

PRELIMINARY REPORT
(No Liability Hereunder)

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 for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii, LLC and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") 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:

AALII, LLC,
a Delaware limited liability company,
as Fee Owner

This report is dated as of March 28, 2023 at 8:00 a.m.

Inquiries concerning escrow should be directed to:

Escrow Officer - Janet Nelson; Office: 808-521-0203
Email: jnelson@TGHAWAII.com

Inquiries concerning this report should be directed to:

Title Officer - Nancy Leong; Office: 808-521-0279
Email: nleong@tghawaii.com

Please reference Order No. 201736182, Escrow No. T71913012 0

**SCHEDULE B
EXCEPTIONS**

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

The premises described in Schedule C is covered by Tax Key (1) 2-3-002-107 CPR Nos. as listed in Exhibit "A" attached hereto and made a part hereof.

2. Mineral and water rights of any nature.

3. The terms and provisions contained in the following:

INSTRUMENT : VICTORIA WARD, LIMITED, MASTER PLAN PERMIT
MEMORANDUM OF DECISION AND ORDER

DATED : May 29, 2009
FILED : Land Court Document No. 3869623
RECORDED : Document No. 2009-093051
PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation,
"VWL", BANK OF HAWAII, a Hawaii corporation, as
trustee under (a) that certain Land Trust Agreement
and Conveyance dated October 21, 2004 (Trust No.
89433) and filed as Land Court Document No.
3188119, and (b) that certain Land Trust Agreement
and Conveyance dated October 21, 2004 (Trust No.
89434) and filed as Land Court Document No.
3188118, "Bank of Hawaii Trust", FIRST HAWAIIAN
BANK, a Hawaii corporation, as trustee under (a)
that certain unrecorded Land Trust Agreement dated
September 20, 2006 (Trust No. FHB-TRES 200601), and
(b) that certain unrecorded Land Trust Agreement
dated September 20, 2006 (Trust No. FHB-TRES
200602), "First Hawaiian Trust", and HAWAII
COMMUNITY DEVELOPMENT AUTHORITY, a body corporate
and a public instrumentality of the State of
Hawaii, "Authority"

4. The terms and provisions contained in the following:

INSTRUMENT : MEMORANDUM OF MASTER PLAN DEVELOPMENT AGREEMENT FOR
THE WARD NEIGHBORHOOD MASTER PLAN

DATED : December 30, 2010

SCHEDULE B CONTINUED

FILED : Land Court Document No. [4036891](#)
RECORDED : Document No. [2011-004171](#)
PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation,
"VWL", BANK OF HAWAII, a Hawaii corporation, as
trustee under (a) that certain Land Trust Agreement
and Conveyance dated October 21, 2004 (Trust No.
89433) and filed as Land Court Document No.
[3188119](#), and (b) that certain Land Trust Agreement
and Conveyance dated October 21, 2004 (Trust No.
89434) and filed as Land Court Document No.
[3188118](#), "Bank of Hawaii Trust", FIRST HAWAIIAN
BANK, a Hawaii corporation, as trustee under (a)
that certain unrecorded Land Trust Agreement dated
September 20, 2006 (Trust No. FHB-TRES 200601), and
(b) that certain unrecorded Land Trust Agreement
dated September 20, 2006 (Trust No. FHB-TRES
200602), "First Hawaiian Trust", and HAWAII
COMMUNITY DEVELOPMENT AUTHORITY, a body corporate
and a public instrumentality of the State of
Hawaii, "HCDA"

5. The terms and provisions contained in the following:

INSTRUMENT : COMMUNITY COVENANT FOR WARD VILLAGE

DATED : September 13, 2013
RECORDED : Document No. [A-50040794](#)

The foregoing includes, but is not limited to, matters relating to (i) assessment liens which may be superior to certain mortgages; (ii) the By-Laws of Ward Village Owners Association; and (iii) reciprocal appurtenant easements for encroachments and easements for drainage of water runoff, said easements being more particularly described therein.

SUPPLEMENT TO COMMUNITY COVENANT FOR WARD VILLAGE dated June 26, 2015, recorded as Document No. [A-56550932A](#).

JOINDER AND CONSENT given by FIRST HAWAIIAN BANK, a Hawaii corporation, Trustee under that certain unrecorded Land Trust Agreement No. FHB-TRES 200602, by instrument dated June 26, 2015, recorded as Document No. [A-56550932B](#).

