

DOUBLE SYSTEM



L-430 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED
MAR 01, 2006 01:30 PM

Doc No(s) 3398322
on Cert(s) AS LISTED HEREIN
Issuance of Cert(s) 795,121
Thru 795,132



48 6/9 Z1 R760

/s/ CARL T. WATANABE
ASSISTANT REGISTRAR
CTax (30): \$213457.50



R-760 STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
MAR 01, 2006 01:30 PM

Doc No(s) 2006-039948



48 6/9 Z1 L430

/s/ CARL T. WATANABE
REGISTRAR OF CONVEYANCES

AFTER RECORDATION MAIL [] PICKUP [X] TO:

Case Lombardi & Pettit (DML)
737 Bishop Street, Ste. 2600
Honolulu, HI 96813

TGOH 200532738 S
TGES A5-101-1894
BARBARA PAULO

TOTAL PAGES 48

TITLE OF DOCUMENT:

**TRUSTEES' LIMITED WARRANTY DEED
WITH COVENANTS AND RESERVATION OF RIGHTS**

PARTIES TO DOCUMENT:

GRANTOR: **C.R. CHURCHILL, D.A. HEENAN, RICHARD W. GUSHMAN, II and RONALD J. ZLATOPER**, the duly appointed, qualified and acting **TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED**, acting in their fiduciary and not in their individual capacities

GRANTEE: **D.R. HORTON - SCHULER HOMES, LLC**, a Delaware limited liability company, 848 Fort Street Mall, Suite 400, Honolulu, Hawaii 96813

- TAX MAP KEY(S): (1) 9-1-017-004
(1) 9-1-017-072
(1) 9-1-017-059
(1) 9-1-018-004
(1) 9-1-018-001
(1) 9-1-010-002
(1) 9-2-002-006

Certificate of Title Nos. 453,625, 643,471, 491,510, 453,626, 484,819, 568,316, 15,790, 410,913, 410,912, 487,660

**TRUSTEES' LIMITED WARRANTY DEED
WITH COVENANTS AND RESERVATION OF RIGHTS**

KNOW ALL MEN BY THESE PRESENTS THAT:

On this 1ST day of March, 2006, C.R. CHURCHILL, D.A. HEENAN, RICHARD W. GUSHMAN, II and RONALD J. ZLATOPER, the duly appointed, qualified and acting TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED ("**Grantor**", sometimes the "**Estate**"), acting in their fiduciary and not in their individual capacities, whose address is James Campbell Building, 1001 Kamokila Boulevard, Kapolei, Hawaii 96707, in consideration of certain real property to be conveyed to them in exchange for the Property, as defined below, by D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company ("**Grantee**"), whose principal place of business and post office address is 848 Fort Street Mall, Suite 400, Honolulu, Hawaii 96813, the sufficiency of which is hereby acknowledged, pursuant to that certain unrecorded Option For Acquisition and Exchange of Real Property and Escrow Instructions dated June 7, 2005, as amended, by and between Grantor and Grantee, and upon and subject to the covenants and conditions herein set forth, do hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee, its successors and assigns, forever, that certain parcel of real estate ("**Property**") situated at Honouliuli, Oahu, State of Hawaii, and more particularly described in Exhibit A attached hereto and made a part hereof, subject to the reservations and encumbrances herein and in Exhibit A, AND SUBJECT ALSO THE FOLLOWING EXCEPTIONS, RESERVATIONS AND AGREEMENTS:

1. Property in "As Is, Where Is" Condition.

(a) No Warranties. It is expressly understood and agreed that, except for the limited warranty of title contained herein, Grantor has not made any representation or warranty, express or implied, regarding any aspect of the Property including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose, suitability, habitability, quality, physical condition and value, and Grantor hereby disclaims any and all liability for any and all such representations and warranties. Grantee has had the opportunity to examine and investigate the Property and that Grantee has relied solely upon such examinations and investigations in acquiring the Property. Without limiting the generality of the foregoing, Grantee acknowledges that (i) it has made all inspections, investigations and analyses deemed necessary or appropriate to determine whether to proceed with its acquisition of the Property, and (ii) the Estate has made no representation or warranty, express or implied, concerning the Property's compliance with environmental or other applicable laws in acquiring the Property. Further, Grantee acknowledges and agrees that its investigation of the Property has revealed certain conditions on the Property, all of which are accepted by Grantee and in respect of which Grantor shall have no further liability.

(b) "As Is" Condition. Grantee acknowledges and agrees that except as otherwise set forth herein it is acquiring the Property in its **"as is, where is"** condition, with all faults, if any. No patent or latent condition affecting the Property, in any way shall affect Grantee's obligations hereunder, nor shall any such conditions give rise to any right of damage or rescission against Grantor. Grantee has assumed all risks regarding all aspects of the Property, and the condition thereof, including, without limitation, the effect of (including non-compliance with) any applicable laws, statutes, rules, regulations, ordinances, limitations, restrictions or requirements concerning the use, density, location, construction or suitability for use or development of the Property or any existing or proposed development or condition thereof (collectively the **"Regulations"**), including but not limited to zoning, land use, development plan, subdivision, building, construction, Hazardous Materials, archeological, environmental or other such Regulations; the necessity or availability of any development plan amendments, rezoning, zoning variances, conditional use permits, building permits, environmental impact statements, subdivision maps, and all other governmental permits, approvals or acts; the economic value of the Property; the location and topography of the Property, including its location within any flood zone, wetlands zone or tsunami inundation zone; the availability or adequacy of access to the Property, or of water, sewage, gas, electrical or other utilities serving the Property; the presence or adequacy of infrastructure or other improvements on, near or concerning the Property; the presence of pesticides on the Property; the extent or condition of any grading or other site work relating to the Property; any surface, soil, subsoil, geologic, drainage or groundwater conditions or other physical conditions and characteristics of or affecting the Property, such as drainage, air, water or minerals; the existence on or under the Property of any Hazardous Materials, any soils conditions, or the existence of archeological or historical conditions on the Property; the risk of any damage or loss to the Property caused by any means including, without limitation, flood or earthquake; the risk of use, zoning, habitability, merchantability or quality of the Property or the suitability of the Property for its present use or future development; and the activities of Grantor and others on adjacent or other nearby lands. **"Hazardous Materials"** means and includes any substance which: (i) is flammable, explosive, radioactive, toxic, corrosive, infectious, carcinogenic, mutagenic, or otherwise hazardous and is regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, the State of Hawaii or any political subdivision thereof; or (ii) contains asbestos, organic compounds known as polychlorinated biphenyls, chemicals known to cause cancer or reproductive toxicity, or petroleum, including crude oil or any fraction thereof, trichloroethylene, tetrachloroethylene, perchloroethylene and other chlorinated solvents or urea formaldehyde; or (iii) is classified as a pollutant, contaminant, hazardous waste, hazardous substance, hazardous material, regulated substance, solid waste or toxic substance or pollutant under the Solid Waste Disposal Act, the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901 et seq.; Hawaii Revised Statutes, Chapters 342B to 342P; the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. §§ 5101 et seq.; the Clean Water Act, 33 U.S.C. §§ 1251 et seq.; the Clean Air Act, 42 U.S.C. §§ 7401 et

seq.; the Toxic Substances Control Act, 15 U.S.C. §§ 2601 et seq.; the Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq.; the Emergency Planning and Community Right to Know Act of 1986, 42 U.S.C. §§ 11001 et seq.; and any similar federal, state and local laws, statutes, ordinances, codes, rules, regulations, orders or decrees relating to environmental conditions, industrial hygiene or Hazardous Materials in, on, under or upon the Property, now in effect or hereafter adopted, published and/or promulgated (collectively, the "**Hazardous Materials Laws**"). In addition, a Hazardous Material shall include pesticides, asbestos, PCBs, petroleum products, and any material which due to its characteristics or interaction with one or more other substances, chemical compounds, or mixtures, damages or threatens to damage, health, safety, or the environment, or is required by any law or public agency to be remediated, including remediation which Hazardous Materials Laws or public agency requires in order for the Property to be put to any lawful purpose.

