

STATUS REPORT

This Report (and any revisions thereto) is issued for the sole benefit of the Purchaser of this Report identified in the Order No. referenced below. Title Guaranty of Hawaii, LLC's responsibility for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500 or two times the amount paid for this Report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports as follows as to the title of the Parties named in Schedule A in and to the title to land described in Schedule C, subject to the matters set forth in Schedule B, based solely upon an abstract and examination of the following Indices in the State of Hawaii: (a) the Office of the Clerks of the Circuit Court of the Judicial Circuit within which the land is located; (b) the Office of the Clerk of the District Court of the United States for the District of Hawaii; (c) the Office of the Registrar of Conveyances; and (d) the Office of the Real Property Tax Assessment Division of the County within which the land is located.

CITY AND COUNTY OF HONOLULU,
a municipal corporation,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of May 9, 2019 at 8:00 a.m.

Inquiries concerning this report
should be directed to
ELVA FURUYA.
Email efuruya@tghawaii.com
Fax (808) 521-0287
Telephone (808) 533-5816.
Refer to Order No. 201923908.

**SCHEDULE B
EXCEPTIONS**

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

Parcel First is(are) covered by:

a) Tax Key: (1) 9-1-069-003 Area Assessed: 2,108,086 sq. ft.

-Note:- Tax Key (1) 9-1-069-003 is listed on the current County's tax records as being exempt from real property taxes.

b) Tax Key: (1) 9-1-069-003-0000A

Parcel Second is(are) covered by:

Tax Key: (1) 9-1-069-004 Area 117,699 sq. ft.

-Note:- Tax Key (1) 9-1-069-004 is listed on the current County's tax records as being exempt from real property taxes.

2. Any and all matters not shown in the Indices described in Schedule A.
3. Mineral and water rights of any nature.
4. -AS TO PARCEL FIRST:-

(A) EASEMENT "59" (10 feet wide)

SHOWN : on Map 31, as set forth by Land Court Order No. 4457, filed March 10, 1941

(B) EASEMENT "82" (5 feet wide)

SHOWN : on Map 37, as set forth by Land Court Order No. 6132, filed March 13, 1945

SCHEDULE B CONTINUED

(C) EASEMENT "105"

SHOWN : on Map 51 (amended), as set forth by Land Court
Order No. 9535, filed April 20, 1950

(D) EASEMENT "182" (15 feet wide)

SHOWN : on Map 51 (amended), as set forth by Land Court
Order No. 16009, filed February 12, 1958

(E) GRANT

TO : STANDARD OIL COMPANY OF CALIFORNIA, a Delaware
corporation

DATED : March 13, 1958

FILED : Land Court Document No. 213791

GRANTING : an easement right over said Easement "182"

The interest of STANDARD OIL COMPANY OF CALIFORNIA, a Delaware corporation, was assigned to CHEVRON U.S.A. INC., a California corporation, by instrument dated July 10, 1978, filed as Land Court Document No. 891877.

Land Court Order No. 101921, filed April 22, 1991, sets forth that CHEVRON U.S.A. INC., a California corporation, was merged into and became part of GULF OIL CORPORATION, a Pennsylvania corporation, with GULF OIL CORPORATION, a Pennsylvania corporation, being the surviving corporation to the merger. GULF OIL CORPORATION, a Pennsylvania corporation, changed its name to CHEVRON U.S.A. INC., a Pennsylvania corporation.

REAL PROPERTY INTEREST ASSIGNMENT AND ASSUMPTION AGREEMENT (RECORDABLE RIGHTS OF WAY) effective November 1, 2016, filed as Land Court Document No. T-10027049, CHEVRON U.S.A. INC, "Assignor" and IES DOWNSTREAM, LLC, "Assignee".

CONSENT by CITY AND COUNTY OF HONOLULU, dated June 22, 2017, filed as Land Court Document No. T-10080180.

SCHEDULE B CONTINUED

(F) GRANT

TO : HAWAIIAN ELECTRIC COMPANY, LIMITED, a Hawaii corporation, now known as HAWAIIAN ELECTRIC COMPANY, INC.

DATED : May 25, 1960

FILED : Land Court Document No. 261268

GRANTING : a right-of-way in the nature of an easement for utility purposes as shown on the map attached thereto

(G) Easement (20 feet wide) for sanitary sewer purposes, as shown on Map 313, as set forth by Land Court Order No. 58215, filed November 12, 1980.