SUPPLEMENT TO COMMUNITY COVENANT FOR WARD VILLAGE dated May 18, 2016, recorded as Document No. [A-59820871](#).

SCHEDULE B CONTINUED

SUPPLEMENT TO COMMUNITY COVENANT FOR WARD VILLAGE dated November 2, 2018, recorded as Document No. [A-68830686](#).

SUPPLEMENT TO AND PARTIAL WITHDRAWAL OF PROPERTY FROM THE COMMUNITY COVENANT FOR WARD VILLAGE AND JOINDER dated September 26, 2019, recorded as Document No. [A-72090661A](#) thru [A-72090661D](#).

6. The terms and provisions contained in the following:

INSTRUMENT : JOINT DEVELOPMENT AGREEMENT FOR LAND BLOCK 1 OF THE WARD MASTER PLAN

DATED : May 8, 2015

RECORDED : Document No. [A-56090748](#)

PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation, BANK OF HAWAII, a Hawaii corporation, as Trustee under Land Trust No. 89434, and FIRST HAWAII BANK, a Hawaii corporation, as Trustee under that certain unrecorded Land Trust No. FHB-TRES 200602

7. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF USE RESTRICTIONS

DATED : as of August 5, 2015

RECORDED : Document No. [A-57150249](#)

8. HART RAIL Right of Way as shown on Subdivision Map approved by the Department of Planning and Permitting, City and County of Honolulu, on February 12, 2016, File No. 2015/SUB-19.

9. Designation of Easement "P-1" for pedestrian access purposes as referenced on Subdivision Map approved by the Department of Planning and Permitting, City and County of Honolulu, on January 13, 2017, File No. 2016/SUB-217.

10. The terms and provisions contained in the following:

SCHEDULE B CONTINUED

INSTRUMENT : MEMORANDUM OF FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND DECISION AND ORDER RE: PD PERMIT NO. KAK 16-075

DATED : June 16, 2017
RECORDED : Document No. [A-63830733](#)

11. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR
"'A'ALI'I" CONDOMINIUM PROJECT

DATED : June 16, 2017
RECORDED : Document No. [A-64250735A](#) thru [A-64250735C](#)
MAP : 5677 and any amendments thereto

Said above Declaration was amended by instruments dated October 24, 2017, recorded as Document No. [A-65070806](#), dated September 6, 2018, recorded as Document No. [A-68230820](#), dated March 14, 2019, recorded as Document No. [A-70160868](#), dated June 3, 2019, recorded as Document No. [A-71021100](#), dated August 27, 2020, recorded as Document No. [A-75970312](#), dated March 9, 2021, recorded as Document No. [A-77440299](#), dated December 10, 2021, recorded as Document No. [A-80190587](#), dated January 21, 2022, recorded as Document No. [A-80740180](#), dated February 11, 2022, recorded as Document No. [A-80830308](#), dated February 16, 2022, recorded as Document No. [A-80880149](#), dated February 28, 2022, recorded as Document No. [A-80960212](#), dated February 24, 2022, recorded as Document No. [A-80960238](#), dated February 28, 2022, recorded as Document No. [A-80980346](#), dated February 27, 2022, recorded as Document No. [A-80980352](#), dated February 25, 2022, recorded as Document No. [A-80980356](#), dated February 25, 2022, recorded as Document No. [A-81010061](#), dated February 25, 2022, recorded as Document No. [A-81010080](#), dated March 3, 2022, recorded as Document No. [A-81010159](#), dated March 4, 2022, recorded as Document No. [A-81020316](#), dated March 4, 2022, recorded as Document No. [A-81030286](#), dated February 28, 2022, recorded as Document No. [A-81030304](#), dated March 4, 2022, recorded as Document No. [A-81030345](#), dated March 7, 2022, recorded as Document No. [A-81030347](#), dated March 4, 2022, recorded as Document No. [A-81040217](#), dated March 5, 2022, recorded as Document No. [A-81040272](#), dated March 1, 2022, recorded as Document No. [A-81080243](#), dated March 9, 2022, recorded as Document No. [A-81080385](#), dated March 11, 2022, recorded as Document No. [A-81110250](#), dated March 15, 2022, recorded as Document No. [A-81120044](#), dated March 16, 2022, recorded as Document No. [A-81120057](#), dated March 15, 20-- , recorded as