(c) Adjacent Development; Reservation of Easements. Grantee acknowledges that the Property is located adjacent to and in the vicinity of other lands owned by Grantor or in which Grantor or the Estate-Related Entities have an interest (the "**Surrounding Land**"), and that the Surrounding Land may be used and/or developed for various purposes from time to time as deemed appropriate by Grantor. Grantee hereby consents to any such use and/or development of Surrounding Land. "**Estate-Related Entities**" means and includes James Campbell Corporation a Hawaii corporation, Aina Nui Corporation, a Hawaii corporation, Kapolei Property Development LLC, a Hawaii limited liability company, Fort Street Investment Corporation, a Hawaii corporation, Campbell Hawaii Investor LLC, a Hawaii limited liability company and all and any other such entities as may be formed by the Estate and/or in respect of which the Estate holds or controls (through an Estate-Related Entity) twenty-five percent (25%) or more of the capital stock or membership interest of the entity.

(d) Adjacent Agricultural and Development Activities; Waiver. Grantee, for itself, any person or entity claiming by or through it and their respective successors and assigns, acknowledges that the Property is located near or adjacent to properties (the "**Adjacent Properties**") which are or may be used for various agricultural, development and other purposes. As such, the Property may periodically be affected by noise, dust, smoke, soot, ash, odor or other adverse conditions of any kind created by or resulting from such agricultural, development and other legal activities. Grantee, for itself, any person or entity claiming by or through it and their respective successors and assigns, further acknowledges and agrees that neither the Estate, the Estate-Related Entities, the owners of the Adjacent Properties, nor any of their respective successors in title or assigns, shall be held liable for any nuisance, personal injury, illness or other loss, damage or claim which is caused by or related to the presence, lawful operation and/or lawful development of the Adjacent Properties. The foregoing shall not prevent Grantee from pursuing all remedies legally available to Grantee in the event of any violation of zoning, illegal nuisance activities or other legal restrictions on use.

(e) Government or Other Approvals. Grantee acknowledges that Grantor has made and makes no representations regarding Grantee's ability to obtain or retain the zoning, governmental approvals or permits necessary for the use, occupancy or further development of the Property.

(f) Assumption and Waiver. Grantee agrees (i) to assume and does hereby assume any and all risks associated with Property and the conditions and circumstances described in Section 1 of this instrument and (ii) to waive and does hereby expressly waive all rights to make any claim against Grantor, its Trustees and the Estate-Related Entities, and their respective officers and directors, attributable thereto including, without limitation, any claim or demand arising out of the clean-up or remediation of any Hazardous Materials on the Property. No provision contained in Section 1 of this instrument shall (1) prevent Grantee from pursuing all remedies legally available to Grantee against any third party, other than Grantor, its Trustees and the Estate-Related Entities and their respective officers and directors, in the event of the migration of Hazardous Materials to or later discovery of Hazardous Materials on the Property arising out of the agricultural and development activities on Adjacent Property or otherwise or (2) prevent Grantee from pursuing claims against Grantor or the Estate-Related Entities for their negligent or intentional actions taken following the Conveyance Date.

2. Conveyance Date. As used herein, the term "Conveyance Date" shall be the date upon which this instrument is filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

3. Standing. Grantor owns lands adjacent to or nearby the Property. The value of such lands is or may be maintained and enhanced by the use of the Property in accordance with the terms of this instrument. From and after the Conveyance Date, each owner of the Property, by taking title thereto, for itself and its successors and assigns, acknowledge and agree that Grantor, notwithstanding any lack of legal property interest in the Property or any portion thereof, shall have "standing" in the legal sense to enforce the covenants, conditions, and restrictions of this instrument.

4. No Third Party Beneficiaries; Enforcement. This instrument is not intended, and shall not be deemed or construed, to confer any rights, power or privileges on any person or entity other than Grantor, Grantee, and their successors, successors in interest and assigns. The reservations, limitations, restrictions, covenants and conditions set forth herein can only be enforced by Grantor and Grantor's (i) successors in trust and (ii) successors in interest and assigns who are one or more beneficiaries of the Estate.

5. Attorneys' Fees. In the event of a dispute under this instrument, the prevailing party shall be entitled to recover from the losing party all costs including reasonable attorneys' fees.

6. Governing Law. This instrument shall be governed by laws of the State of Hawaii.

7. Perpetuities. If any of the reservations, limitations, restrictions, covenants or conditions set forth herein shall be unlawful, void, or voidable for violation of the rule against perpetuities. then such provisions shall constitute only until twenty-one (21) years after the death of the last survivor of the now living descendants of Elizabeth II, Queen of England.

8. Effect of Invalidity. The reservations, limitations, restrictions, covenants and conditions set forth herein shall be deemed independent and severable, and the validity or partial invalidity of any provision or portion thereof, of any such reservations, limitations, restrictions, covenants or conditions shall not affect the validity or enforceability of any other provisions hereof.

TOGETHER WITH the reversions, remainders, rents, issues and profits thereof, together with all buildings, improvements, tenements, rights, easements, privileges, and appurtenances to the same belonging or appertaining or held and enjoyed therewith, and all of the estate, right, title and interest of Grantor, both at law and in equity therein and thereto.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever.

AND Grantor, for itself and its successors in trust and assigns, does hereby covenant and agree with Grantee, its successors and assigns, that Grantor has done or suffered no act or thing whereby the Property hereby granted is encumbered, except as aforesaid and set forth hereinafter; that the property is free and clear of liens and encumbrances made or suffered by Grantor except for the encumbrances contained herein and as set forth in Exhibit A, and real property taxes not yet due and payable; and that Grantor will and its successors in trust and assigns shall WARRANT AND DEFEND the same unto Grantee, its successors and assigns, forever, against the loss or claims and demands of all persons claiming by, through or under Grantor except as aforesaid.

The terms "Grantor" and "Grantee" wherever herein used shall be held to mean and include Grantor, its successors in trust and assigns, and Grantee, its successors and assigns, and this instrument shall be binding upon and shall inure to the benefit of the parties hereto and their said respective successors, successors in trust and assigns.

Any liability which may arise as a consequence of the execution of this instrument by or on behalf of the Trustees under the Will and of the Estate of James Campbell, Deceased, shall be a liability of the Estate of James Campbell and not the personal liability of any trustee or employee of the Estate of James Campbell.

(The remainder of this page is intentionally left blank)

IN WITNESS WHEREOF, Grantor and Grantee have executed these presents as of the day and year first above written.

GRANTOR:

GRANTEE:

TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities

D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company,

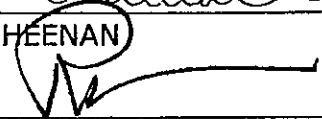


C.R. CHURCHILL

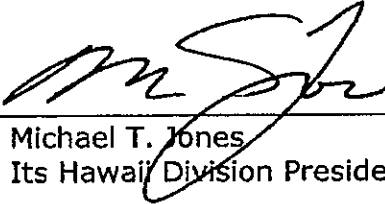
By VERTICAL CONSTRUCTION CORPORATION, a Delaware corporation Its Manager



D.A. HEENAN



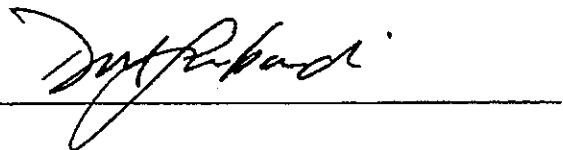
RICHARD W. GUSHMAN, II

By  Michael T. Jones Its Hawaii Division President

RONALD J. ZLATOPER

APPROVED AS TO FORM FOR GRANTOR:

CASE LOMBARDI & PETTIT



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

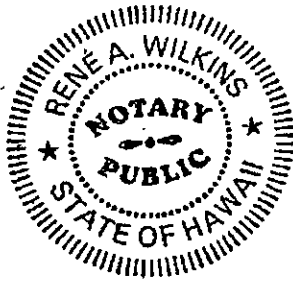
On this 23rd day of February, 2006, before me personally appeared C. R. Churchill, D. A. Heenan, Richard W. Gushman, II, and ~~Ronald J. Zlatoper,~~ <sup>W.
n.p.</sup> Trustees Under the Will and of The Estate of James Campbell, Deceased, to me known to be the persons described in and who severally executed the foregoing instrument, and severally acknowledged that they executed the same as their free act and deed as such Trustees.

LS

Lydia L. Hannemann
Printed Name: Lydia L. Hannemann
Notary Public, State of Hawaii ✓
My commission expires: Feb. 11, 2008

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

On FEBRUARY 24, 2006, before me personally appeared MICHAEL T. JONES, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Rene A. Wilkins

Print or type name: René A. Wilkins
Notary Public, State of Hawaii.
My commission expires: MAR 30 2007

EXHIBIT A

-ITEM 1:-

TMK No. (1) 9-1-017-004 (por.)