(H) Final Order of Condemnation (Civil No. 51140) dated March 17, 1980, filed as Land Court Document No. 1002479, re: sewer easement.

(I) EASEMENT "1418"

PURPOSE : sanitary sewer

SHOWN : on Map 397, as set forth by Land Court Order No. 77249, filed February 26, 1986

(J) -AS TO EASEMENT "1418":-

FINAL ORDER OF CONDEMNATION in favor of the City and County of Honolulu for sewer purposes, dated October 3, 1985, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 66336, on October 7, 1985, filed as Land Court Document No. 1328022 on October 11, 1985.

(K) EASEMENT "2121"

PURPOSE : sewer

SCHEDULE B CONTINUED

SHOWN : on Map 466, as set forth by Land Court Order No.
93523, filed May 2, 1989

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

INSTRUMENT : DECLARATION OF LAND USE COMMISSION CONDITIONS

DATED : August 15, 1991

RECORDED : Document No. 91-184029

PARTIES : GENTRY DEVELOPMENT COMPANY, a Hawaii limited
partnership ("Petitioner") and TRUSTEES UNDER THE
WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED

(Not noted on Transfer Certificate(s) of Title referred to
herein)

(M) GRANT

TO : HAWAIIAN ELECTRIC COMPANY, INC., and HAWAIIAN
TELEPHONE COMPANY INCORPORATED, now known as
HAWAIIAN TELCOM, INC.

DATED : December 31, 1991

FILED : Land Court Document No. 1983684

GRANTING : a right and easement for utility purposes

(N) UNRECORDED LEASE

LESSOR : THE TRUSTEE UNDER THE WILL AND OF THE ESTATE OF
JAMES CAMPBELL, DECEASED

LESSEE : HAWAIIAN WIRELESS, INC., a Delaware corporation

DATED : November 13, 1996

TERM : commencing November 8, 1996 for a term of ten (10)
years

SCHEDULE B CONTINUED

Said LEASE demising the following described premises:

Approximately 1200 square feet of property located at or near N 21° 20' 9", W 158° 02' 50", for the placement of a communications tower and equipment; together with the right of ingress and egress for all purposes over the existing access road and proposed parking area ("Licensed Premises"); all as shown on the drawing attached thereto in instrument dated --- but effective as of November 8, 1996, recorded as Document No. 97-124287.

(Not noted on Transfer Certificate(s) of Title referred to herein)

-Note:- Title Guaranty of Hawaii, Incorporated, is unable to locate of record an extension of said Lease.

(O) DESIGNATION OF EASEMENT "7588"

PURPOSE : for electrical purposes
SHOWN : on Map 1097, as set forth by Land Court Order No. 142910, filed on August 9, 2001

(P) GRANT

TO : HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation

DATED : September 12, 2001
FILED : Land Court Document No. 2821683
GRANTING : a right and easement for electrical purposes over Easement "7588"

SCHEDULE B CONTINUED

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

INSTRUMENT : TRUSTEES LIMITED WARRANTY DEED WITH RESTRICTIONS,
COVENANTS AND RESERVATIONS OF RIGHTS

DATED : July 23, 2002

FILED : Land Court Document No. 2824845

PARTIAL ASSIGNMENT OF RIGHTS effective February 18, 2015, filed
as Land Court Document No. T-9199227.

The foregoing includes, but is not limited to, matters relating
to drilling of wells, drainage, utility rights and rights of
kuleana owners.

(R) DESIGNATION OF EASEMENT "8267"

PURPOSE : effluent reuse

SHOWN : on Map 1218, as set forth by Land Court Order No.
158376, filed October 4, 2004

(S) DESIGNATION OF EASEMENT "8268"

PURPOSE : effluent reuse

SHOWN : on Map 1218, as set forth by Land Court Order No.
158376, filed October 4, 2004

(T) GRANT

TO : TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES
CAMPBELL, DECEASED

DATED : December 8, 2004

FILED : Land Court Document No. 3205246

GRANTING : an easement over said Easements "8267" and "8268"

ASSIGNMENT OF RIGHTS effective June 28, 2018, filed as Land Court
Document No. T-10416235.

