over Lots 5351, 5353, 5349 and 5356, as shown on Map 505 of Land Court Application 1069, to Farrington Highway, a public Road.  
 –PARCEL SECOND–  
 All of that certain parcel of land situated at Honolulu, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:  
 LOTS 5351, area 22.890 acres, and 5353, area 506 acres, more or less, as shown on Map 505, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.  
 Being (lots) described in Transfer Certificate(s) of Title No. 341,501 issued to HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and body corporate and public in the State of Hawaii.  
 BEING THE PREMISES ACQUIRED BY DEED  
 GRANTOR : STATE OF HAWAII, by its Board of Land and Natural Resources, acting pursuant to Section 171-95, Hawaii Revised Statutes.  
 GRANTEE : HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and body corporate and public of the State of Hawaii.  
 DATED : January 4, 1990  
 FILED : Land Court Document No. 1696820  
 The following as set forth by Land Court Order No. 97282, filed March 21, 1990:  
 Lot 5351 will have access over Lots 5349 and 5356.  
 Lot 5353 will have access over Lot 5349.  
 –Note:– The aforementioned premises has been divided into 3 apartment units more particularly described in the Declaration of Condominium Property Regime dated February 1, 2021, filed as Land Court Document No. T-11365412, and shown on Condominium Map No. 2483, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

**SCHEDULE B EXCEPTION**

- Real Property Taxes, if any, that may be due and owing.  
 Apt./Unit 1 is covered by Tax Key: (1) 9-1-016-230, CPR 0001.  
 Apt./Unit 2 is covered by Tax Key: (1) 9-1-016-230, CPR 0002.  
 Apt./Unit 3 is covered by Tax Key: (1) 9-1-016-230, CPR 0003.  
 –Note:– 1) Said above Tax Map Key is/are listed on the current County's tax records as being exempt from Real Property Taxes.  
 2) Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes.
- Any and all matters not shown in the Indices described in Schedule A.  
 –Note:– 1) Said above Tax Map Key(s) is/are listed on the current County's tax records as being exempt from Real Property Taxes.  
 2) Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes.
- Mineral and water rights of any nature.  
 –Note:– 1) Said above Tax Map Key(s) is/are listed on the current County's tax records as being exempt from Real Property Taxes.  
 2) Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes.
- Any and all matters not shown in the Indices described in Schedule A.
- AS TO PARCEL FIRST (LOT 2-A)–  
 (A) Restriction of access rights for vehicular traffic, as shown on Map 1 of Land Court Application No. 1828.  
 A portion of said restriction of vehicular access rights affecting Lot 2-B has been cancelled by Order filed as Land Court Document No. T-10453245, as shown on Map 13.  
 (B) DESIGNATION OF EASEMENT "N"  
 PURPOSE : irrigation  
 SHOWN : on Map 2, as set forth by Land Court Order No. 21308, filed June 3, 1993.  
 (C) Restriction of vehicle access rights, as shown on Map 13, as set forth by Order filed as Land Court Document No. T-10453245.  
 (D) The terms and provisions contained in the following:  
 INSTRUMENT : UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING  
 DATED : March 6, 2001  
 FILED : Land Court Document No. 2689990  
 Said above Agreement was also recorded as Document No. 2001-035922.

