

**STATUS REPORT**

Maximum liability limited to  
\$3,500.00

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it.

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**SCHEDULE A**

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

UNIVERSITY OF HAWAII,  
a body corporate,  
as Fee Owner

This report is dated as of November 16, 2005 at 8:00 a.m.

Inquiries concerning this report  
should be directed to  
OFELIA LOPEZ.  
Email olopez@tghawaii.com  
Fax (808) 521-0210  
Telephone (808) 533-5831.  
Refer to Order No. 200565713.

UH-11

**SCHEDULE B  
EXCEPTIONS**

1. Any and all Real Property Taxes that may be due and owing.

The land described in Schedule C is covered by Tax Map Key(s):  
(1) 9-1-016-120, 127 and 129.

-Note:- Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes.

2. Designation of Easement "15" (5 feet wide) as shown on Map 3.

3. GRANT OF RIGHT-OF-WAY

TO : UNITED STATES OF AMERICA

DATED : April 29, 1935

RECORDED : Liber 1281 Page 208

GRANTING : an easement over said Easement "15" for the duration of the Trust to use underground communication cables

4. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION

DATED : February 3, 1989

FILED : Land Court Document No. 1611704

5. DESIGNATION OF EASEMENT "2278"

SHOWN : on Map 496, as set forth by Land Court Order No. 95854, filed November 14, 1989

SCHEDULE B CONTINUED

6. GRANT

TO : UNITED STATES OF AMERICA

DATED : June 8, 1989

FILED : Land Court Document No. 1685739

GRANTING : an easement over said Easement "2278", in perpetuity, which prohibits certain uses of the property within the easement area for the establishment and maintenance of air installation compatibility use zones in connection with the operation of the Naval Air Station (NSA) Barbers Point, Hawaii

7. DESIGNATION OF EASEMENT "4745"

PURPOSE : utility and access

SHOWN : on Map 704, as set forth by Land Court Order No. 118072, filed September 15, 1994

8. The terms and provisions contained in the following:

INSTRUMENT : CONFIRMATION OF CERTAIN EXCEPTIONS, RESERVATIONS AND ENCUMBRANCES AFFECTING PROPERTY

DATED : December 27, 1994

FILED : Land Court Document No. 2207175

9. GRANT

TO : CITY AND COUNTY OF HONOLULU, for the use of the BOARD OF WATER SUPPLY

DATED : January 10, 1996

FILED : Land Court Document No. 2349403

GRANTING : an easement over said Easement "4745", non-exclusive easements for water purposes

SCHEDULE B CONTINUED

10. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF COVENANTS, CONDITIONS, AND  
RESTRICTIONS ON USE (MAKAI LANDS)

DATED : April 29, 1997  
FILED : Land Court Document No. 2378007  
RECORDED : Document No. 97-055314

Said Declaration as supplemented on April 29, 1997, filed as Land Court Document No. 2378010, recorded as Document No. 97-055316.

11. CERTIFICATE AND AUTHORIZATION

DATED : December 04, 2000  
FILED : Land Court Document No. 2682016  
BY : Housing and Community Development Corporation of  
Hawaii, a public body and a body corporate and  
politic of the State of Hawaii  
RE : Reclassification from the State Land Use district to  
the Urban Land Use district

Said Certificate and Authorization replaces and supersedes Notice of Imposition of Conditions recorded as Document No. 99-151800.

12. The terms and provisions contained in the following:

INSTRUMENT : DEED

DATED : November 8, 2002  
FILED : Land Court Document No. 2860229

The foregoing includes, but is not limited to, matters relating to mineral reservation, water reservation, rights of native tenants, restrictions on use, and reverter

SCHEDULE B CONTINUED

13. Various Revocable Permits contained in Deed dated November 8, 2002, filed as Land Court Document No. 2860229, and matters arising from or affecting the same.
14. Any unrecorded leases and matters arising from or affecting the same.
15. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
16. 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.
17. 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**

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 10077, area 500.327 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 "4770" over and across Lot 8862-A-1 to, and also direct access to, Farrington Highway, a public street, as set forth in Land Court Order No. 120505, filed May 10, 1995.

Being the land(s) described in Transfer Certificate of Title No. 628,374 issued to the UNIVERSITY OF HAWAII, a body corporate.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : STATE OF HAWAII, by its Board of Land and Natural Resources

GRANTEE : UNIVERSITY OF HAWAII, a body corporate

DATED : November 8, 2002

FILED : Land Court Document No. 2860229

**END OF SCHEDULE C**

## GENERAL NOTES

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

## GUIDELINES FOR THE ISSUANCE OF INSURANCE

- A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.
- B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.
- C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.
- D. If the transaction involves a construction loan, the following is required:
- (1) a letter confirming that there is no construction prior to recordation; or
  - (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Title Company for approval at least one week prior to the anticipated date of recordation.
- Forms are available upon request from Title Guaranty of Hawaii.
- E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.
- F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.
- G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from Title Guaranty of Hawaii or on our website at [www.tghawaii.com](http://www.tghawaii.com).