SCHEDULE B CONTINUED

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

INSTRUMENT : LIMITED WARRANTY DEED WITH USE RESTRICTIONS,
COVENANTS AND RESERVATION OF RIGHTS

DATED : December 16, 2004
FILED : Land Court Document No. 3209452

ASSIGNMENT OF RIGHTS dated March 1, 2006, filed as Land Court Document No. 3398319. re: Reservation rights as contained in Limited Warranty Deed dated December 16, 2004, filed as Land Court Document No. 3209452, pertaining to Lot 4378, on Map 437 of Land Court Application No. 1069 assigned to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company, dba D.R. HORTON-SCHULER DIVISION.

(V) UNRECORDED LICENSE AGREEMENT

LICENSOR : EWA INDUSTRIAL PARK, LLC, a Hawaii limited liability company

LICENSEE : CORAL WIRELESS, LLC, a Delaware limited liability company, doing business as MOBI PCS

DATED : August 26, 2005

TERM : 10 years with options to extend the term of the License for two (2) successive additional terms of five (5) years each

A MEMORANDUM OF LICENSE AGREEMENT dated August 26, 2005, filed as Land Court Document No. 3662064.

Said License is subject to any matters arising from or affecting the same.

SCHEDULE B CONTINUED

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

INSTRUMENT : UNILATERAL AGREEMENT AND DECLARATION FOR
CONDITIONAL ZONING

DATED : June 2, 2009
FILED : Land Court Document No. 3864361

(X) DESIGNATION OF EASEMENT "11000"

PURPOSE : overhead electrical power line and telecommunication
SHOWN : on Map 1617, as set forth by Order filed as Land
Court Document No. T-9051282

(Y) GRANT

TO : HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii
corporation

DATED : November 21, 2014
FILED : Land Court Document No. T-9090364
GRANTING : non-exclusive easement over Easement "11000"

(Z) GRANT

TO : HAWAIIAN TELCOM, INC., a Hawaii corporation

DATED : March 31, 2015
FILED : Land Court Document No. T-9226335
GRANTING : non-exclusive easement over Easement "11000"

Claims arising out of customary and traditional rights and
practices, including without limitation those exercised for
subsistence, cultural, religious, access or gathering
purposes, as provided for in the Hawaii Constitution or the
Hawaii Revised Statutes.

SCHEDULE B CONTINUED

-AS TO PARCEL SECOND:-

The terms and provisions contained in the following:

INSTRUMENT : DEED

DATED : July 31, 1973

FILED : Land Court Document No. 658816

The foregoing includes, but is not limited to, matters relating to cultivating and harvesting.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

Any unrecorded leases and matters arising from or affecting the same.

Any lien (or claim of lien) for services, labor or material arising from an improvement or work related to the land described in Schedule C herein.

END OF SCHEDULE B

SCHEDULE C

-PARCEL FIRST:-

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

LOT 4378, area 48.395 acres, more or less, as shown on Map 437, 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 of the Estate of James Campbell, deceased.

Together with the right, in the nature of a nonexclusive easement over Lot 318, as shown on Map 51 of Land Court Application No. 1069 (the "easement area), for vehicular and pedestrian access to and from Renton Road, (a public road), as granted by instrument dated November 29, 2006, filed as Land Court Document No. 3614405. This grant of easement shall automatically terminate or partially terminate, as applicable upon dedication and conveyance of all or a portion of the easement area to, and acceptance by, any governmental authority for use as a public road.

Being land(s) described in Transfer Certificate of Title No. 989,401 issued to CITY AND COUNTY OF HONOLULU, a municipal corporation.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : EWA INDUSTRIAL PARK, LLC, a Hawaii limited liability company

GRANTEE : CITY AND COUNTY OF HONOLULU, a municipal corporation

DATED : July 16, 2010

FILED : Land Court Document No. 3981023

SCHEDULE C CONTINUED

-SECOND SECOND:-

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

LOT 320-B, area 2.702 acres, more or less, as shown on Map 238, 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 of the Estate of James Campbell, deceased.