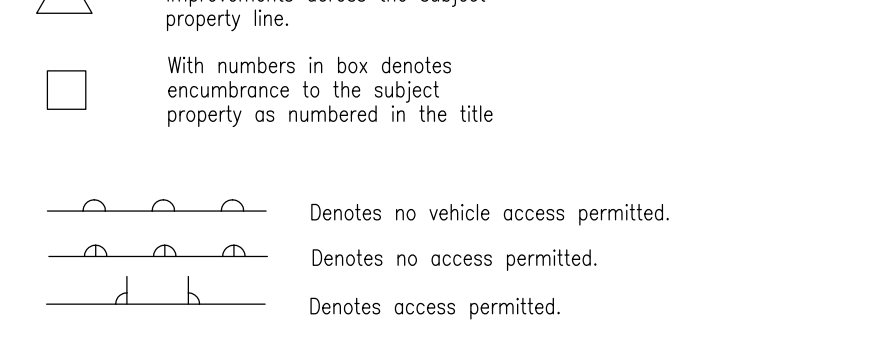
- (E) The terms and provisions contained in the following:  
 INSTRUMENT : MEMORANDUM OF AGREEMENT  
 DATED : November 27, 2002  
 RECORDED : Document No. 2005-068465  
 PARTIES : HOUSING AND COMMUNITY DEVELOPMENT CORPORATION OF HAWAII, a public body and body corporate and public of the State of Hawaii, and STATE OF HAWAII, Department of Transportation.  
 (Not noted on Transfer Certificate(s) of Title referred to herein)  
 (F) Abutler's rights of vehicle access over and across the common boundary of Lot 2 and 3, which rights were conveyed to the State of Hawaii by Deed dated April 19, 1966, filed as Land Court Document No. 393950.  
 (G) The terms and provisions contained in the following:  
 INSTRUMENT : AGREEMENT  
 DATED : April 11, 1989  
 FILED : Land Court Document No. 1650349  
 PARTIES : STATE OF HAWAII by its Board of Land and Natural Resources, HOUSING FINANCE AND DEVELOPMENT CORPORATION and STATE OF HAWAII DEPARTMENT OF TRANSPORTATION and THE TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.  
 RE : to provide for the acquisition by the State through its condemnation powers of approximately 530 acres of land for the development of the Kapolei Village project.  
 (H) DESIGNATION OF EASEMENTS "X" (10 feet wide)  
 PURPOSE : sewer  
 REFERENCED : on Map 5, as set forth by Land Court Order No. 96676, filed January 26, 1990.  
 (I) –AS TO PARCEL SECOND (LOT 5351)–  
 (A) Restriction of access as set forth by Land Court Order No. 18309, filed on August 16, 1960.  
 (B) Abutler's right of vehicle access in favor of the State of Hawaii along Barbers Point Naval Air Station Access Road, by Quitclaim Deed dated October 18, 1972, filed as Land Court Document No. 62819.  
 (C) DESIGNATION OF EASEMENT "2312"  
 PURPOSES : electrical  
 SHOWN : on Map 505, as set forth by Land Court Order No. 97282, filed March 21, 1990.  
 (D) DESIGNATION OF EASEMENT "2315"  
 PURPOSES : drainage  
 SHOWN : on Map 505, as set forth by Land Court Order No. 97282, filed March 21, 1990.  
 (E) GRANT  
 TO : HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation  
 DATED : July 10, 1990  
 FILED : Land Court Document No. 1747712  
 GRANTING : a perpetual right and easement for utility purposes, Easement "2313"  
 (F) DESIGNATION OF EASEMENT "6756"  
 PURPOSE : none stated  
 SHOWN : on Map 956, as set forth by Land Court Order No. 134762, filed April 13, 1999  
 (G) Order filed as Land Court Document No. T-11292188 filed December 1, 2020 sets forth the following:  
 Access in favor of Lot 2-A.  
 (H) –AS TO PARCEL SECOND (LOT 5353)–  
 (A) DESIGNATION OF EASEMENT "2312"  
 PURPOSES : electrical  
 SHOWN : on Map 505, as set forth by Land Court Order No. 97282, filed March 21, 1990.  
 (B) DESIGNATION OF EASEMENT "2315"  
 PURPOSES : drainage  
 SHOWN : on Map 505, as set forth by Land Court Order No. 97282, filed March 21, 1990.  
 (C) GRANT  
 TO : HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation  
 DATED : July 10, 1990  
 FILED : Land Court Document No. 1747712  
 GRANTING : a perpetual right and easement for utility purposes, over Easement 2312  
 (D) DESIGNATION OF EASEMENT "6755"  
 PURPOSE : none stated  
 SHOWN : on Map 956, as set forth by Land Court Order No. 134762, filed April 13, 1999  
 (E) The terms and provisions contained in the following:  
 INSTRUMENT : UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING  
 DATED : March 6, 2001  
 FILED : Land Court Document No. 2689990  
 Said above Agreement was also recorded as Document No. 2001-035922.  
 Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.  
 To : HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION, a public body and body corporate and public in the State of Hawaii  
 Title Guaranty of Hawaii, LLC  
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and approved by ALTA and NSPS, and includes items 1, 2, 4, 5, 7(b)(2), 8, 10, 11(a), 11(b) and 19 of Table A. The field work was completed on February 21, 2022.  
 This work was prepared by me or under my direct supervision.  
 Rod D. Erolin  
 Licensed Professional Land Surveyor  
 Certificate Number 8325-15  
 License Expires April 30, 2024  
 Telephone: (808) 591-2022  
 Email: rere@rodpehawaii.net