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 10067-B, area 181.646 acres, more or less, as shown on Map 876, 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 the land(s) described in Transfer Certificate of Title No. 453,625 issued to TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

Issued #1

SUBJECT, HOWEVER, to:

1. Designation of Easement "16", as shown on Map 3, filed with Land Court Application No. 1069.

2. GRANT

TO: THE UNITED STATES OF AMERICA

DATED: April 29, 1935

RECORDED: Liber 1281 Page 208

GRANTING: an easement over said Easement "16" for the duration of the trust to use underground communication cables.

3. GRANT

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

DATED: August 26, 1983

FILED: Land Court Document No. 1196816
GRANTING: a perpetual right and easement to build, construct, rebuild, reconstruct, repair, maintain and operate guy wires and anchors, etc.

4. Designation of Easement "4766", for utility and access purposes, as shown on Map 709, as set forth by Land Court Order No. 118110, filed September 19, 1994.
5. Designation of Easement "4770", for road and utility purposes, as shown on Map 712, as set forth by Land Court Order No. 118750, filed November 21, 1994.

-Note:- Above easement affects portion of "Parcel 5 (Revision 1)" described in instrument dated February 24, 2005, filed as Land Court Document No. 3234739.

6. Right of access in favor of Lots 8861-A, 8861-B, 8861-C, 8861-D, 8862-A-2 and 8862-A-3, over and across Easement "4770", as set forth by Land Court Order No. 118750, filed November 21, 1994.
7. Designation of a road widening setback, as shown on Map 777, as set forth by Land Court Order No. 119924, filed March 8, 1995.

8. GRANT

TO: CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, and BOARD OF WATER SUPPLY, City and County of Honolulu

DATED: January 10, 1996

FILED: Land Court Document No. 2301035

GRANTING: an easement over said Easement "4766" for utility and access purposes

9. FINAL JUDGMENT FOR POSSESSION AND CONDEMNATION, filed in Civil No. 94-0339-01, on March 28, 1996, in the Circuit Court of the First Circuit, State of Hawaii, filed as Land Court Document No. 2313956, recorded as Document No. 96-080200; re: Easement "E-2", now known as Easement "6743", for electrical purposes.

-Note:- Above easement affects portion of "Parcel 5 (Revision 1)" described in instrument dated February 24, 2005, filed as Land Court Document No. 3234739.

10. FINAL JUDGMENT FOR POSSESSION AND CONDEMNATION, filed in Civil No. 94-0339-01, on December 31, 1996, in the Circuit Court of the First Circuit, State of Hawaii, filed as Land Court Document No. 2362801; re: Easement "E-2", now known as Easement "6743", for electrical purposes.

-Note:- Above easement affects portion of "Parcel 5 (Revision 1)" described in instrument dated February 24, 2005, filed as Land Court Document No. 3234739.

11. DESIGNATION OF EASEMENT "6743"

PURPOSE: electrical
SHOWN: on Map 952, as set forth by Land Court Order No. 133677, filed December 22, 1998

-Note:- Easement "6743" formerly referred to as Easement "E-2", for electrical purposes, affects portion of "Parcel 5 (Revision 1)" described in instrument dated February 24, 2005, filed as Land Court Document No. 3234739.

12. GRANT

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

DATED: May 3, 1999
FILED: Land Court Document No. 2550814
GRANTING: an easement over said Easement "6743", for electrical purposes

13. NOTICE OF PENDENCY OF ACTION

PLAINTIFF: STATE OF HAWAII, by its Attorney General

DEFENDANT: C. R. CHURCHILL, D. A. HEENAN, RICHARD W. GUSHMAN, II, and RONALD J. ZLATOPER, TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, ET AL.

DATED: February 24, 2005
FILED: Circuit Court of the First Circuit, State of Hawaii, Case No. 05-1-0307, on February 24, 2005
FILED: Land Court Document No. 3234739 on February 25, 2005

RE: condemn and acquire that certain real property designated as "Parcel 5 (Revision 1)", being a portion of Lot 10067-B, as shown on Map 876 of Land Court Application No. 1069 for necessary public use

14. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
15. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 20, 2005.

-ITEM 2:-

TMK No. (1) 9-1-017-004 (por.)

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

LOT 10069-A, area 654.214 acres, more or less, as shown on Map 1162, 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 the land(s) described in Transfer Certificate of Title No. 643,471 issued to TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

Issued #2

SUBJECT, HOWEVER, to:

1. Designation of Easement "16", as shown on Map 3, filed with Land Court Application No. 1069.
2. GRANT

TO: THE UNITED STATES OF AMERICA

DATED: April 29, 1935

RECORDED: Liber 1281 Page 208

GRANTING: an easement over said Easement "16" for the duration of the trust to use underground communication cables.

3. Designation of Easements "78", "79", and "80", as shown on Map 37, as set forth by Land Court Order No. 6132, filed March 13, 1945.

4. LEASE OF RIGHT OF WAY

TO: HAWAIIAN ELECTRIC COMPANY, INC.

DATED: December 6, 1960

FILED: Land Court Document No. 272466

RECORDED: Liber 4040 Page 255

LEASING: and demising a right of way in the nature of an easement for electrical purposes, for a term expiring December 5, 2010

ABOVE LEASE OF RIGHT OF WAY AMENDED BY INSTRUMENT

DATED: December 2, 1981

FILED: Land Court Document No. 1122896

5. GRANT

TO: HAWAIIAN ELECTRIC COMPANY, INC.

DATED: August 24, 1984

FILED: Land Court Document No. 1262220

GRANTING: an easement for utility purposes

6. Abutter's rights of access, as set forth in Final Order of Condemnation filed in Civil No. 59313 in the Circuit Court of the First Circuit, State of Hawaii, on July 23, 1987, filed as Land Court Document No. 1483355, recorded in Liber 20956 at Page 302.

7. RESTRICTION OF ACCESS RIGHTS

SHOWN: on Map 424, as set forth by Land Court Order No. 86329, filed September 21, 1987

8. DESIGNATION OF EASEMENT "1495"

SHOWN: on Map 430, as set forth by Land Court Order No. 89177, filed April 13, 1988

9. DESIGNATION OF EASEMENT "1990"

SHOWN: on Map 454, as set forth by Land Court Order No. 92213, filed December 30, 1988; partially cancelled by Order of Partial Cancellation of Easement

14

"1990", as set forth by Land Court Order No. 133418, filed November 27, 1998

10. GRANT

TO: CITY AND COUNTY OF HONOLULU, and the BOARD OF WATER SUPPLY

DATED: March 31, 1994

FILED: Land Court Document No. 2237806

GRANTING: an easement over said Easements "1495" and "1990"

11. DESIGNATION OF EASEMENT "4766"

PURPOSE: utility and access
SHOWN: on Map 709, as set forth by Land Court Order No. 118110, filed September 19, 1994

12. DESIGNATION OF EASEMENT "4767"

PURPOSE: utility and access
SHOWN: on Map 709, as set forth by Land Court Order No. 118110, filed September 19, 1994

13. Rights of access in favor of Lot 8862-B over Easement "4767", as set forth by Land Court Order No. 118110, filed September 19, 1994.

14. DESIGNATION OF EASEMENT "4768"

PURPOSE: utility
SHOWN: on Map 709, as set forth by Land Court Order No. 118110, filed September 19, 1994

15. DESIGNATION OF EASEMENT "4769"

PURPOSE: utility
SHOWN: on Map 709, as set forth by Land Court Order No. 118110, filed September 19, 1994

16. SETBACK

PURPOSE: road widening
SHOWN: on Map 777, as set forth by Land Court Order No. 119924, filed March 8, 1995

17. Access rights appurtenant to Lot 8862-B, as set forth in Dedication Deed to the City and County of Honolulu and the Board of Water Supply, dated December 29, 1995, filed as Land Court Document No. 2312167, over said Easement "4767".