Being land(s) described in Transfer Certificate of Title No. 164,452 issued to CITY AND COUNTY OF HONOLULU, a municipal corporation

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : ALAN S. DAVIS, M.L. RANDOLPH, FRED E. TROTTER AND
H.C. CORNUELLE, Trustees under the Will and of the
Estate of James Campbell, Deceased

GRANTEE : CITY AND COUNTY OF HONOLULU, a municipal
corporation

DATED : July 31, 1973

FILED : Land Court Document No. 658816

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.

SCHEDULE D

CONDITIONS AND STIPULATIONS

1. This Status Report (which term shall include any revisions thereto) is a report of the record title only, based solely upon an abstract and examination of the Indices described in Schedule A as of the date of the Report. No responsibility is assumed for (a) matters which may affect the title but either were not disclosed or were incorrectly disclosed in said indices at the date hereof; or (b) matters created, suffered, assumed, or agreed to by Purchaser; or (c) matters not shown herein but actually know to Purchaser. Title Guaranty of Hawaii, Inc. (the "Company") makes no representation as to the legal effect, validity or priority of matters shown or referred to herein.
2. If the Report is incorrect in any respect, the responsibility of the Company shall be limited to the resulting actual loss, including any attorney's fees and legal costs, but in no event shall exceed the lesser of \$3,500 or two times the amount paid for the Report. Upon payment of any loss hereunder, the Company shall be subrogated to all rights the Purchaser may have against any person or property as a result of such loss.
3. If the Purchaser of this Report shall suffer an actual loss by reason of the incorrectness of the Report, the Purchaser shall promptly notify the Company in writing. After receipt of such notice, the Company shall be allowed a reasonable time in which to investigate the claim. At its sole option, the Company may litigate the validity of the claim, negotiate a settlement or pay to Purchaser the amount the Company is obligated to pay under this Report. The Company's responsibility hereunder constitutes indemnity only and nothing herein shall obligate the Company to assume the defense of the Purchaser with respect to any claim made hereunder.
4. This report is the entire contract between the Purchaser and the Company and any claim by Purchaser against the Company, arising hereunder, shall be enforceable only in accordance with the provisions herein.
5. Notice required to be given the Company shall include the Order Number of this Report and shall be addressed to Title Guaranty of Hawaii, Inc., P.O. Box 3084, Honolulu, HI 96802, Attention: Legal Department.

RETURN TO:

DIVISION OF LAND SURVEY & ACQUISITION
CITY & COUNTY OF HONOLULU

Issue @/T

DOC NO 658816

OFFICE OF THE LAND COURT
RECORDS SECTION

73 NOV 28 AM 9:51

George H. Bailey

NOTED ON CERTIFICATE NO. 15790
IN REGISTRATION BOOK _____ PAGE _____
TRANSFER OF CERTIFICATE OF TITLE ISSUED
AND TRANSFERRED TO
REGISTRATION BOOK 1645 PAGE 207
BEING CERTIFICATE NO. 164452 IN

OFFICE OF THE ASSISTANT REGISTRAR
LAND COURT

Recordation requested by:)
City and County - Land Div)
After recordation, return to:)
City and County - Land Div)
Return by: Mail () Pickup (✓))

THIS INDENTURE, made this 31st day of July, 1973, by and between ALAN S. DAVIS, M. L. RANDOLPH, FRED E. TROTTER and H. C. CORNUELLE, Trustees under the Will and of the Estate of James Campbell, Deceased, whose business and post office address is 828 Fort Street, Honolulu, City and County of Honolulu, State of Hawaii, hereinafter called the "GRANTORS" and THE CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, whose principal place of business and post office address is Honolulu Hale, Honolulu, Hawaii, hereinafter called the "GRANTEE",

W I T N E S S E T H :

THAT the Grantors, for and in consideration of the sum of TWENTY THOUSAND ONE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS (\$20,125.00) to them in hand paid by the Grantee, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, forever, the following described property:

ALL that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being:

Lot 320-B, area 2.702 acres, as shown on Map 236 filed with Land Court Application 1069 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

Being a portion of the land described in Owner's Transfer Certificate of Title No. 15,790 issued to the Grantors.

Description Compared
and Checked
Division of Land Survey
and Registration

TO HAVE AND TO HOLD the same, together with all rights, improvements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith, unto the Grantee, its successors and assigns, forever.

AND the Grantors, only in their fiduciary and not in their individual capacities, their successors in trust and assigns, do hereby covenant and agree with the Grantee, its successors and assigns, that the Grantors have done or suffered no act or thing whereby said premises are encumbered, and that the same are free and clear of all encumbrances made or suffered by them, except real property taxes for the current year.

