

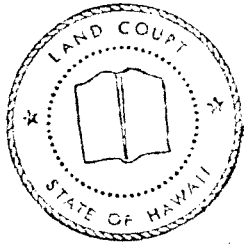
# EXHIBIT 6

OFFICE OF THE  
ASSISTANT REGISTRAR, LAND COURT  
STATE OF HAWAII  
(Bureau of Conveyances)

Honolulu, Hawaii, JUN 6 1974

DOC NO 684344

The attached instrument is a true copy of \_\_\_\_\_, received  
for registration in this office, JUN 6 1974, at 10:54 o'clock A M, and  
noted on Certificate (S) of Title Number (S) \_\_\_\_\_  
and from which Certificate (S) of Title Number (S) 168802 has (have) been issued.



Attest:

Charles F. Neumann III

Assistant Registrar, Land Court  
State of Hawaii

Recordation requested by:

After recordation, return to:

Return by Mail  Pickup

KNOW ALL MEN BY THESE PRESENTS:

That GROVE FARM COMPANY, INCORPORATED, a Hawaii corporation, Grantor, does hereby grant and convey unto the UNIVERSITY OF HAWAII, a body corporate of the State of Hawaii, and its successors and assigns, Grantee, the property described in Exhibit A attached hereto and herein incorporated by reference.

TO HAVE AND TO HOLD the same, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto the Grantee, forever, for exclusively public purposes related to education.

AND THE GRANTOR hereby covenants with the Grantee that it is lawfully seised in fee simple of the above granted premises and has good right to sell and convey the same; that the same are free and clear of all encumbrances except as noted on Exhibit A, and except for real property taxes for the current year which are to be prorated between the parties hereto as of the date hereof; and that it will and its successors shall warrant and defend the same unto the Grantee against the lawful claims and demands of all

LC 4599

persons, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused  
this instrument to be duly executed this 18<sup>th</sup> day of  
June, 1973.

GROVE FARM COMPANY, INCORPORATED

By

  
Its

President and  
Chief Executive Officer

By

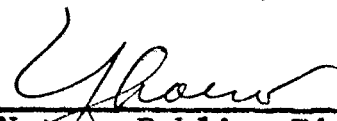
  
Its

Treasurer

Grantees principal place of business and post office address is  
2444 Dole Street, Honolulu, Hi. 96822

STATE OF HAWAII )  
 ) SS:  
COUNTY OF KAUAI )

On this 18<sup>th</sup> day of June, 1973, before me appeared S. H. Wilcox and William D. Coats, to me personally known, who, being by me duly sworn, did say that they are the President and Chief Executive Officer and Treasurer, respectively, of GROVE FARM COMPANY, INCORPORATED, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said Officers severally acknowledged said instrument to be the free act and deed of said corporation.

  
\_\_\_\_\_  
Notary Public, Fifth Judicial  
Circuit, State of Hawaii

My commission expires: 10-5-74

All that certain parcel of land, situate at Lihue, Puna, Kauai, State of Hawaii, being Lot 445-A-1, area 98.749 acres, as shown on Map 51, Land Court Application No. 1087, said Lot being the premises described in Certificate of Title No. 157,535 issued to the grantor.

SUBJECT, HOWEVER, to:

1. Easement U as shown on Map 51 for roadway purposes in favor of the owner ~~of~~ owners of exclusion 1, as mentioned in Certificate of Title No. 157,535. *yh/AB*

2. Easement 72 as shown on Map 51 designated for ditch purposes.

3. Easement 73 as shown on Map 51 designated for electrical and pipeline purposes.

4. Easement 74 as shown on Map 51 designated for ditch purposes.

EXHIBIT A

# TRANSFER CERTIFICATE OF TITLE

No. 168,802.....

From Transfer Certificate..... No. 157,535....., Originally Registered March 29, 1973  
in Registration Book 1576..... Page 137..... for the Registry District of the State of Hawaii.

*This is to Certify that*      **-UNIVERSITY OF HAWAII-**, a body corporate of the  
State of Hawaii, whose principal place of business and post office  
address is 2444 Dole Street, Honolulu, State of Hawaii 96822, is the  
owner in fee simple of that certain parcel of land situate at Lihue,  
District of Lihue, Island and County of Kauai, said State, described  
as follows:

Lot 445-A-1, area 98.749 acres, as shown on Map 51, filed in  
the Office of the Assistant Registrar of the Land Court of the  
State of Hawaii with Land Court Application No. 1087 of Grove Farm  
Company, Incorporated and being all of the land described in Transfer  
Certificate of Title No. 157,535 issued to Grove Farm Company,  
Incorporated.