18. GRANT

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

DATED: January 15, 1996
FILED: Land Court Document No. 2285487
GRANTING: an easement for utility purposes

19. GRANT

TO: CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, and the BOARD OF WATER SUPPLY, City and County of Honolulu

DATED: January 10, 1996
FILED: Land Court Document No. 2301027
GRANTING: an easement over said Easement "4768", for utility purposes

20. GRANT

TO: CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, and the BOARD OF WATER SUPPLY, City and County of Honolulu

DATED: January 10, 1996
FILED: Land Court Document No. 2301033
GRANTING: an easement over said Easement "4769", for utility purposes

21. GRANT

TO: CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, and the BOARD OF WATER SUUPLY, City and County of Honolulu

DATED: January 10, 1996
FILED: Land Court Document No. 2301034
GRANTING: an easement over said Easement "4767", for access and utility purposes

22. GRANT

TO: CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, and the BOARD OF WATER SUPPLY, City and County of Honolulu

DATED: January 10, 1996

FILED: Land Court Document No. 2301035

GRANTING: an easement over said Easement "4766" for utility and access purposes

23. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".

24. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 20, 2005.

-ITEM 3:-

TMK No. (1) 9-1-017-072

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 10078, area 182.768 acres, more or less, as shown on Map 785, 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 access over Easement "4772" as shown on Map 712, affecting Lot 10079 to Lot 8861-D and then over Easement "4770", over and across Lot 8862-A-1 to Farrington Highway, as a public street, as set forth by Land Court Order No. 120505, filed May 10, 1995.

Being land(s) described in Transfer Certificate of Title No. 491,510 issued to THE TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. Designation of Easements "14" and "16", as shown on Map 3, Supplemental Map R.
2. Grant of Right of Way in favor of the United States of America, dated April 29, 1935, recorded in Liber 1281 at Page 208; granting an

*James
#3*

easement over Easement "16" (besides other easements) for the duration of the Trust to use underground communication cables. (Not noted on Transfer Certificate(s) of Title referred to herein.)

3. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in the following:

INSTRUMENT: EXCHANGE DEED

DATED: --- (acknowledged March 13, 1997 and March 14, 1997)

FILED: Land Court Document No. 2378009

RECORDED: Document No. 97-055315

4. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
5. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 20, 2005.

-ITEM 4:-

TMK No. (1) 9-1-017-004 (por.)

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 10068, area 27.00 acres, more or less, as shown on Map 777, 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;

same #4

Being the land(s) described in Transfer Certificate of Title No. 453,626 issued to TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. DESIGNATION OF EASEMENT "4766"

PURPOSE: utility and access

SHOWN: on Map 709, as set forth by Land Court Order No. 118110, filed September 19, 1994

2. SETBACK

PURPOSE: road widening
SHOWN: on Map 777, as set forth by Land Court Order No. 119924, filed March 8, 1995

3. GRANT

TO: CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, and BOARD OF WATER SUPPLY, City and County of Honolulu

DATED: January 10, 1996

FILED: Land Court Document No. 2301035

GRANTING: an easement over said Easement "4766" for utility and access purposes

4. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".

5. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 20, 2005.

-ITEM 5:-

TMK No. (1) 9-1-017-059 (por.)

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being PORTION OF EXCLUSION 5, as shown on Map 1 of Land Court Application No. 1069, being also portion of Old Fort Weaver Road, and thus bounded and described:

Beginning at the southwest corner of this parcel of land and on the westerly side of Fort Weaver Road, FASP No. S-RS-0706 (2), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 7,109.69 feet south and 14,581.08 feet east and thence running by azimuths measured clockwise from true South:

Along Lot 10069, Map 777 of Land Court Application 1069 on a curve to the left with a radius of 1407.50 feet, the chord

azimuth and distance being:

1. 154° 45' 59" 232.27 feet;
2. 150° 02' 1404.98 feet along Lot 10069, Map 777 of Land Court Application 1069;
3. 240° 02' 50.00 feet along the remainder of Old Fort Weaver Road;
4. 330° 02' 1404.98 feet along Lot 98-B, Map 442 of Land Court Application 1069;

Thence along Lot 98-B, Map 442 of Land Court Application 1069 on a curve to the right with a radius of 1457.50 feet, the chord azimuth and distance being:
5. 330° 14' 08" 10.29 feet;

Thence along the westerly side of Fort Weaver Road, FASP No. S-RS-0760 (2) on a curve to the left with a radius of 2080.00 feet, the chord azimuth and distance being:
6. 348° 00' 59" 170.56 feet;
7. 345° 40' 61.22 feet along the westerly side of Fort Weaver Road, FASP No. S-RS-0760 (2) to the point of beginning and containing an area of 1.728 acres, more or less.

BEING THE PREMISES ACQUIRED BY QUITCLAIM DEED

GRANTOR: STATE OF HAWAII, by its Board of Land and Natural Resources, acting pursuant to Section 171-52, Hawaii Revised Statutes

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

DATED: effective as of April 19, 2000

RECORDED: Document No. 2000-053819

70

SUBJECT, HOWEVER, to:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

2. GRANT

TO: UNITED STATES OF AMERICA

DATED: March 6, 1963

RECORDED: Liber 4539 Page 567

GRANTING: an easement for water pipe line purposes

3. GRANT

TO: THE UNITED STATES OF AMERICA

DATED: July 10, 1964

RECORDED: Liber 4811 Page 268

GRANTING: a perpetual easement and right-of-way for underground communication cables and equipment appurtenant thereto

4. Overhead electrical and telephone facilities in favor of HAWAIIAN ELECTRIC CO., INC. and GTE HAWAIIAN TELEPHONE CO., INC., now known as HAWAIIAN TELCOM, INC., as contained in Quitclaim Deed dated effective as of April 19, 2000, recorded as Document No. 2000-053819.

5. Underground water lines in favor of the BOARD OF WATER SUPPLY, as contained in said Quitclaim Deed recorded as Document No. 2000-053819.

6. Restriction of access over courses 6 and 7, as contained in said Quitclaim Deed recorded as Document No. 2000-053819.

7. Restriction of access into and from Fort Weaver Road, Federal Aid Secondary Project No. S-RS-0760 (2), as shown on survey map by James R. Thompson, Land Surveyor, with Walter P. Thompson, Inc., dated January 10, 1989.

8. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in the following:

INSTRUMENT: QUITCLAIM DEED

DATED: effective as of April 19, 2000
RECORDED: Document No. 2000-053819

9. Rights of others who may have easement or access rights in the land described in this Item 5.
10. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
11. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 20, 2005.

-ITEM 6:-

TMK No. (1) 9-1-017-004 (por.)

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being PORTION OF EXCLUSION 3, as shown on Map 1 of Land Court Application No. 1069, being also a strip of land 40 feet in width, bearing Tax Key designation (1) 9-1-017-por. 004, and containing an area of 0.650 acre, more or less.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR: OAHU RAILWAY AND LAND COMPANY, a Hawaiian corporation
GRANTEE: TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED
DATED: September 13, 1950
RECORDED: Liber 2415 Page 100

SUBJECT, HOWEVER, to:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. Boundary 1, together with any and all abutter's rights of access, into and from Fort Weaver Road Realignment, Federal Aid Secondary Project No. S-RS-0760 (2), as set forth by Judgment and Final Order of Condemnation dated July 23, 1987, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 59313, on July 23, 1987, recorded in Liber 20956 at Page 302.

3. Rights of others who may have easement or access rights in the land described in this Item 6.
4. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
5. Discrepancies, conflicts in boundary lines, or shortage in area, which a correct survey would disclose.

-ITEM 7:-

TMK No. (1) 9-1-017-059 (por.)

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 98-B, area 7.258 acres, more or less, as shown on Map 442, 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;

*James
IS*

Being a portion of the land(s) described in Original Certificate of Title No. 15,790 issued to the TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. GRANT

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

DATED: July 20, 1981

FILED: Land Court Document No. 1083973

GRANTING: a perpetual right and easement to build, construct, rebuild, reconstruct, repair, maintain and operate poles and wire lines, etc., for the transmission and distribution of electricity

2. Final Order of Condemnation in favor of the State of Hawaii, dated July 23, 1987, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 59313, filed as Land Court Document No. 1483355; re: condemn portion of Lot 98, together with any and all abutter's rights of access appurtenant to the remainder of Lot 98 and drain easement.

3. DESIGNATION OF EASEMENT "1770"

PURPOSE: drainage
SHOWN: on Map 442, as set forth by Land Court Order No. 90976, filed August 29, 1988

4. Restriction of access rights, as shown on Map 442, as set forth by Land Court Order No. 90976, filed August 29, 1988.

5. CONDITIONS dated February 17, 1989, recorded in Liber 22883 Page 224, by the CITY AND COUNTY OF HONOLULU, by its DEPARTMENT OF GENERAL PLANNING, a municipal corporation.