AND, in consideration of the sum of FIVE HUNDRED TWENTY-EIGHT AND 36/100 DOLLARS (\$528.36), to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, OAHU SUGAR COMPANY, LIMITED, hereby quitclaims and releases unto the Grantee aforesaid all of its right, title and interest in and to the described property arising under that certain lease dated January 2, 1929, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 1155, at Page 66, and noted on Certificate of Title No. 15,790, between the Grantors, as Lessors, and Ewa Plantation Company, as Lessee, which lease was assigned to OAHU SUGAR COMPANY, LIMITED, by instrument dated April 9, 1970, filed as Land Court Document No. 500009, as amended by various unrecorded instruments.

The Grantee and OAHU SUGAR COMPANY, LIMITED, agree that OAHU SUGAR COMPANY, LIMITED, will be allowed to cultivate and harvest the existing sugar cane crop under the condition that OAHU SUGAR COMPANY, LIMITED shall indemnify and save harmless the Grantee from liability for injury to or death of persons in the manner provided by law when such injury or death results from the negligent use of the property described herein.

IN WITNESS WHEREOF, the Grantors, and OAHU SUGAR COMPANY,
LIMITED, have executed these presents as of the day and year first
above written.

Alan S. Davis

ALAN S. DAVIS

M. L. RANDOLPH

Fred E. Trotter

FRED E. TROTTER

H. C. Cornuelle

H. C. CORNUELLE

APPROVED AS TO
CONTENTS:

James Nakama
Department of Public Works

APPROVED AS TO FORM AND
LEGALITY

Robert G. Ward
Deputy Corporation Counsel

TRUSTEES UNDER THE WILL AND OF THE
ESTATE OF JAMES CAMPBELL, DECEASED

(Grantors)

OAHU SUGAR COMPANY, LIMITED

By Henry G. Lee

Its

VICE PRESIDENT

By J. E. Loomis

Its

ASSISTANT SECRETARY

(Lessee)

STATE OF HAWAII

)
) ss.
)

City and County of Honolulu

On this 31st day of July, 1973,
before me personally appeared ALAN S. DAVIS, ~~M. A. RANESSE~~, FRED
E. TROTTER and H. C. CORNUELLE, Trustees under the Will and of the
Estate of James Campbell, Deceased, to me known to be the persons
described in and who executed the foregoing instrument, and sever-
ally acknowledged that they executed the same as their free act
and deed as said Trustees.

K. A. Shank
Notary Public, First Judicial
Circuit, State of Hawaii

My commission expires: 7-7-74

STATE OF HAWAII

)
) ss.
)

City and County of Honolulu

On this 30th day of October, 1973,
before me appeared Harry Y. Soo
and J. E. Loomis to me person-
ally known, who being by me duly sworn, did say that they are the
Vice President and Assistant Secretary
respectively, of Oahu Sugar Company, Limited,
a Hawaii corporation, and that the seal
affixed to the foregoing instrument is the corporate seal of said
corporation, and that the instrument was signed and sealed in
behalf of said corporation by authority of its Board of Directors,
and said Harry Y. Soo and
J. E. Loomis severally
acknowledged the instrument to be the free act and deed of said
corporation.

Marc C. Harada
Notary Public, First Judicial
Circuit, State of Hawaii

My commission expires: 11/30/74

NEUF
NECT



L-368 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED

JUL 20, 2010 01:00 PM

Doc No(s) 3981023
on Cert(s) 846,361

Issuance of Cert(s) 989,401



20 1/1 Z10

/s/ NICKI ANN THOMPSON
ASSISTANT REGISTRAR
CONVEYANCE TAX: \$0.00

Return by Mail () Pickup (X) To:

City and County of Honolulu

Land Division

Phone: 768-8706

This document contains 7 pages

TMK NO.: (1) 9-1-089-003

WARRANTY DEED

This Deed, is made this 16th day of July, 2010, by EWA / INDUSTRIAL PARK, LLC, a Hawaii limited liability company, whose address is 99-1324 Koaha Place, Aiea, Hawaii 96701, hereinafter called "Grantor", and CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, whose address is 650 South King Street, Honolulu, Hawaii 96813, hereinafter called the "Grantee",

WITNESSETH:

For TEN DOLLARS (\$10.00) and other valuable consideration to it paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey to Grantee, as tenant in severalty, all of its right, title and interest in the real property described in Exhibit "A" attached hereto and made a part hereof.