SCHEDULE B CONTINUED

Document No. [A-81120058](#), dated March 15, 2022, recorded as
Document No. [A-81120088](#), dated March 17, 2022, recorded as
Document No. [A-81150253](#), dated March 14, 2022, recorded as
Document No. [A-81180050](#), dated March 21, 2022, recorded as
Document No. [A-81180051](#), dated March 17, 2022, recorded as
Document No. [A-81180423](#), dated March 22, 2022, recorded as
Document No. [A-81230219](#), dated March 23, 2022, recorded as
Document No. [A-81230513](#), dated March 28, 2022, recorded as
Document No. [A-81260408](#), dated March 25, 2022, recorded as
Document No. [A-81260409](#), dated March 22, 2022, recorded as
Document No. [A-81260410](#), dated March 3, 2022, recorded as
Document No. [A-81440065](#), dated March 17, 2022, recorded as
Document No. [A-81440069](#), dated April 6, 2022, recorded as
Document No. [A-81440075](#), dated May 17, 2022, recorded as
Document No. [A-81800213](#), dated June 1, 2022, recorded as
Document No. [A-81950655](#), dated June 2, 2022, recorded as
Document No. [A-82000409](#), dated June 10, 2022, recorded as
Document No. [A-82020364](#), dated June 28, 2022, recorded as
Document No. [A-82160319](#), dated June 27, 2022, recorded as
Document No. [A-82240198](#), dated August 15, 2022, recorded as
Document No. [A-82700390](#), dated October 11, 2022, recorded as
Document No. [A-83250410](#), dated October 12, 2022, recorded as
Document No. [A-83260207](#), dated November 25, 2022, recorded as
Document No. [A-83710081](#), dated December 2, 2022, recorded as
Document No. [A-83780450](#), dated December 22, 2022, recorded as
Document No. [A-83960180](#), dated February 1, 2023, recorded as
Document No. [A-84390298](#), dated February 7, 2023, recorded as
Document No. [A-84450625](#), dated February 7, 2023, recorded as
Document No. [A-84600284](#), dated March 17, 2023, recorded as
Document No. [A-84820230](#), and dated March 21, 2023, recorded as
Document No. [A-84830478](#).

12. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS

DATED : June 16, 2017

RECORDED : Document No. [A-64250736](#)

Said above By-Laws was amended by instrument dated March 14, 2019, recorded as Document No. [A-70160869](#).

13. AMENDED NOTICE OF PENDENCY OF ACTION

SCHEDULE B CONTINUED

PLAINTIFF : CITY AND COUNTY OF HONOLULU, acting by and through
the HONOLULU AUTHORITY FOR RAPID TRANSPORTATION

DEFENDANT : VICTORIA WARD, LIMITED et al.

DATED : October 5, 2018

FILED : Circuit Court of the First Circuit, State of
Hawaii, Case No. 18-1-1564-10 on October 5, 2018

FILED : Land Court Document No. [T-10507183](#) on October 8,
2018

RECORDED : Document No. [A-68550714](#) on October 8, 2018

RE : Condemnation of easements for the Honolulu Rail
Transit project

Easements that affect the condominium project "'A'ALI'I" are
referenced in Exhibit "B" attached hereto.

14. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF RESTRICTIVE COVENANTS (Public
Facilities Dedication)

DATED : October 25, 2018

RECORDED : Document No. [A-68720609](#)

Said above Declaration was amended by instrument(s) dated
December 18, 2018, recorded as Document No. [A-69270954](#).

15. Designation of Easement "P-3-A" for pedestrian access purposes as
referenced on map prepared by Rico D. Erolin, Land Surveyor,
dated September 28, 2018, approved by the Department of Planning
and Permitting, City and County of Honolulu, on October 26, 2018,
File No. 2018/SUB-95.