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

6. DESIGNATION OF EASEMENT "5738"

PURPOSE: drainage
SHOWN: on Map 812, as set forth by Land Court Order No. 121851, filed September 18, 1995.

7. GRANT

TO: STATE OF HAWAII

DATED: May 20, 1996

FILED: Land Court Document No. 2320095

GRANTING: a nonexclusive easement to construct, reconstruct, install, maintain, operate, repair and remove such drainage structures, manholes and other equipment necessary to the proper operation, maintenance and repair of a drainage system being Easement "5738"

8. DESIGNATION OF EASEMENT "8269"

SHOWN: on Map 1219, as set forth by Land Court Order No. 158377, filed October 4, 2004

9. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".

10. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioaka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 20, 2005.

-ITEM 8:-

TMK No. (1) 9-1-018-004

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 11993, area 52.289 acres, more or less, as shown on Map 874, 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.

James Campbell

Being land(s) described in Transfer Certificate of Title No. 484,819 issued to TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. DESIGNATION OF EASEMENT "50" (30 feet wide)
SHOWN: on Map 11, as set forth by Land Court Order No. 4113, filed August 5, 1940
2. DESIGNATION OF EASEMENT "51" (30 feet wide)
SHOWN: on Map 22, as set forth by Land Court Order No. 4113, filed August 5, 1940
3. DESIGNATION OF EASEMENT "189" (10 feet wide)
SHOWN: on Map 87, as set forth by Land Court Order No. 16033, filed February 18, 1958
4. Lease of right of way in favor of HAWAIIAN TELEPHONE COMPANY (now known as HAWAIIAN TELCOM, INC.) dated September 22, 1955, filed as Land Court Document No. 182269; leasing and demising a right of way in the nature of an easement to build, maintain, operate and repair pole and wire lines and/or underground lines, etc., for the transmission of electricity, etc., for a term commencing the date hereof and terminating July 1, 1978.

Said Lease was amended by instrument dated July 17, 1978, filed as Land Court Document No. 910090; re: extension to June 30, 1979 and continued year to year.

75

5. DESIGNATION OF EASEMENT "719"

PURPOSE: energy corridor
SHOWN: on Map 228, as set forth by Land Court Order No. 37326, filed April 24, 1973

6. Restriction of access and vehicle access rights, except where access is permitted under the Interstate Highway Structure, as shown on Map 228, and set forth by Land Court Order No. 37326, filed April 24, 1973.
7. Abutter's rights of access along the Interstate Highway which rights were acquired by the State of Hawaii by Final Order of Condemnation dated December 13, 1972, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 17295 on December 13, 1972, filed as Land Court Document No. 615482, recorded in Liber 8897 at Page 95.
8. EASEMENT GRANT dated June 21, 1973, filed as Land Court Document No. 649192, in favor of the STATE OF HAWAII, by its Director of Transportation; granting an exclusive and perpetual easement and right-of-way for the construction, installation, maintenance, repair, operation and replacement of basically underground energy transmission system, etc.
9. Access rights over said Easements "50" and "51" in favor of Lots 12006 through 12013, as set forth by Land Court Order No. 126922 filed February 14, 1997.
10. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
11. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.

-ITEM 9:-

TMK No. (1) 9-1-018-001 (por.)

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 11995-A-1, area 424.430 acres, more or less, as shown on Map 1210, 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;

7/6

Being the land(s) described in Transfer Certificate of Title No. 568,316 issued to TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in the Final Order of Condemnation dated October 7, 1969, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 12231 on October 8, 1969, filed as Land Court Document No. 486554, recorded in Liber 6732 at Page 14.
2. DESIGNATION OF EASEMENT "717"

PURPOSE: drainage
SHOWN: on Map 228, as set forth by Land Court Order No. 37326, filed April 24, 1973
3. DESIGNATION OF EASEMENT "718"

PURPOSE: drainage
SHOWN: on Map 228, as set forth by Land Court Order No. 37326, filed April 24, 1973
4. DESIGNATION OF EASEMENT "719"

PURPOSE: energy corridor
SHOWN: on Map 228, as set forth by Land Court Order No. 37326, filed April 24, 1973
5. DESIGNATION OF EASEMENT "720"

PURPOSE: energy corridor
SHOWN: on Map 228, as set forth by Land Court Order No. 37326, filed April 24, 1973
6. Restriction of access rights as shown on Map 228, as set forth by Land Court Order No. 37326, filed April 24, 1973.
7. Abutter's rights of access along the Interstate Highway which rights were acquired by the State of Hawaii by Final Order of Condemnation dated December 13, 1972, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 17295 on December 13, 1972, filed as Land Court Document No. 615482, recorded in Liber 8897 at Page 95.
8. Acquisition of Easements "717" and "718" for the construction, preservation and protection of the Interstate Highway by the State of

Hawaii by Final Order of Condemnation dated December 13, 1972, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 17295 on December 13, 1972, filed as Land Court Document No. 615482, recorded in Liber 8897 at Page 95.

9. EASEMENT GRANT dated June 21, 1973, filed as Land Court Document No. 649192, in favor of the STATE OF HAWAII, by its Director of Transportation; granting an exclusive and perpetual easement and right-of-way for the construction, installation, maintenance, repair, operation and replacement of basically underground energy transmission system, etc.
10. Lease of right of way in favor of THE HAWAIIAN ELECTRIC COMPANY, INCORPORATED (now known as HAWAIIAN ELECTRIC COMPANY, INC.), dated September 4, 1974, filed as Land Court Document No. 704737; leasing and demising a right of way in the nature of an easement to build, maintain and operate a substation site and pole and wire lines, and to use such appliances and equipment as may be necessary for the transmission of electricity, etc., on a year-to-year tenancy commencing as of the date hereof.
11. Lease of right of way in favor of HAWAIIAN TELEPHONE COMPANY (now known as HAWAIIAN TELCOM, INC.) dated November 1, 1976, effective December 1, 1968, filed as Land Court Document No. 804694; leasing and demising a right of way in the nature of an easement to build, maintain and operate and repair underground power and communication lines, control circuits and repeater sites, etc., for a term commencing with the date hereof and ending December 31, 1978, and thereafter from month to month until terminated by either party giving the other thirty (30) days' written notice or until terminated.

12. GRANT

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

DATED: August 26, 1983

FILED: Land Court Document No. 1196816

GRANTING: a perpetual right and easement for utility purposes

13. GRANT

TO: HAWAIIAN ELECTRIC COMPANY, INC.

DATED: --- (acknowledged August 24, 1984 and May 22,

1984)
FILED: Land Court Document No. 1262220
GRANTING: a perpetual right and easement for utility purposes

14. Abutters rights of access which were acquired by the State of Hawaii by Final Order of Condemnation dated January 4, 1985, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 55733 on January 30, 1985, filed as Land Court Document No. 1300012, recorded in Liber 18652 at Page 246, as amended by instrument dated March 12, 1985, filed in said Circuit Court on March 27, 1985.
15. DESIGNATION OF EASEMENT "1499" (20 feet wide)

PURPOSE: water pipeline and roadway
SHOWN: on Map 431, as set forth by Land Court Order No. 89383, filed April 25, 1988, as amended by Land Court Order No. 112718, filed July 27, 1993
16. DESIGNATION OF EASEMENT "2421"

PURPOSE: water pipeline and roadway
SHOWN: on Map 520, as set forth by Land Court Order No. 98028, filed May 23, 1990
17. Designation of restriction of access rights as shown on Map 423, as set forth by Land Court Order No. 86439, filed September 28, 1987.
18. Access in favor of Lots 5555, 5612 to 5615, inclusive, and Lot 5616-B over Easements "2421" and "1499", as set forth by Land Court Order No. 112719, filed July 27, 1993.
19. Access in favor of Lots 9211 and 9212 over Easements "2421" and "1499", as set forth by Land Court Order No. 116875, filed June 6, 1994.
20. ORDER GRANTING IN PART PLAINTIFF HAWAIIAN ELECTRIC COMPANY, INC.'S MOTION FOR ORDER PUTTING PLAINTIFF IN POSSESSION AND PERMITTING WORK THEREON FILED ON JUNE 27, 1994, AND GRANTING DEFENDANT CAMPBELL ESTATE'S COUNTERMOTION FOR WITHDRAWAL OF PORTION OF DEPOSIT FILED ON JUNE 29, 1994 dated July 5, 1994, filed in Circuit Court of the First Circuit, State of Hawaii, Civil No. 94-2354-06, on July 6, 1994, filed as Land Court Document No. 2182795, on September 26, 1994; HAWAIIAN ELECTRIC COMPANY, INC., "Plaintiff", vs. THE ESTATE OF JAMES CAMPBELL, DECEASED; CAROLINE J. ROBINSON LIMITED PARTNERSHIP, a Hawaii corporation, et al., "Defendant"; re: immediate possession and permitting work thereon for Easements "A"

and "B".