AND the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto the Grantee as aforesaid, forever.

And the Grantor, hereby covenants with the Grantee and Grantee's successors and assigns that Grantor is lawfully seized in fee simple of said property and has good right to sell and convey the said property hereinbefore conveyed; and that said property is free and clear of all encumbrances except as described in Exhibit "A"; and that Grantor will warrant and defend the same unto the Grantee and Grantee's successors and assigns, forever, against the lawful claims and demands of all persons claiming by, through or under it, except as aforesaid.

The property is being conveyed to the Grantee in "AS-IS, WHERE-IS" condition with all faults and Grantee by acceptance of the property acknowledges that Grantor has not made any warranty or representation, express or implied.

The term "Grantor" or "Grantee" herein or any pronoun used in place thereof shall mean and include the masculine and the feminine, the singular or the plural number and jointly and severally, individuals, firms or corporations, and their and each of their respective successors, executors, administrators and assigns, according to the context hereof.


[signature page follows]

IN WITNESS WHEREOF, the undersigned executed these presents this 16th day of July, 2010.

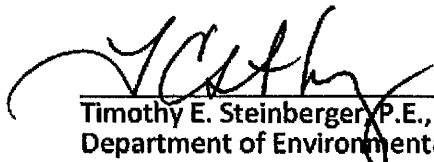
GRANTOR:

EWA INDUSTRIAL PARK, LLC, a Hawaii limited liability company,

By VP-EIP, LLC, a Hawaii limited liability company,
Its Member-Manager

By 
Name: Valentine Peroff, Jr.
Title: Member-Manager

Approved as to contents:


Timothy E. Steinberger, P.E., Director
Department of Environmental Services

Approved as to form and legality:


Deputy Corporation Counsel

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

}
} ss
}

On July 16, 2010 in the First Circuit, State of Hawaii, before me personally appeared VALENTINE PEROFF, JR. to me personally known, who, being by me duly sworn or affirmed did say that he executed the foregoing instrument identified or described as Warranty Deed as his free act and deed, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated 07/16/2010 and contained 7 pages at the time of this acknowledgment/certification.



Name: Deborah Kaio

Notary Public, State of Hawaii

My commission expires: 09/08/2010



Doc. Date: 07/16/10 # Pages: 7

Deborah Kaio First Circuit

Doc. Description: Warranty

Deed



July 16, 2010

Notary Signature Date
NOTARY CERTIFICATION





EXHIBIT A

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

Lot 4378, area 48.395 acres, as shown on Map 437, 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.

Together with the right, in the nature of a nonexclusive easement over Lot 318, area 0.456 acres, as shown on Map 51 of Land Court Application No. 1069 for vehicular and pedestrian access to and from Renton Road, (a public road), as granted by instrument dated November 29, 2006, filed as Land Court Document No. 3614405. This grant of easement shall automatically terminate or partially terminate, as applicable upon dedication and conveyance of all or a portion of the easement area to, and acceptance by, any governmental authority for use as a public road.

Being the land(s) described in Transfer Certificate of Title No. 846,361 issued to EWA INDUSTRIAL PARK, LLC, a Hawaii limited liability company.

Said above parcel of land having been acquired as follows:

(1) By EWA INDUSTRIAL PARK, LLC, a Hawaii limited liability company, as to an undivided 13% interest by Warranty Deed of Waikii Ventures, a Hawaii corporation, dated (acknowledged February 9 and 16, 2007), filed as Land Court Document No. 3562029;

(2) By EWA INDUSTRIAL PARK, LLC, a Hawaii limited liability company, as to an undivided 75% interest, by Warranty Deed of Waikii Ventures, a Hawaii corporation, dated February 16, 2007, filed as Land Court Document No. 3562035; and

(3) By EWA INDUSTRIAL PARK, LLC, a Hawaii limited liability company, by Warranty Deed of Waikii Ventures, a Hawaii corporation, dated February 16, 2007, filed as Land Court Document No. 3563279.