**NOTE:** Lot 445-A-1 will have direct access to Kauai  
Belt Road (Kaunualii Highway), a public roadway,  
as set forth in Land Court Order No. 37170,  
filed March 29, 1973.

Section 501-82. Extract from Chapter 501 of the Hawaii Revised Statutes:  
Amended by Act 128, effective May 18, 1975.

Every applicant receiving a certificate of title in pursuance of a decree of registration, and every subsequent purchaser of registered land who takes a certificate of title for value and in good faith, hold the same free from all encumbrances except those noted on the certificate in the order of priority of recordation, and any of the following encumbrances which may be subsisting, namely:

(1) Liens, claims, or rights arising or existing under the laws or Constitution of the United States, which the statutes of this State cannot require to appear of record in the registry; provided, that notices of liens for internal revenue taxes payable to the United States, and certificates affecting such liens, shall be deemed to fall within this subsection only if the same are recorded in the bureau of conveyances as provided by chapter 505.

(2) Unpaid real property taxes assessed against the land and improvements covered by the certificate of title, with interest, penalties, and other additions to the tax, which, unless a notice is filed and registered as provided by section 246-55, shall be for the period of three years from and after January 1 of the tax year involved, and if proceedings for the enforcement or foreclosure of the tax lien are brought within the period, until the termination of the proceedings or the completion of the tax sale.

(3) Any public highway, or any private way laid out under the provisions of law, when the certificate of title does not state that the boundary of such way has been determined.

(4) Any lease, coupled with occupancy, for a term not exceeding one year; provided, that the priority of the unrecorded lease shall attach only at the date of the commencement of the unrecorded lease and expire one year from the date or sooner if so expressed.

(5) Any liability to assessments for betterments, or statutory liability which may attach to land as a lien prior to or independent of, the recording or registering of any paper or the possibility of a lien for labor or material furnished in the improvement of the land; provided, that the priority of any such liability and the lien therefor (other than for labor and material furnished in the improvement of the land which shall be governed by section 507-43) shall cease and terminate three years after the liability first accrues unless notice thereof, signed by the officer charged with collection of such assessments or liability, setting forth the amount claimed, the date of accrual and the land affected, is registered and noted on the certificate of title within such three year period; provided, further, that if there are easements or other rights, appurtenant to a parcel of registered land which for any reason have failed to be registered, such easements or rights shall remain so appurtenant notwithstanding such failure, and shall be held to pass with the land until cut off or extinguished by the registration of the servient estate, or in any other manner.

(6) The possibility of reversal or vacation of the decree of registration upon writ of error issued within ninety days from the entry of such decree of registration.

*Land Management*

OWNER'S TRANSFER

CERTIFICATE  
OF  
TITLE

No. 168,802

Book 1689 Page 5

DATE OF REGISTRATION

June 6, 1974

Application No. 1087

-UNIVERSITY OF HAWAII--

Owner.

OFFICE OF THE ASSISTANT REGISTRAR  
OF THE  
LAND COURT,  
STATE OF HAWAII

DIVISION OF CONVEYANCES  
403 S. QUEEN STREET  
P. O. BOX 2867  
HONOLULU 96803





And it is further certified that said land is under the operation and provisions of Chapter 501 of the Hawaii Revised Statutes, and that the title of said

**-UNIVERSITY OF HAWAII-**

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in Section 501-82 of said Hawaii Revised Statutes which may be subsisting, and subject also to: *Amended by Act 128, effective May 18, 1975*

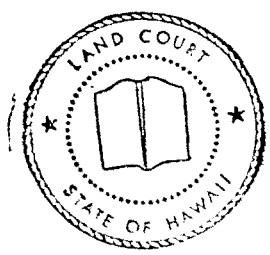
1. Easement U, for roadway purposes, in favor of the owner or owners of exclusion 1, as shown on Map 1 of Application No. 1087.

2. Easements 72 and 74, for ditch purposes, and Easement 73, for electric and pipeline purposes; as shown on Map 51, as set forth by Land Court Order No. 37170, filed March 29, 1973.