21. SECOND AMENDED NOTICE OF PENDENCY OF ACTION; AFFIDAVIT OF MARILYN M. L. CHUNG; EXHIBIT "A" dated September 23, 1994, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 94-2354-06, on September 23, 1994, filed as Land Court Document No. 2182797, recorded as Document No. 94-158121; HAWAIIAN ELECTRIC COMPANY, INC., "Plaintiff", vs. THE ESTATE OF JAMES CAMPBELL, DECEASED; CAROLINE J. ROBINSON LIMITED PARTNERSHIP, a Hawaii limited partnership; et al., "Defendant"; re: to condemn and acquire easements.

22. GRANT

TO: CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii and BOARD OF WATER SUPPLY City and County of Honolulu, State of Hawaii

DATED: March 31, 1994

FILED: Land Court Document No. 2237805

GRANTING: non-exclusive easements to construct, reconstruct, install, maintain, operate, replace, repair and remove pipelines, etc., over Easements "2421" and "1499" for waterline purposes

23. Easement "A" (Phase 2) (75 feet wide) for electrical purposes, as contained in Final Judgment for Possession and Condemnation dated March 27, 1996, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 94-2354-06 on March 28, 1996, filed as Land Court Document No. 2313955, recorded as Document No. 96-080199.

24. The following Easements as contained in Final Judgment for Possession and Condemnation, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 94-0339-01 on March 28, 1996, filed as Land Court Document No. 2313956, recorded as Document No. 96-080200 and dated December 31, 1996, filed as Land Court Document No. 2362801, to-wit:

(1) Easement "K" (now known as Easement 6746) for electrical purposes;

(2) Easement "L" (now known as Easement 6749) for electrical and access purposes;

(3) Easement "K-1" (25 feet wide) (now known as Easement 6747) for underground electrical purposes;

- (4) Easement "L-1" (now known as Easement 6750) for underground electrical purposes;
 - (5) Easement "2" (now known as Easement 6751) for pole foundation purposes; and
 - (6) Easement "3" (now known as Easement 6752) for pole foundation purposes.
25. Appurtenant access rights over Easements 1499 & 2421 in favor of Lots 5614, 5615 & 5616-B, as set forth in Deed dated March 31, 1994, in favor of the City and County of Honolulu and the Board of Water Supply, filed as Land Court Document No. 2240391.
 26. Appurtenant access rights over Easements 1499 & 2421 in favor of Lot 5555, as set forth in Deed dated March 31, 1994, in favor of the City and County of Honolulu and the Board of Water Supply, filed as Land Court Document No. 2240392.
 27. Appurtenant access rights over Easements 1499 & 2421 in favor of Lots 9211 & 9212 as set forth in deed dated June 6, 1995 in favor of the City and County of Honolulu and the Board of Water Supply, filed as Land Court Document No. 2256015.
 28. FINAL ORDER OF CONDEMNATION dated May 11, 1998, filed in the Circuit Court of the First Circuit, Civil No. 98-1168-03, on ---, filed as Land Court Document No. 2457943, on May 19, 1998; STATE OF HAWAII, by its Attorney General, "Plaintiff", vs. P.R. CASSIDAY, THOMAS C. LEPPERT, C. R. CHURCHILL, and D. A. HEENAN, Trustees under the Will and of the Estate of James Campbell, deceased, Acting in Their Fiduciary and Not in Their Individual Capacities, HAWAII AGRICULTURE RESEARCH CENTER, formerly known as HAWAII SUGAR PLANTERS' ASSOCIATION, a Hawaii non-profit corporation; GENTRY INVESTMENT PROPERTIES, a Hawaii limited partnership, formerly known as GENTRY DEVELOPMENT COMPANY, a Hawaii limited partnership; et al., "Defendant"; re: condemnation of a portion of the land described herein designated as PARCEL 1 containing an area of 9,213 square feet or 0.212 acre, more or less, for the construction, preservation, and protection of a public highway, to wit: Interstate Route H-1, Federal Aid Project No. IM-H1-1(219), Kunia Interchange Improvements.
 29. Easement rights appurtenant to Lot 5612, as shown on Map 523, being in favor of Hawaiian Electric Company, Inc., as set forth in Trustees' Limited Warranty Deed dated December 16, 1996, by and between the Trustees under the Will and of the Estate of James Campbell,

Deceased, and Hawaiian Electric Company, Inc., filed as Land Court Document No. 2358320, said appurtenant easement rights affecting the following easements, and being described as follows: (i) access easements over Easement "2421", and (ii) access easements over Easement "1499".

30. DESIGNATION OF EASEMENT "6745" (75 feet wide)

PURPOSE: electrical
SHOWN: on Map 954, as set forth by Land Court Order No. 140159, filed November 21, 2000

31. DESIGNATION OF EASEMENT "6746"

PURPOSE: electrical
SHOWN: on Map 954, as set forth by Land Court Order No. 140159, filed November 21, 2000

32. DESIGNATION OF EASEMENT "6747" (25 feet wide)

PURPOSE: underground electrical
SHOWN: on Map 954, as set forth by Land Court Order No. 140159, filed November 21, 2000

33. DESIGNATION OF EASEMENT "6749"

PURPOSE: electrical and access
SHOWN: on Map 954, as set forth by Land Court Order No. 140159, filed November 21, 2000

34. DESIGNATION OF EASEMENT "6750"

PURPOSE: underground electrical
SHOWN: on Map 954, as set forth by Land Court Order No. 140159, filed November 21, 2000

35. DESIGNATION OF EASEMENT "6751"

PURPOSE: pole foundation
SHOWN: on Map 954, as set forth by Land Court Order No. 140159, filed November 21, 2000

36. DESIGNATION OF EASEMENT "6752"

PURPOSE: pole foundation
SHOWN: on Map 954, as set forth by Land Court Order No. 140159, filed November 21, 2000

37. DESIGNATION OF EASEMENT "7616"

PURPOSE: waterline and roadway
SHOWN: on Map 1105, as set forth by Land Court Order No. 143771, filed October 30, 2001

38. DESIGNATION OF EASEMENT "7617"

PURPOSE: waterline and roadway
SHOWN: on Map 1105, as set forth by Land Court Order No. 143771, filed October 30, 2001

39. Access rights over Easement 6749 in favor of Lot 11995-B, as set forth by Land Court Order No. 140159, filed November 21, 2000.

40. FINAL ORDER OF CONDEMNATION dated November 15, 2001, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 01-1-0878-03 (GWBC), on November 20, 2001, filed as Land Court Document No. 2755141; BOARD OF WATER SUPPLY, City and County of Honolulu, "Plaintiff", and C.R. CHURCHILL, D.A. HEENAN, RICHARD W. GUSHMAN, II, and RONALD J. ZLATOPER, Trustees under the Will and of the Estate of James Campbell, deceased, et al., "Defendants"; re: to condemn the within premises for perpetual covenants.

41. GRANT

TO: HAWAIIAN ELECTRIC COMPANY, INC.
DATED: January 21, 2002
FILED: Land Court Document No. 2772492
GRANTING: a perpetual right and easement for utility purposes as shown on the map attached thereto

42. GRANT

TO: HAWAIIAN ELECTRIC COMPANY, INC.
DATED: July 10, 2003
FILED: Land Court Document No. 2963827
GRANTING: an easement over said Easements "6745", "6746", "6747", "6749", "6750", "6751", and "6752"

43. RESTRICTION OF ACCESS RIGHTS

SHOWN: on Map 1210, as set forth by Land Court Order No. 157622, filed August 11, 2004

44. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
45. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajloka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.
46. DESIGNATION OF EASEMENT "8674"
 PURPOSE: drainage
 SHOWN: on Map 1275, as set forth by Land Court Order No. 163766, filed October 31, 2005

-ITEM 10:-

TMK No. (1) 9-1-018-001 (por.)