16. The terms and provisions contained in the following:

INSTRUMENT : DEED WITH RESERVATION OF EASEMENTS AND OTHER RIGHTS

DATED : November 20, 2018

RECORDED : Document No. [A-68991231](#)

SCHEDULE B CONTINUED

17. GRANT

TO : OCEANIC TIME WARNER CABLE LLC, a Delaware limited liability company

DATED : January 3, 2019

RECORDED : Document No. [A-69480704](#)

GRANTING : a right and easement as shown on map attached thereto

18. The terms and provisions contained in the following:

INSTRUMENT : GRANT OF ACCESS EASEMENT

DATED : February 27, 2019

RECORDED : Document No. [A-69970660](#)

[19.](#) Easement B-4 for Preservation Site Purposes, as referenced on the Survey map prepared by Controlpoint Surveying, Inc., dated March 22, 2018, and as shown on ALTA/NSPS Land Title Survey prepared by Rico D. Erolin, Land Surveyor, with Controlpoint Surveying, Inc., dated January 21, 2019, revised March 8, 2019, March 15, 2019, and March 27, 2019.

20. The terms and provisions contained in the following:

INSTRUMENT : MEMORANDUM OF UNDERSTANDING

DATED : August 13, 2019

RECORDED : Document No. [A-71701159](#)

[21.](#) GRANT

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

DATED : November 6, 2019

RECORDED : Document No. [A-72510634](#)

SCHEDULE B CONTINUED

GRANTING : a right and easement over and across Easement "E-12" as shown on map attached thereto

22. Designation of Easement "W-1" and "W-2" for water meter and waterline purposes as referenced on Subdivision Map prepared by Rico D. Erolin, Land Surveyor, dated October 18, 2019, approved by the Department of Planning and Permitting, City and County of Honolulu, on June 19, 2020, File No. 2019/SUB-194.

23. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT

DATED : January 5, 2021

RECORDED : Document No. [A-76990359](#)

PARTIES : TROPICAL LAMP & SHADE CO., LTD., a Hawaii corporation, ("Homeowner") and AALII, LLC, a Delaware limited liability company, ("Adjacent Property Owner")

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

25. 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.

26. This transaction may be subject to a FinCEN Geographic Targeting Order issued pursuant to the Bank Secrecy Act. Information necessary to comply with the order must be provided prior to closing. This transaction will not be insured until this information is submitted, reviewed and found to be complete.

END OF SCHEDULE B

SCHEDULE C

-FIRST:-

The Units as listed in Exhibit "A" attached hereto and made a part hereof, of the Condominium Project known as "'A'ALI'I", as established by Declaration of Condominium Property Regime dated June 16, 2017, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. [A-64250735A](#) thru [A-64250735C](#) (as amended), and as shown on Condominium Map No. 5677 and any amendments thereto.

Together with those easements appurtenant to said Units as set forth in the Declaration, which may include the following:

- (A) Exclusive easements for the use of the Limited Common Elements of the Project which are described in the Declaration as being appurtenant to the Units.
- (B) Nonexclusive easements in the Common Elements, including the Limited Common Elements, designed for such purposes as ingress to, egress from, utility services for and support, maintenance and repair of the Units; in the other Common Elements for use according to their respective purposes, subject always to the exclusive use of the Limited Common Elements as provided in the Declaration; and in the other units in the building in which the Unit is located for support; subject to the provisions of Section 514B-38 of the Act.
- (C) If any part of the Common Elements now or hereafter encroaches upon any unit or Limited Common Element, or if any unit encroaches upon the Common Elements or upon any other unit, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall exist. In the event that a unit shall be partially or totally destroyed and then rebuilt, or in the event of any shifting, settlement or movement of any part of the Project, encroachments of any part of the Common Elements, units or Limited Common Elements due to such construction, shifting, settlement or movement shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist for so long as such encroachment continues.
- (D) Nonexclusive easements for access throughout the Parking Structure, all roadways, driveways, access lanes, ramps, landscaped areas, sidewalks, walkways, hallways, and grounds of the Project that is/are part of the Commercial Limited Common Elements or Residential Limited Common Elements, as depicted on the Condominium Map to the extent that such easements are necessary for ingress to and egress from, the Unit and to and

SCHEDULE C CONTINUED

from any Limited Common Element areas appurtenant to the Unit or the Residential Limited Common Elements or Commercial Limited Common Elements. The Unit shall have pedestrian and vehicular easements for access through Level 1 to access the Residential Limited Common Elements and/or Commercial Limited Common Elements located on Level 1 at all times.