The foregoing encumbrances are mentioned in Transfer Certificate of Title No. 157,535 to which reference is hereby made.

Witness, the Honorable Norito Kawakami, Judge of the Land Court at Honolulu, in the City and County of Honolulu, State of Hawaii, the 6th day of June in the year nineteen hundred and seventy-four at 10 o'clock and 54 minutes in the fore- noon.

Attest, with the Seal of Said Court,



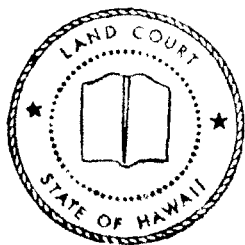
Charles F. Neumann III  
Assistant Registrar.

OFFICE OF THE  
ASSISTANT REGISTRAR, LAND COURT  
STATE OF HAWAII  
(Bureau of Conveyances)

Honolulu, Hawaii, FEB 6 1980

DOC NO995232

The attached instrument is a true copy of \_\_\_\_\_, received  
for registration in this office, FEB 6 1980, at 8:01 o'clock A M, and  
noted on Certificate (S) of Title Number (S) \_\_\_\_\_  
and from which Certificate (S) of Title Number (S) 721295 has (have) been issued.



CONV 107  
APR 1977

Attest: \_\_\_\_\_

Assistant Registrar, Land Court  
State of Hawaii

Recordation requested by:

**UNIVERSITY OF HAWAII**

After recordation, return to:

**ACQUIREMENT AND PROPERTY MANAGEMENT OFFICE**  
1625 BACHMAN PLACE  
UNIVERSITY OF HAWAII  
HONOLULU, HAWAII 96822

Return by: Mail

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KNOW ALL MEN BY THESE PRESENTS:

That GROVE FARM COMPANY, INCORPORATED, a Hawaii corporation, whose principal place of business is Puhi, County of Kauai, State of Hawaii, and whose post office address is Puhi Rural Station, Lihue, Hawaii 96766, hereinafter called the "Grantor," does hereby grant and convey unto the UNIVERSITY OF HAWAII, a body corporate of the State of Hawaii, hereinafter called the "Grantee," the property described in Exhibit A attached hereto and herein incorporated by reference.

TO HAVE AND TO HOLD the same, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto the Grantee, forever, for exclusively public purposes related to education.

AND THE GRANTOR hereby covenants with the Grantee that it is lawfully seised in fee simple of the above granted premises and has good right to sell and convey the same; that the same are free and clear of all encumbrances except as noted on Exhibit A, and except for real property taxes for the current year which are to be prorated between the parties hereto as of the date hereof; and that it will and its successors shall warrant and defend the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly  
executed this 20th day of December, 1979.

GROVE FARM COMPANY, INCORPORATED

By: David W. Prans  
Its: President and Chief Executive Officer

By: Richard M. Jones  
Its: Secretary

Grantor

UNIVERSITY OF HAWAII

By: Liliuokalani  
Its:

By: Harold S. Mous  
Its:

Grantee

APPROVED AS TO FORM:

Paul Nepleck  
Deputy Attorney General

STATE OF HAWAII )  
 ) SS.  
COUNTY OF KAUAI )

On this 20<sup>th</sup> day of December, 1979, before me appeared David W. Pratt and Richard M. D. Tom, to me personally known, who, being by me duly sworn, did say that they are the President and Chief Executive Officer and Secretary, respectively, of GROVE FARM COMPANY, INCORPORATED, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said David W. Pratt and Richard M. D. Tom acknowledged said instrument to be the free act and deed of said corporation.

15/ Nellis K. Fujita  
Notary Public, Fifth Judicial Circuit  
State of Hawaii

My commission expires: 5/15/83

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

On this 31<sup>st</sup> day of December, 1979, before me appeared Fujio Matzuda and Harold S. Masumoto, to me personally known, who, being by me duly sworn, did say that they are the grantee and grantee, respectively, of the UNIVERSITY OF HAWAII, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Regents, and the said Fujio Matzuda and Harold S. Masumoto acknowledged said instrument to be the free act and deed of said corporation.

