

**Parcel I:**

**Lot 1 (Mauuwai Lot 3)**

All of that certain parcel of land (being a portion of the land(s) described in and covered by Royal Patent Number 4475, Land Commission Award Number 7713, Apana 30 to Victoria Kamamalu) situate, lying and being at Maunalua, Honolulu, Oahu, State of Hawaii, Lot 3 of Mauuwai and thus bounded and described:

Beginning at the southwest corner of this parcel of land, on the southerly side of Mokuhano Street, the coordinates of which being referred to Government Survey Triangulation Station "Koko Head #3" being 12, 081.83 feet north and 12,278.97 feet east, and running by azimuths measured clockwise from true south:

1. 173° 20' 44.00 feet along the end of Mokuhano Street;
2. 273° 24' 40" 40.65 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
3. 206° 00' 186.30 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
4. 169° 40' 232.52 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
5. 202° 00' 310.00 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
6. 183° 30' 692.00 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
7. 177° 40' 570.00 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
8. 188° 50' 623.26 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
9. 183° 30' 520.39 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
10. 156° 50' 730.00 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
11. 181° 20' 1,130.00 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
12. 205° 40' 710.00 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
13. 270° 00' 217.22 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;
14. 324° 30' 902.89 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;

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| 15. | 333° | 41' |     | 209.78 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;                          |
| 16. | 0°   | 38' |     | 1,488.74 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;                        |
| 17. | 270° | 38' |     | 106.88 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;                          |
| 18. | 10°  | 29' |     | 315.00 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;                          |
| 19. | 350° | 00' |     | 251.00 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;                          |
| 20. | 377° | 00' | 20" | 189.86 feet along remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;                          |
| 21. | 127° | 00' |     | 144.0 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;  |
| 22. | 58°  | 44' |     | 66.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;  |
| 23. | 357° | 16' |     | 147.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 24. | 8°   | 12' |     | 519.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 25. | 78°  | 10' |     | 214.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 26. | 155° | 21' |     | 360.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 27. | 175° | 14' |     | 541.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 28. | 130° | 50' |     | 156.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 29. | 38°  | 38' |     | 376.52 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 30. | 358° | 42' | 30" | 103.02 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 31. | 312° | 27' | 30" | 70.25 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu;  |
| 32. | 355° | 37' |     | 294.01 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 33. | 11°  | 50' | 30" | 162.49 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |

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| 34. | 350° | 40' | 40" | 436.49 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 35. | 18°  | 51' |     | 653.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 Victoria Kamamalu;    |
| 36. | 0°   | 00' |     | 170.00 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 37. | 3°   | 24' | 40" | 632.87 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. Aw. 7713, Ap. 30 to Victoria Kamamalu; |
| 38. | 93°  | 24' | 40" | 239.78 feet along Lot 1 of File Plan 1838, remainder of R. P. 4475, L. C. AW. 7713, Ap. 30 to Victoria Kamamalu; |

**Parcel II:**

**Lot 2 (Queen's Rise)**

All of that certain parcel of land (being a portion of the land(s) described in and covered by Royal Patent Number 4475, Land Commission Award Number 7713, Apana 30 to V. Kamamalu) situate, lying and being at Munalua, Honolulu, Oahu, State of Hawaii, Lot A of Queen's Rise and thus bounded and described as per survey dated March 30, 1998, to-witt;

Being at the southeast corner of this parcel of land, on the northwesterly side of Kalaniana'ole Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Kokohead 3" being 13,876.23 feet north and 15,158.09 feet east and running by azimuths measured clockwise from true south:

1. 65° 58' 50" 155.73 feet along Kalaniana'ole Highway;
2. Thence along Kalaniana'ole Highway, on a curve to the left with a radius of 1,462.69 feet, the chord azimuth and distance being : 61° 51' 18" 210.46 feet ;
3. 147° 43' 46" 249.00 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
4. 70° 30' 320.00 feet along the remainder of Royal Patent 4475, Land Commission Award 54475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
5. 37° 40' 200.00 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
6. 80° 50' 104.00 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30, to V. Kamamalu;
7. 161° 08' 551.74 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30, to V. Kamamalu;
8. Thence along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu, on a curve to the left with a radius of 6,800.00 feet, the chord azimuth and distance being: 176° 57' 18.25" 2,193.47 feet;
9. 167° 40' 25" 956.91 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
10. Thence along top main ridge of Koolau Range, for the next five (5) courses, the direct azimuths and distances between points on said top of main ridge being:
11. 277° 45' 182.11 feet;
12. 338° 58' 50" 250.00 feet;
13. 276° 53' 30" 490.00 feet;

14. 316° 53' 50" 690.00 feet;
15. 243° 00' 72.21 feet;
16. Thence along the remainder of Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu, on a curve to the right with a radius of 3,380.00 feet, the chord azimuth and distance being: 330° 35' 20" 1,423.24 feet;
17. Thence along the remainder of Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu, on a curve to the left with a radius of 470.00 feet, the chord azimuth and distance being: 327° 57' 10" 239.96 feet;
18. 29° 40' 769.47 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
19. 63° 30' 439.14 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu;
20. 335° 58' 50" 348.16 feet along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 30 to V. Kamamalu, to the point of beginning and containing an area of 98.459 acres, more or less.

Being a portion the land conveyed,

To: **Kulia I Ka Nu'u Estates LLC, a Hawaii limited liability company, as Tenants  
by the Entirety**

By: Limited Warranty Deed

Dated: July 11, 2008

Recorded/Filed: July 11, 2008

Document No.: 2008-111754

**Subject to the following:**

Any and all liens and or encumbrances of record.