- (E) An appurtenant easement for use by each Commercial Unit's vendors, licensees and invitees for purposes of the business conducted in the Commercial Units or its appurtenant Unit Limited Common Elements or the Commercial Limited Common Elements (i) to come onto the Project areas intended for access to and from any nearby roads, streets or highways; (ii) to make deliveries using any delivery area and any Common Elements necessary to get from the delivery area to the Commercial Unit or its Limited Common Elements; (iii) to go to and from the Commercial Units and their Limited Common Elements using the walkways and sidewalks intended for such purpose; (iv) for casual use, for recreation and to enjoy entertainment and other services provided from the Commercial Unit or the Unit's Limited Common Element; and (v) as otherwise reasonably necessary to operate and manage the services from the Commercial Units and the Unit's Limited Common Elements and the Commercial Limited Common Elements.

Excepting and reserving and subject to all easements as provided in the Declaration, including, but not limited to, (i) easements for encroachments appurtenant to other units or the Common Elements as they arise in the manner set forth above, now or hereafter existing thereon; (ii) easements for access to the Unit or any Limited Common Element appurtenant thereto from time to time during reasonable hours as may be appropriate for the operation or maintenance of the Project or for the inspection, repair, painting, resurfacing, maintenance, installation or replacement of any Common Elements, or for any other purpose reasonably related to the exercise of the rights and obligations under the Declaration, or, without notice, at any time for (a) making emergency repairs therein necessary to prevent damage to any unit or Limited Common Element, (b) abating any nuisance or any dangerous, unauthorized, prohibited or unlawful activity, (c) protecting the property rights of any Owner, or (d) preventing death or serious bodily injury to any Owner or other Occupant therein; (iii) easements affecting the Common Elements for any reasonable purpose; (iv) easements through adjacent lands, including, without limitation, for utility infrastructure, Owners, or public access necessary for the Project; (v) easements necessary to complete the Project, for noise and dust, to conduct sales activities at the Project, and to install and operate central telecommunication receiving and distribution systems and services; (vi) easements through the Common Elements for purposes set forth in the Master Declaration; and (vii) easements necessary pursuant to the exercise of any reserved rights set forth in the Declaration, all as provided in the Declaration.

SCHEDULE C CONTINUED

-SECOND:-

Undivided percent interests as listed in Exhibit "A" attached hereto and made a part hereof in all Common Elements of the Project as established by the Declaration, including the land described in the Declaration, or such other interest as hereafter established for the Unit by any amendment of the Declaration, as tenant in common with the holders of other undivided interests in and to said Common Elements.

All together with and subject to, as to FIRST and SECOND, the covenants, agreements, easements, obligations, conditions, exceptions, reservations and other matters and provisions of the Master Declaration, the Declaration and the Bylaws, all of which are incorporated herein by this reference and which constitute and shall constitute covenants running with the land, equitable servitudes and liens to the extent set forth therein and provided by law, and which are hereby accepted by Grantee as binding and to be binding on Grantee, and Grantee's successors and assigns.

The land(s) upon which the Condominium Project "'A'ALI'I" is located is(are) described as follows:

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent 5716, Land Commission Award 10605, Apana 7 to Kamakee Piikoi, and Lot 2-A, Block 4 of Land Court Consolidation No. 53 of Victoria Ward, Limited, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. [A-46240640](#)) situate at Kukuluaeo, Honolulu, City and County of Honolulu, State of Hawaii, being a portion of Lots 1, 4 and 5 of DPP 2015/SUB-19, being LOT A, as shown on Subdivision Map approved by the Department of Planning and Permitting, City and County of Honolulu, DPP File no. 2017/SUB-40, on December 22, 2017, and thus bounded and described as per survey dated February 22, 2018:

Beginning at the most northerly corner of this parcel, on the northeast corner of Lot 16 of Kewalo Tract, Block 4, and on the southwest side of Queen Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,837.68 feet south and 1,389.23 feet west, and running by azimuths measured clockwise from true South:

1. 321° 52' 142.57 feet along Southwesterly side of Queen Street;
2. Thence, along the remainder of Consolidation of Lots 1, 3, 4 and

SCHEDULE C CONTINUED

5 as shown on DPP File No. 2015/SUB-19, along the remainders of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:

- | | | | | | |
|-----|--|-----|-----|--------|--|
| | 22° | 22' | 05" | 27.57 | feet; |
| 3. | 51° | 52' | | 7.77 | feet along the remainders of Consolidation of Lots 1, 3, 4 and 5 as shown on DPP File No. 2015/SUB-19, along the remainders of R.P. 5716, L.C. Aw. 10605, Ap. 7 to Kamakee Piikoi and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions; |
| 4. | Thence, along the same, on a curve to the right with a radius of 50.00 feet, the chord and azimuth and distance being: | | | | |
| | 63° | 51' | 30" | 20.78 | feet; |
| 5. | Thence, along the same, on a curve to the left with a radius of 260.00 feet, the chord azimuth and distance being: | | | | |
| | 56° | 36' | | 171.44 | feet; |
| 6. | 37° | 21' | | 26.03 | feet along the same; |
| 7. | Thence, along the same, on a curve to the right with a radius of 20.00 feet, the chord and azimuth and distance being: | | | | |
| | 81° | 16' | 46" | 27.75 | feet; |
| 8. | Thence along the same, on a curve to the left with a radius of 341.00 feet, the chord azimuth and distance being: | | | | |
| | 119° | 50' | 06" | 63.87 | feet; |
| 9. | 114° | 27' | 40" | 227.10 | feet along the same; |
| 10. | 204° | 27' | 40" | 74.86 | feet along the same; |

SCHEDULE C CONTINUED

- | | | | |
|-----|--------------|--------|--|
| 11. | 231° 52' | 71.13 | feet along the same; |
| 12. | 294° 27' 40" | 12.27 | feet along the same; |
| 13. | 204° 27' 40" | 129.76 | feet along the same; |
| 14. | 294° 27' 40" | 109.96 | feet along the same; |
| 15. | 231° 52' | 10.04 | feet along the same; |
| 16. | 308° 46' 15" | 119.00 | feet along Lot 16 of Kewalo Tract,
along the remainder of R.O. 5716,
L.C. Aw. 10605, Ap. 7 to Kamakee
Piikoi; |
| 17. | 231° 52' | 54.76 | feet along the same to the point of
beginning and containing an area of
91,967 square feet, more or less. |

BEING THE PREMISES ACQUIRED BY DEED WITH RESERVATION OF EASEMENTS
AND OTHER RIGHTS

GRANTOR : VICTORIA WARD, LIMITED, a Delaware corporation

GRANTEE : AALII, LLC, a Delaware limited liability company

DATED : November 20, 2018

RECORDED : Document No. [A-68991231](#)

Together with an easement for vehicular and pedestrian access on, over
and across Easement A-7 affecting Lot D-1 for access from Lot A to
Auahi Street and Kamakee Street, as granted by GRANT OF ACCESS
EASEMENT dated February 27, 2019, recorded as Document No. [A-69970660](#);
and subject to the terms and provisions contained therein.

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.

2. VICTORIA WARD, LIMITED, a Hawaii corporation, was merged with and into VICTORIA WARD, LIMITED, a Delaware corporation, by CERTIFICATE OF MERGER, dated as of September 3, 2002, filed as Land Court Document No. [2868456](#).

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 Company for approval at least one week prior to the anticipated date of recordation.

Forms are available upon request from the Company.