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being REMNANT B, PORTION OF EXCLUSION 1, as shown on Map 1 of Land Court Application No. 1069, being also abandoned portion of the Old Government Road, and thus bounded and described:

Beginning at the east corner of this piece of land, being also the west corner of Lot 9 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069, and on the north side of the present Government Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 3,262.64 feet south and 7,108.75 feet west, thence running by azimuths measured clockwise from true South:

1. On a curve to the left with a radius of 1,939.86 feet along Parcel 37, along the remainder of the present Government Road, Exclusion 1 of Land Court Application 1069, the chord azimuth and distance being 43° 12' 11" 552.19 feet;
2. 213° 15' 221.14 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069;
3. Thence on a curve to the right with a radius of 455.00 feet, the chord azimuth and distance being

34

224° 22' 30" 175.59 feet;

4. 235° 30' 162.57 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069 to the point of beginning and containing an area of 0.161 acre, more or less.

BEING THE PREMISES ACQUIRED BY EXCHANGE DEED

GRANTOR: TERRITORY OF HAWAII, now STATE OF HAWAII
GRANTEE: TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED
DATED: October 22, 1941
RECORDED: Liber 1673 Page 127

SUBJECT, HOWEVER, to:

- 1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
- 2. GRANT

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

DATED: May 3, 1999
RECORDED: Document No. 99-111903

GRANTING: a right and easement over, under, upon, across and through Easement "K-3" (area 7,032 square feet or 0.161 acre) for electrical purposes, and Easement "3-A" (area 40 square feet) for pole foundation purposes, said easements being more particularly described therein

- 3. Rights of others who may have easement or access rights in the land described in this Item 10.
- 4. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
- 5. Encroachments or any other matters as shown on survey map

35

prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.

-ITEM 11:-

TMK No. (1) 9-1-018-001 (por.)

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being REMNANT A, PORTION OF EXCLUSION 1, as shown on Map 1 of Land Court Application No. 1069, being also abandoned portion of the Old Government Road, and thus bounded and described:

Beginning at the southwest corner of this piece of land, being also the west corner of Lot 21 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069, and on the south side of the present Government Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Kapuai New" being 914.74 feet south and 10511.55 feet east, thence running by azimuths measured clockwise from true South:

1. On a curve to the left with a radius of 1939.86 feet across the present Government Road, along Parcel 37, the chord azimuth and distance being 62° 15' 43" 323.35 feet;
2. 233° 22' 347.57 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069;
3. Thence along same on a curve to the right with a radius of 381.00 feet, the chord azimuth and distance being 250° 56' 229.98 feet;
4. 268° 30' 320.39 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069;
5. Thence on a curve to the left with a radius of 1939.86 feet across the present Government Road, along Parcel 32-A, the chord azimuth and distance being 78° 52' 46" 299.19 feet;

- 6. 88° 30' 25.42 feet along Lot 21 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069;
- 7. Thence along same on a curve to the left with a radius of 331.00 feet, the chord azimuth and distance being 70° 56' 199.80 feet;
- 8. 53° 22' 28.10 feet along Lot 21 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069 to the point of beginning and containing an area of 0.605 acre, more or less.

BEING THE PREMISES ACQUIRED BY EXCHANGE DEED

GRANTOR: TERRITORY OF HAWAII, now STATE OF HAWAII
 GRANTEE: TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED
 DATED: October 22, 1941
 RECORDED: Liber 1673 Page 127

SUBJECT, HOWEVER, to:

- 1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
- 2. Rights of others who may have easement or access rights in the land described in this Item 11.
- 3. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
- 4. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajloka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.

37

-ITEM 12:-

TMK No. (1) 9-1-018-001 (por.)

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 21, area 0.074 acre, more or less, as shown on Map 12, 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;

Volume #8

Being a portion of the land(s) described in Original Certificate of Title No. 15,790 issued to the TRUSTEES UNDER WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
2. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.

-ITEM 13:-

TMK No. (1) 9-1-018-001 (por.)

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 20, area 0.007 acre, more or less, as shown on Map 12, 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;

Volume #9

Being a portion of the land(s) described in Original Certificate of Title No. 15,790 issued to the TRUSTEES UNDER WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. PRE-CONDEMNATION RIGHT OF ENTRY AGREEMENT dated October 19, 1971, filed as Land Court Document No. 565880, recorded in Liber 8059 at Page 309, by and between STATE OF HAWAII, by its Director

of Transportation, "State", ALAN S. DAVIS, M. L. RANDOLPH and FRED E. TROTTER, III, Trustees under the Will and of the Estate of James Campbell, Deceased, "Grantor", and OAHU SUGAR COMPANY, LIMITED, "Lessee".

Above Agreement assigned to HAWAIIAN INDEPENDENT REFINERY, INC., a Hawaii corporation, by Right-of-Entry Agreement of the STATE OF HAWAII, by its Director of Transportation dated January 13, 1972, filed as Land Court Document No. 566790, recorded in Liber 8074 at Page 30.

2. GRANT

TO: STATE OF HAWAII, by its Director of Transportation

DATED: June 21, 1973

FILED: Land Court Document No. 649192

GRANTING: perpetual easement and right-of-way for construction, installation, maintenance, repair, operation and replacement of a basically underground energy transmission system

3. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
4. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.

-ITEM 14:-

TMK No. (1) 9-1-018-001 (por.)

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being PARCEL 30-B, PORTION OF EXCLUSION 1, as shown on Map 1 of Land Court Application No. 1069, being also abandoned portion of the Old Government Road, and thus bounded and described:

Beginning at the west corner of this piece of land, being also the east corner of Lot 6 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069, and on the north side of Waianae Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Kapuai New" being 739.82 feet south and 11981.45 feet east, thence running by azimuths

measured clockwise from true South:

1. On a curve to the left with a radius of 420.00 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069, the chord azimuth and distance being 255° 46' 36" 4.06 feet; feet;
2. 255° 30' 196.00 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069;
3. Thence along same on a curve to the right with a radius of 335.00 feet, the chord azimuth and distance being 278° 42' 46" 264.08 feet;
4. 88° 44' 132.07 feet across the old Government Road, along Parcel 30;
5. Thence on a curve to the left with a radius of 285.00 feet along Lot 20 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069, the chord azimuth and distance being 88° 44' 102.65 feet;
6. 88° 44' 220.11 feet across the old Government Road, along Parcel 32 to the point of beginning and containing an area of 0.342 acre, more or less.

BEING THE PREMISES ACQUIRED BY EXCHANGE DEED

GRANTOR: TERRITORY OF HAWAII, now STATE OF HAWAII
GRANTEE: TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED,
DATED: October 22, 1941
RECORDED: Liber 1673 Page 127

50

SUBJECT, HOWEVER, to:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. Rights of others who may have easement or access rights in the land described in Item 14.
3. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
4. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.

-ITEM 15:-

TMK No. (1) 9-1-018-001 (por.)

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being PORTION OF PARCEL 28-A, PORTION OF EXCLUSION 1, as shown on Map 1 of Land Court Application No. 1069, being also abandoned portion of the Old Government Road, bearing Tax Key designation (1) 9-1-018-POR. 001, and containing an area of 2.038 acres, more or less.

BEING THE PREMISES ACQUIRED BY EXCHANGE DEED

GRANTOR: TERRITORY OF HAWAII, now STATE OF HAWAII
GRANTEE: TRUSTEES UNDER THE WILL AND OF THE ESTATE OF
JAMES CAMPBELL, DECEASED
DATED: October 22, 1941
RECORDED: Liber 1673 Page 127

SUBJECT, HOWEVER, to:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.

2. GRANT

TO: UNITED STATES OF AMERICA

DATED: October 4, 1962

RECORDED: Liber 4402 Page 384

GRANTING: the right in the nature of a perpetual easement for underground communication cable purposes

3. Restriction of any abutter's rights of vehicle access into and from Farrington Highway, Federal Aid Project No. F-090-1 (5), which said rights were acquired by the STATE OF HAWAII, by Final Order of Condemnation dated October 7, 1969, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 12231, on October 8, 1969, recorded in Liber 6732 at Page 14.