Betty A. Shigemoto  
Notary Public, First Judicial Circuit  
State of Hawaii

My commission expires: MY COMMISSION EXPIRES DECEMBER 2, 1983

Grantee business and post office address is  
1625 Bachman Place, Honolulu, Hawaii 96822

EXHIBIT A

All that certain parcel of land, situate at Lihue, Puna, Kauai, State of Hawaii, being Lot 445-A-2, area 60.189 acres, as shown on Map 51, Land Court Application No. 1087, said lot being the premises described in Certificate of Title No. 157,536 issued to the Grantor.

SUBJECT, HOWEVER, to:

1. Easement U as shown on Map 51 for roadway purposes in favor of the owner or owners of Exclusion 1, as mentioned in Certificate of Title No. 157,536;
2. Easement 75 as shown on Map 51 designated for ditch purposes;
3. Easement 76 as shown on Map 51 designated for pipeline and electrical purposes;
4. Easement 77 as shown on Map 51 designated for pipeline purposes;
5. Easement 78 as shown on Map 51 designated for electrical purposes;
6. Easement 79 as shown on Map 51 designated for pipeline purposes;
7. Easement 80 as shown on Map 51 designated for ditch purposes;
8. Easement 90 as shown on Map 65 designated for roadway or farm utility purposes.

NOTE: Lot 445-A-2 will have access over Lot 445-A-3 to Kauai Belt Road (Kaunualii Highway), a public roadway, as set forth in Land Court Order No. 37170, filed March 29, 1973.

# Land Court Certificate of Title

(State of Hawaii)

From Certificate No. 157,536

No. 221,295

Document No.

I hereby certify that pursuant to Chapter 501 of the Hawaii Revised Statutes, the REGISTERED OWNER below is the owner in fee simple of the LAND described, subject, however to encumbrances mentioned in Section 501-82 of the Hawaii Revised Statutes and subject also to such exceptions, encumbrances, interests and entries as may appear under ENCUMBRANCES.

Attest with the Seal of Said Court.

02/06/80

ISSUED



/s/

Archie K. Viela

ASSISTANT REGISTRAR

REGISTERED OWNER

-UNIVERSITY OF HAWAII-, a body corporate of the State of Hawaii  
1625 Bachman Place, Honolulu, Hawaii

LAND

Situate at Lihue, Kauai

LOT 445-A-2, 60.189 acres, Map 51

Land Court Application 1087 of Grove Farm Company, Incorporated

NOTE: Access across Lot 445-A-3 is provided by Land Court Order 37170

ENCUMBRANCES

<u>Document#</u>	<u>Class</u>	<u>In Favor Of / Terms</u>
37170	LCO	Easement U, for roadway, in favor of Exclusion 1, Map 1
52488	LCO	Easements 75 & 80, for ditch, Easement 76, for pipeline & utility Easements 77 & 79, for pipeline, & Easement 78, for electrical, Map 51
60107	LCO	Easement 90, Map 65; SUBJECT to R/W in favor of Lot 445-B
71476	LCO	Easement 117, Map 72.....[MR]
71476	Cont'd	Subdivision of Lot 445-A-2 into Lots 705 & 706 & Designation of Easements 161 & 162, Lot 706, Map 80; Lot 706 is subject to all encumbrances; Lot 705 is subject to Eas U; Lot 706 will have access across Lot 445-A-3 to a public highway .....[AV]
1085087	GRANT	Grove Farm Company Incorporated, Eas 117, for utility.....[HH]
1342233	GRANT	Citizens Utilities Company, & Hawaiian Telephone Company, Eas 162; SUBJECT to A/Sec 1342233A.....[AV]
1342234	GRANT	County of Kauai, Eas 76, 77, 78, 117, 161 & 162, for utility .....[AV]
1342235	DEED	County of Kauai, Lot 705, CT 278,382... ..[AV]

Rev. 12/24/85

*Archie K. Viela*  
Assistant Registrar

9488532



L-273 STATE OF HAWAII  
OFFICE OF ASSISTANT REGISTRAR  
RECORDED

DEC 22, 1993 08:01 AM

Doc No(=) 2100075

on Cert(=) 157,537

Issuance of Cert(=) 428,387

/s/ S. FURUKAWA  
ASSISTANT REGISTRAR

CONVEYANCE TAX: \$0.00

REGULAR SYSTEM

Return by: Mail (✓) Pickup ( ) To:

CASE 4 LYNN  
GROVE FARM CENTER #2600  
HAWAII, HI 96713

TG ACCOM Grove Farm/LH

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

GROVE FARM COMPANY, INCORPORATED, a Hawaii corporation, whose principal place of business is Puhi, Kauai, Hawaii, and whose post office address is P. O. Box 2069, Puhi Rural Branch, Lihue, Kauai, Hawaii 96766-7069, hereinafter called the "Grantor," in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is acknowledged, does hereby grant and convey unto the UNIVERSITY OF HAWAII, a body corporate of the state of Hawaii, whose principal place of business and post office address is 2444 Dole Street, Honolulu, Hawaii 96822

hereinafter called "Grantee," its successors, and assigns, the property described in Exhibit "A" attached hereto and incorporated herein by reference;

TO HAVE AND TO HOLD the same, together with all improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto the Grantee, forever, for exclusively public purposes related to education.

AND THE GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the premises described herein and has good right to sell and

LAND COURT SYSTEM

REGULAR SYSTEM

Return by: Mail ( ) Pickup ( ) To:

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

GROVE FARM COMPANY, INCORPORATED, a Hawaii corporation, whose principal place of business is Puhi, Kauai, Hawaii, and whose post office address is P. O. Box 2069, Puhi Rural Branch, Lihue, Kauai, Hawaii 96766-7069, hereinafter called the "Grantor," in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is acknowledged, does hereby grant and convey unto the UNIVERSITY OF HAWAII, a body corporate of the State of Hawaii, whose principal place of business and post office address is 2444 Dole Street, Honolulu, Hawaii 96822

hereinafter called "Grantee," its successors, and assigns, the property described in Exhibit "A" attached hereto and incorporated herein by reference;

TO HAVE AND TO HOLD the same, together with all improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto the Grantee, forever, for exclusively public purposes related to education.

AND THE GRANTOR hereby covenants with the Grantee that the Grantor is lawfully seised in fee simple of the premises described herein and has good right to sell and

convey the same; that the same are free and clear of all encumbrances except as set forth herein and except for the lien of real property taxes for the current year which are to be prorated between the parties hereto as of the date hereof; and that it will and its successors shall warrant and defend the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 13th day of December, 1993.

GROVE FARM COMPANY, INCORPORATED,  
a Hawaii corporation

By: David W. Pratz

Its: **David W. Pratz**  
President and  
Chief Executive Officer

By: Jed Sueoka

Its: **Treasurer**

Grantor

STATE OF HAWAII )  
 ) SS.  
COUNTY OF KAUAI )

On this 13<sup>th</sup> day of December, 1993,  
before me appeared David W. Pratt and  
Jed Sueoka, to me personally known, who,  
being by me and duly sworn, did say that they are the  
President and Chief Executive Officer and Treasurer, respectively,  
of GROVE FARM COMPANY, INCORPORATED, a Hawaii corporation,  
and that the seal affixed to the foregoing instrument is the  
corporate seal of said corporation and that said instrument  
was signed and sealed in behalf of said corporation by  
authority of its Board of Directors, and the said Officers  
acknowledged said instrument to be the free act and deed of  
said corporation.

Remedios A. Chinen *R.A.C.*  
Notary Public, State of Hawaii

My commission expires: 12-26-95

EXHIBIT "A"

All of that certain parcel of land situate at Lihue, District of Lihue, Island and County of Kauai, State of Hawaii, described as follows:

LOT 445-A-3, area 39.939 acres, as shown on Map 51, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1087 of Grove Farm Company, Incorporated;

Being land(s) described in Transfer Certificate of Title No. 157,537 issued to Grove Farm Company, Incorporated, a Hawaii corporation.

SUBJECT, HOWEVER, to the following:

1. Designation of Easement "81," as shown on Map 51, as set forth by Land Court Order No. 37170, filed March 29, 1973.

2. Designation of Easement "82," as shown on Map 51, as set forth by Land Court Order No. 37170, filed March 29, 1973.

3. Unrecorded Lease dated January 31, 1992, by and between GROVE FARM COMPANY, INCORPORATED, a Hawaii corporation, Lessor," and 'AHA PUNANA LEO, a Hawaii corporation, "Lessee;" leasing and demising a portion of the land described herein being two former camp houses containing a combined floor area of approximately 1,840 square feet and an associated yard area of approximately 15,710 square feet, for a term of two years commencing on February 1, 1992.