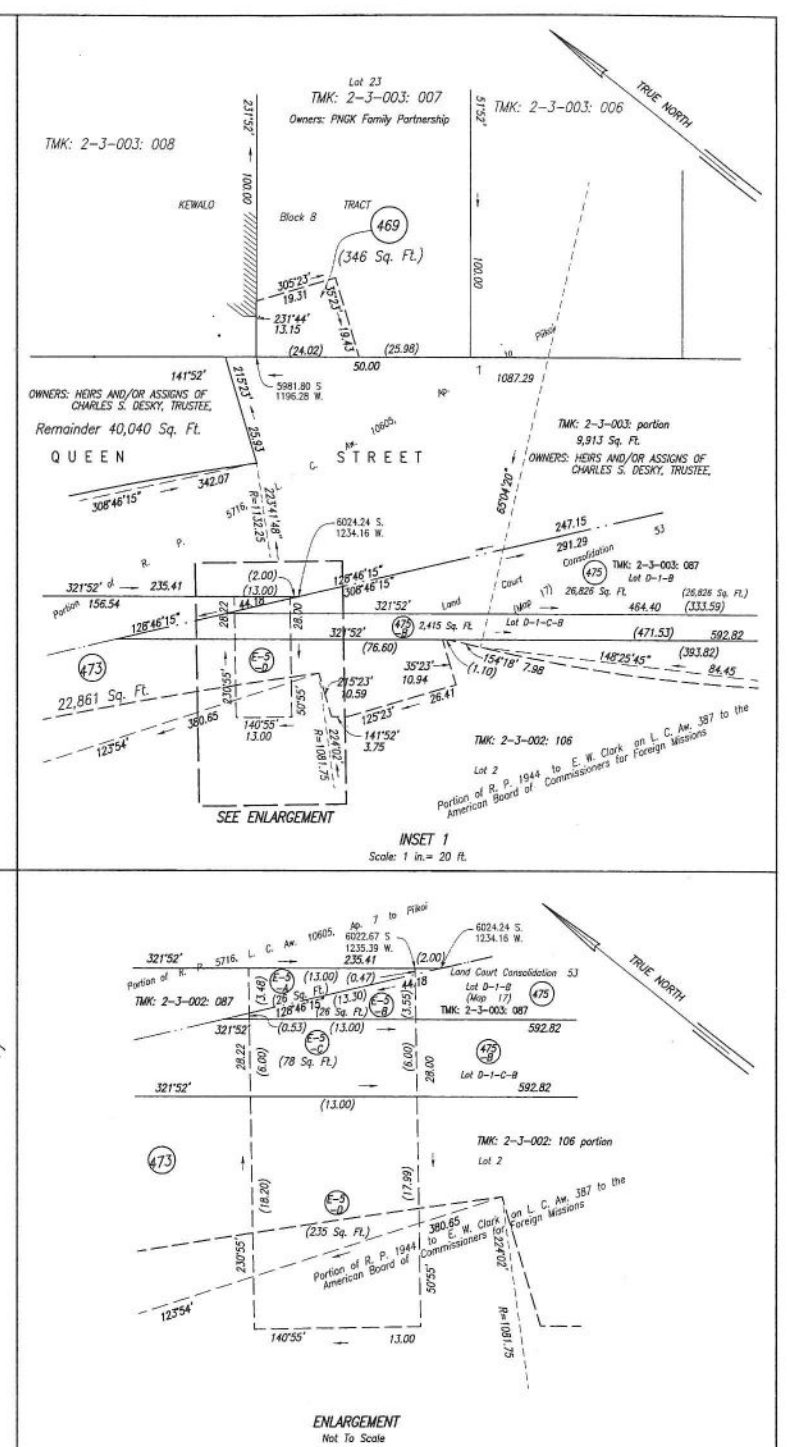
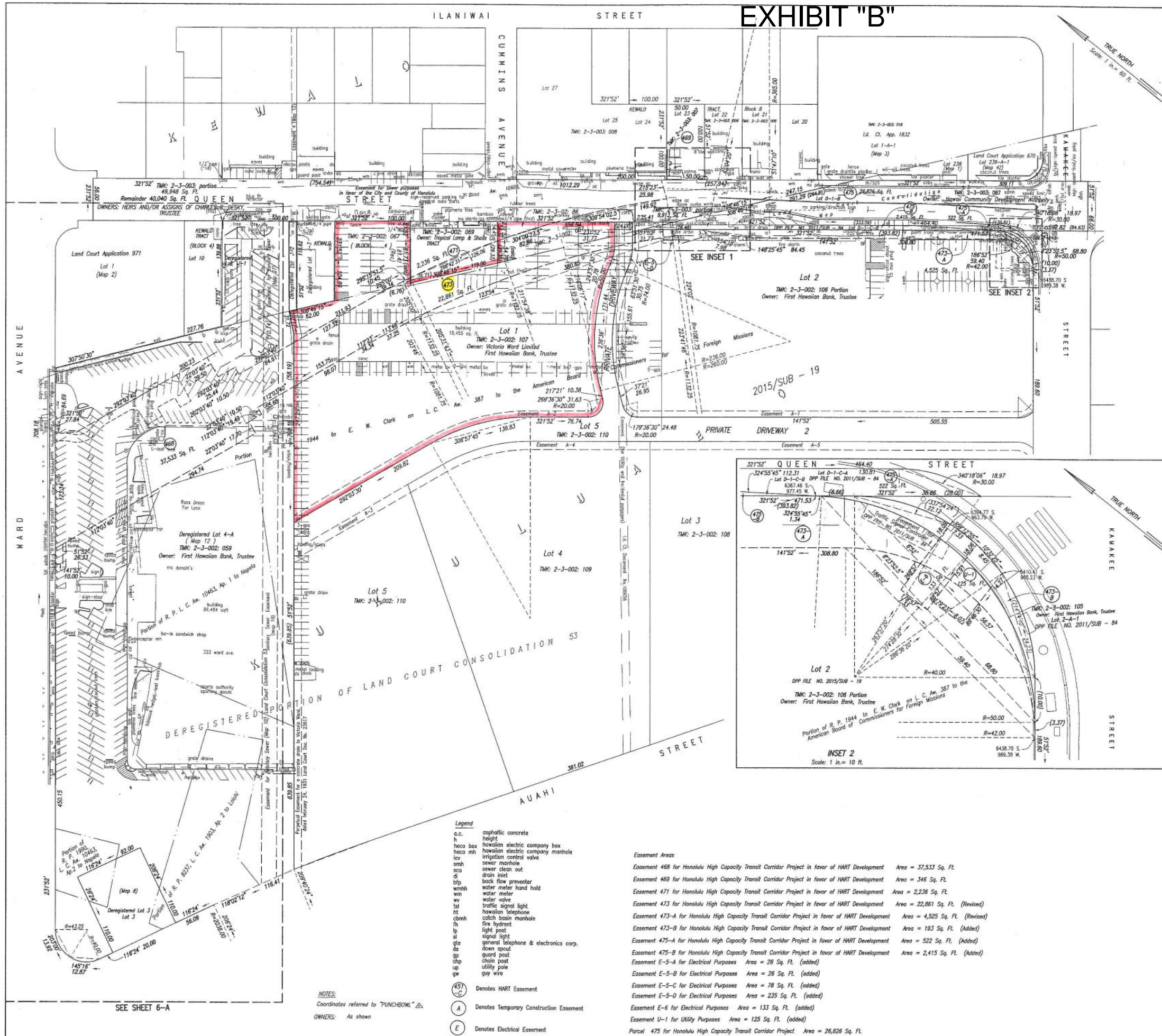
- E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call 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 the Company or on our website at www.tghawaii.com.
- H. Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Exhibit "A"