4. LEASE in favor of HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, now known as HAWAIIAN TELCOM, INC., dated November 1, 1976, effective as of December 1, 1968, recorded in Liber 12013 at Page 544; leasing and demising a right of way in the nature of an easement for utility purposes, along, across, over, under and within the premises described herein, for a term commencing with the effective date hereof and ending December 31, 1978, and thereafter from month to month until terminated.

5. Abutters rights of access which were acquired by the State of Hawaii by Final Order of Condemnation dated January 4, 1985, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 55733 on January 30, 1985, filed as Land Court Document No. 1300012, recorded in Liber 18652 at Page 246, as amended by instrument dated March 12, 1985, filed in said Circuit Court on March 27, 1985.

6. LICENSE

TO: BOARD OF WATER SUPPLY, City and County of Honolulu

DATED: MARCH 1, 2000

RECORDED: Document No. 2000-033442

GANTING: a license to use and occupy an area of 100 square feet for the purpose of maintaining and operating the Kunia Observation Well T-41

7. Rights of others who may have easement or access rights in the land described in this Item 15.

8. Unrecorded leases described in Schedule "1" attached hereto and

made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".

9. Discrepancies, conflicts in boundary lines, or shortage in area which a correct survey would disclose.
10. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.

-ITEM 16:-

TMK No. (1) 9-1-018-001 (por.)

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 17-A-1, area 19.935 acres, more or less, as shown on Map 423, 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;

*Done
#10*

Being land(s) described in Transfer Certificate of Title No. 410,913 issued to THE TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. DESIGNATION OF EASEMENT "278"

SHOWN: on Map 124, as set forth by Land Court Order No. 18794, filed March 9, 1961

2. GRANT

TO: UNITED STATES OF AMERICA

DATED: October 4, 1968

FILED: Land Court Document No. 298903

GRANTING: a perpetual easement including the right of ingress and egress, for the construction, operation, maintenance, alteration, replacement, and repair of an underground communication cable or cables, over easement "278"

3. Abutter's rights of vehicle access in favor of the State of Hawaii, as set forth in Final Order of Condemnation filed in Civil No. 12231 in the

Circuit Court of the First Circuit, State of Hawaii, on October 8, 1969, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 486554, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 6732 at Page 14, as amended by instrument dated October 24, 1969, filed in said Office of the Assistant Registrar as Land Court Document No. 490083.

4. Restriction of vehicle access rights as shown on Map 228, as set forth by Land Court Order No. 37326, filed April 24, 1973.
5. Abutters rights of access which were acquired by the State of Hawaii by Final Order of Condemnation dated January 4, 1985, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 55733 on January 30, 1985, filed as Land Court Document No. 1300012, recorded in Liber 18652 at Page 246, as amended by instrument dated March 12, 1985, filed in said Circuit Court on March 27, 1985.
6. Restriction of access rights as shown on Map 423, as set forth by Land Court Order No. 86439, filed September 28, 1987.
7. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
8. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 23, 2005.

-ITEM 17:-

TMK No. (1) 9-1-010-002 (por.)

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

LOT 302-A-1-B-2, area 30.825 acres, more or less, as shown on Map 790, 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 access across Easement "5327" shown on Map 790, as set forth by Land Court Order No. 120643, filed May 23, 1995, and as granted by GRANT OF EASEMENT dated September 30, 2003, filed as Land Court Document No. 3002897; and subject to the terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained therein.

Together also with a perpetual non-exclusive easement for access to, ingress

to and egress from said Lot 302-A-1-B-2 over, upon, across and through Roadway Access Lots 11740 and 11741, as shown on Map 848, Roadway Access Lot 12040, as shown on Map 899, and Roadway Access Lot 13428, as shown on Map 1022, said maps filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069, as granted by GRANT OF EASEMENT dated September 30, 2003, filed as Land Court Document No. 3002897; and subject to the terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained therein.

Being the land(s) described in Transfer Certificate of Title No. 410,912 issued to TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. Easement "1" (38 feet wide), as shown on Map 1, in favor of the United States of America, by Decree 1208.
3. GRANT

TO: THE UNITED STATES OF AMERICA

DATED: May 11, 1932

RECORDED: Liber 1166 Page 400

GRANTING: a right of way for an underground communication line

4. DESIGNATION OF EASEMENT "157"

SHOWN: on Map 68, as set forth by Land Court Order No. 12408, filed November 24, 1953

5. LEASE

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

DATED: December 6, 1960

FILED: Land Court Document No. 272466

RECORDED: Liber 4040 Page 255

LEASING: a right-of-way in the nature of an easement for electrical purposes, for a term of fifty (50) years beginning December 6, 1960

ABOVE LEASE AMENDED BY INSTRUMENT

DATED: December 2, 1981
FILED: Land Court Document No. 1122896

6. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".
7. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajioka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 20, 2005.
8. GRANT

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

DATED: September 22, 2005
RECORDED: Land Court Document No. 3346532
GRANTING: an easement for electrical purposes

-ITEM 18:-

TMK No. (1) 9-2-002-006

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 12013, area 115.768 acres, more or less, as shown on Map 885, 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 an access to Farrington Highway (a public highway) over: (i) over Easement 6134 located within Lot 12009, as shown on said Map 885; (ii) over the portion of Easement 51 (shown on Map 22 and on said Map 885) located within said Lot 12013, as shown on said Map 885; (iii) over the portion of Easement 51 (shown on Map 22 and on Map 874) located within Lot 11993, as shown on Map 874; and (iv) over Easement 50 (shown on Map 22 and on Map 874) located within Lot 11993 and Lot 11994, both shown on Map 874 (Easement 50 and Easement 51 being commonly known as "Palehua Road"), as set forth by Land Court Order No. 126922, filed February 14, 1997; and subject to the terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained therein.

B12

3/2

Being the land(s) described in Transfer Certificate of Title No. 487,660 issued to THE TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED.

SUBJECT, HOWEVER, to:

1. Waiahole ditch as shown on Tax Map.
2. Reservoir 24 as shown on Tax Map.
3. DESIGNATION OF EASEMENT "51" (30 ft. wide)

SHOWN: on Map 22, as set forth by Land Court Order No. 4113, filed August 5, 1940

4. -AS TO EASEMENT "51":-

Access rights in favor of Lots 12006 through 12012 inclusive, shown on Map 885, as set forth by Land Court Order No. 126922, filed February 14, 1997.

5. Lease in favor of GTE Hawaiian Telephone Company Incorporated, now known as Hawaiian Telcom, Inc., dated September 22, 1955, filed as Land Court Document No. 182269; leasing and demising an easement to build, maintain, operate and repair pole and wire lines and/or underground power lines, etc., for the transmission of electricity, etc., for a term commencing on September 22, 1955 and terminating July 1, 1978, or at the termination of the trust created by the Will of said James Campbell.

The above Lease was amended by instrument dated July 17, 1978, filed as Land Court Document No. 910090, re: term commencing July 1, 1978, and terminating on June 30, 1979, and shall continue on a year-to-year basis thereafter until terminated at any time by either the Lessor or the Lessee upon giving the other party hereto one (1) year's notice in writing of its desire to terminate.

6. Abutter's rights of vehicle access along portion of the Interstate Highway, Federal Aid Project No. I-H1-1 (11), which rights were acquired by the STATE OF HAWAII by FINAL ORDER OF CONDEMNATION dated December 13, 1972, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 17295, filed as Land Court Document No. 615482, recorded in Liber 8897 at Page 95.
7. RESTRICTION OF ACCESS RIGHTS

u7

SHOWN: on Map 228, as set forth by Land Court Order No. 37326, filed April 24, 1973

8. GRANT

TO: HAWAIIAN ELECTRIC COMPANY, INC.

DATED: March 12, 1992

FILED: Land Court Document No. 1972493

GRANTING: a perpetual right and easement to construct, reconstruct, operate, maintain, repair and remove poles, wirelines, guy wires, etc., for the transmission and distribution of electricity

9. Unrecorded leases described in Schedule "1" attached hereto and made a part hereof and matters arising from or affecting the same, as they relate to the Lot(s) specified in said Schedule "1".

10. Encroachments or any other matters as shown on survey map prepared by Alden S. Kajloka, Land Surveyor, with Controlpoint Surveying, Inc., dated June 20, 2005.

11. GRANT

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

DATED: October 5, 2005

FILED: Land Court Document No. 3350239

GRANTING: an easement for electrical purposes

END OF EXHIBIT A