SUBJECT, HOWEVER, to the following:

1. Easement 59 (10 feet wide) as shown on Map 34, as set forth by Land Court Order No. 5852, filed July 7, 1944.

2. Easement 82 (5 feet wide) as shown on Map 37 as set forth by Land Court Order No. 6132, filed March 13, 1945.

3. Easement 105 as shown on Map 51 (amended), as set forth by Land Court Order No. 9535, filed April 20, 1950.

4. Easement 182 (15 feet wide) as shown on Map 51 (amended), as set forth by Land Court Order No. 16009, filed February 12, 1958.

5. Grant dated March 13, 1958 in favor of Standard Oil Company of California, a Delaware corporation, filed as Land Court Document No. 213791, granting an easement right over said Easement 182.

The interest of Standard Oil Company of California, a Delaware corporation, was assigned to Chevron U.S.A., Inc., a California corporation, by instrument dated July 10, 1978, filed as Land Court Document No. 891877.

Land Court Order No. 101921, filed April 22, 1991, sets forth that Chevron U.S.A., Inc., a California corporation, was merged into and became part of Gulf Oil Corporation, a Pennsylvania corporation, with Gulf Oil Corporation, a Pennsylvania corporation, being the surviving corporation to the merger. Gulf Oil Corporation, a Pennsylvania corporation, changed its name to Chevron U.S.A., Inc., a Pennsylvania corporation.

6. Grant in favor of Hawaiian Electric Company, Limited, a Hawaii corporation, now known as Hawaiian Electric Company, Inc., dated May 25, 1960, filed as Land Court Order No. 261268, granting a perpetual right-of-way in the nature of an easement for utility purposes as shown on the map attached thereto.

7. Easement (20 feet wide) for sanitary sewer purposes, as shown on Map 313, as set forth by Land Court Order No. 58215, filed November 12, 1980.

8. Final Order of Condemnation (Civil No. 51140) dated March 17, 1980, filed as Land Court Document No. 1002479; re: sewer easement.

9. Easement 1418 for sanitary sewer purposes as shown on Map 397, as set forth by Land Court Order No. 77249, filed February 26, 1986.

10. As to Easement 1418:

Final Order of Condemnation dated October 3, 1985, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 66336, on October 7, 1985, filed as Land Court Document No. 1328022 on October 11, 1985.

11. Easement 2121 for sewer purposes, as shown on Map 466, as set forth by Land Court Order No. 93523, filed May 2, 1989.

12. Grant in favor of Hawaiian Electric Company, Inc., a Hawaii corporation, and GTE Hawaiian Telephone Company, Incorporated, now known as Hawaiian Telcom, Inc., dated December 31, 1991, granting a perpetual right and easement for utility purposes, filed as Land Court Document No. 1983684.

13. Designation of Easement 7588 for electrical purposes, as shown on Map 1097, as set forth by Land Court Order No. 142910, filed August 9, 2001.

14. Grant in favor of Hawaiian Electric Company, Inc., a Hawaii corporation, dated September 21, 2001, granting a perpetual right and easement for electrical purposes over Easement 7588, filed as Land Court Document No. 2821683.

15. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in the Trustees Limited Warranty Deed with Restrictions, Covenants and Reservation Rights dated July 23, 2002, filed as Land Court Document No. 2824845.

The foregoing includes, but is not limited to, matters relating to drilling of wells, drainage, utility rights and rights of kuleana owners.

16. Designation of Easement 8267 for effluent reuse purposes, as shown on Map 1218, as set forth by Land Court Order No. 158376, filed October 4, 2004.

17. Designation of Easement 8268 for effluent reuse purposes, as shown on Map 1218, as set forth by Land Court Order No. 158376, filed October 4, 2004.

18. The terms and provisions contained in the Limited Warranty Deed with Use Restrictions, Covenants and Reservation of Rights dated December 16, 2004, filed as Land Court Document No. 3209452.

Assignment of Rights dated March 1, 2006, filed as Land Court Document No. 3398319. re: Reservation of rights as contained in Limited Warranty Deed dated December 16, 1994, filed as Land Court Document No. 3209452, pertaining to Lot 4378, on Map 437 of Land Court Application No. 1069 assigned to D. R. Horton Schuler Homes, LLC, a Delaware limited liability company, dba D.R. Horton-Schuler Division.