DATE PRINTED: 8/14/2006

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

NAME OF OWNER: UNIVERSITY OF HAWAII  
LEASED TO : ALOUN FARMS INC

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.  
(1) 9 1 016 127 0000

CLASS: 8,5 AREA ASSESSED: 100.000 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2006

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

BUILDING	\$	0	
EXEMPTION	\$	0	
NET VALUE	\$	0	
LAND	\$	293,900	AGRICULTURAL USE VALUE
EXEMPTION	\$	0	
NET VALUE	\$	293,900	
TOTAL NET VALUE	\$	293,900	

Installment (1 - due 8/20; 2 - due 2/20)

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2005	2	1,244.82				1,244.82	PAID
2005	1	1,244.83				1,244.83	PAID
2004	2	415.56				415.56	PAID
2004	1	415.56				415.56	PAID

DATE PRINTED: 8/14/2006

CLASS BREAKDOWN FOR TAX MAP KEY BELOW:

		TAX MAP KEY				
DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.	
(1)	9	1	016	127	0000	
CLASS: 8			AREA ASSESSED:			7.000 AC
		BUILDING	\$	0		
		EXEMPTION	\$	0		
		NET VALUE	\$	0		
		LAND	\$	10,200	AGRICULTURAL USE VALUE	
		EXEMPTION	\$	0		
		NET VALUE	\$	10,200		
		TOTAL NET VALUE	\$	10,200		

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		TAX MAP KEY				
DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.	
(1)	9	1	016	127	0000	
CLASS: 5			AREA ASSESSED:			93.000 AC
		BUILDING	\$	0		
		EXEMPTION	\$	0		
		NET VALUE	\$	0		
		LAND	\$	283,700	AGRICULTURAL USE VALUE	
		EXEMPTION	\$	0		
		NET VALUE	\$	283,700		
		TOTAL NET VALUE	\$	283,700		

DATE PRINTED: 8/14/2006

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

NAME OF OWNER: UNIVERSITY OF HAWAII  
LEASED TO :

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.  
(1) 9 1 016 129 0000

CLASS: 1,5 AREA ASSESSED: 399.501 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2006

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

BUILDING	\$	0	
EXEMPTION	\$	0	
NET VALUE	\$	0	
LAND	\$	1,750,800	HIGHEST & BEST USE
EXEMPTION	\$	0	
NET VALUE	\$	1,750,800	
TOTAL NET VALUE	\$	1,750,800	

Installment (1 - due 8/20; 2 - due 2/20)

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2005	2	61,699.47	6,169.95	2,036.08		69,905.50	DELINQUENT
2005	1	61,699.48	4,892.43	1,891.85		64,953.35	DELINQUENT
Total Amount Due:						134,858.85	

Penalty and Interest Computed to: 5/31/2006

DATE PRINTED: 8/14/2006

CLASS BREAKDOWN FOR TAX MAP KEY BELOW:

		TAX MAP KEY				
DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.	
(1)	9	1	016	129	0000	
CLASS: 1			AREA ASSESSED:			18.495 AC
	BUILDING		\$		0	
	EXEMPTION		\$		0	
	NET VALUE		\$		0	
	LAND		\$	961,700	HIGHEST & BEST USE	
	EXEMPTION		\$		0	
	NET VALUE		\$	961,700		
	TOTAL NET VALUE		\$	961,700		

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		TAX MAP KEY				
DIVISION	ZONE	SECTION	PLAT	PARCEL	HPR NO.	
(1)	9	1	016	129	0000	
CLASS: 5			AREA ASSESSED:			381.006 AC
	BUILDING		\$		0	
	EXEMPTION		\$		0	
	NET VALUE		\$		0	
	LAND		\$	789,100	HIGHEST & BEST USE	
	EXEMPTION		\$		0	
	NET VALUE		\$	789,100		
	TOTAL NET VALUE		\$	789,100		

DATE PRINTED: 8/14/2006

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

NAME OF OWNER: UNIVERSITY OF HAWAII  
LEASED TO : KAPOLEI PEOPLE'S INC

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.  
(1) 9 1 016 120 0000

CLASS: 6 AREA ASSESSED: .826 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2006

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

BUILDING	\$	0
EXEMPTION	\$	0
NET VALUE	\$	0
LAND	\$	26,400
EXEMPTION	\$	0
NET VALUE	\$	26,400
TOTAL NET VALUE	\$	26,400

Installment (1 - due 8/20; 2 - due 2/20)

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2005	2	126.32				126.32	PAID
2005	1	126.33				126.33	PAID
2004	2	126.32				126.32	PAID
2004	1	126.33				126.33	PAID