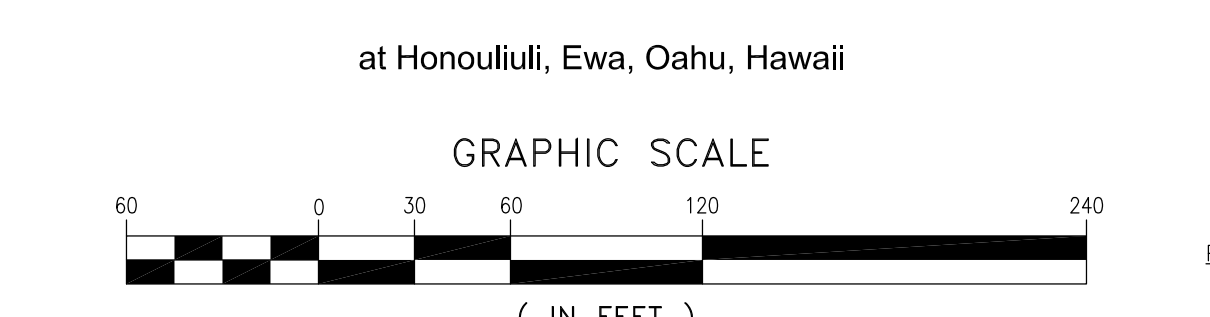
**ABBREVIATIONS:**

AC	ASPHALT	INV	INVERT
BC	BOTTOM CURB	DN	DITCH
BT	BOTTOM	FB	FENCE
BL	BOTTOM WALL	SL	STREET LIGHT
CB	CATCH BASIN	SM	SEWER MANHOLE
CD	CONDUIT	SDMH	STORM DRAIN MANHOLE
CLF	CHAIN LINK FENCE	ST	TOP BANK
CMU	CONCRETE MASONRY UNIT (HOLLOW TILE)	TB	TOP CURB
CO	CLEAR CUT	TEL	TELEPHONE
CONC	CONCRETE	TP	TOP PFE
CRM	CONCRETE RUBBLE MASONRY (ROCK) WALL	TS	TOP STEM
D	DRAIN	TV	TOP VALVE
DI	DRAIN INLET	UW	UTILITY WALL
DIW	DRAIN INLET WALL	UP	UTILITY POLE
EL	ELEVATION	W	WATER
EV	ELECTRIC	WM	WATER METER
FI	FIRE HYDRANT	WMH	WATER MANHOLE
GR	GRASS	WV	WATER VALVE BOX
G	GUY WIRE		
H	HEIGHT		

- NOTES**
- Asimuths are referred to Government Survey Triangulation Station "KAPUA NEW".
  - The gross land area (UNIT-2 and UNIT-3) is 19.473 acres or 848,244 Sq. Ft.
  - Elevations are referred to C&GS Benchmark Disk "TORI B". Top of Brass Disk Elev. = 114.61 MSL.
  - Square footage of CMU Wall along the southern boundary of subject property is approximately 313 Sq. Ft.
  - The underground utility lines are based on information shown on plans/maps prepared by others. The information shown, therefore, may or may not be representative of actual field conditions. The user of this map shall verify the information as needed for design and construction.



**ALTA / NSPS LAND TITLE SURVEY**  
 UNIT-2 AND UNIT-3  
 OF CONDOMINIUM PROJECT  
 "NORTHWEST CORNER OF VILLAGES OF KAPOLEI"  
 BEING :  
 LOTS 5351 AND 5353 AS SHOWN ON MAP 505  
 OF LAND COURT APPLICATION 1069  
 AND  
 LOT 2-A AS SHOWN ON MAP 13  
 OF LAND COURT APPLICATION 1828



CONTROLPOINT SURVEYING, INC.  
 815 Piha Street, Suite 700  
 HONOLULU, HAWAII 96814

**ADVANCE PRINT**  
 DATE March 23, 2022