Unit No.	TMK (1) 2-3-002-107, C.P.R. NO.	Common Int %
202	0003	0.205429%
302	0028	0.204683%
502	0078	0.204683%
602	0103	0.205429%
702	0128	0.204683%
800	0151	0.174590%
802	0152	0.204434%
901	0161	0.210403%
902	0162	0.204683%
908	0168	0.195729%
915	0174	0.205926%
1002	0179	0.205429%
1102	0196	0.204683%
1301	0231	0.210403%
1402	0250	0.205429%
2415	0443	0.205926%
2615	0479	0.205926%
2700	0482	0.138279%
2815	0515	0.205926%
3215	0587	0.205926%
3415	0623	0.205926%
3515	0641	0.205926%
3615	0659	0.205926%
3815	0695	0.205926%
3900	0698	0.138279%
3915	0713	0.205926%
4015	0731	0.205926%
4016	0732	0.086300%

End of Exhibit "A"

EXHIBIT "B"



EASEMENTS
468, 469, 471, 473, 473-A, 473-B, 475-A, 475-B,
E-5-A, E-5-B, E-5-C, E-5-D,
E-6, U-1 and PARCEL 475

PARCEL MAP

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU
DIVISION OF LAND SURVEY AND ACQUISITION
HONOLULU HIGH-CAPACITY
TRANSIT CORRIDOR PROJECT
SOUTH STREET TO PILOI STREET

AT KUKULUAEO AND KEWALO, HONOLULU, OAHU, HAWAII

SURVEYOR Engineers Surveys Hawaii, Inc.

DATE Revised: August 15, 2018

PROJ. SURF. _____


SCALE 1 in. = 60 ft.

APPROVED _____

CHECKED _____

CHG# _____

DATE	FILE	REV	DATE	FILE	REV
DATE BY	FILE BY		DATE BY	FILE BY	

This work was prepared by me or
under my direct supervision,
Engineers Surveyors Hawaii, Inc.

Miles S. Horie Exp. 4/30/20
Licensed Professional Land Surveyor
Certificate Number 10007

Sheet No. 6 of 10 Sheets

FILE	POCKET	FOLDER	NO.
00	00	00	00

END OF EXHIBIT "B"