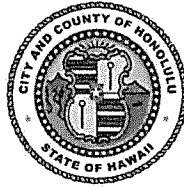


DEPARTMENT OF DESIGN AND CONSTRUCTION
KA 'OIHANA HAKULAU A ME KE KĀPILI
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8480 • FAX: (808) 768-4567 • WEBSITE: honolulu.gov

RICK BLANGIARDI
MAYOR
MEIA



HAKU MILLES, P.E.
DIRECTOR
PO'O

LA 24-206.AH
814578

July 19, 2024

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Kapolei Business Park West Phase I Subdivision

We request your consideration of the ensuing dedication documents conveying roadways and easements for public use in Ewa. All improvements have been constructed, completed and certified as meeting City requirements.

As to roadways, pursuant to Ordinance 10-20 of the Revised Ordinances of Honolulu, the roadways shall be deemed accepted for dedication by the City Council, without further action by the Council, 30 days from the receipt by the Council of this letter attesting to the fact the roadways have been laid out, improved and approved in conformity with ROH Section 22-3.9 and the subdivision regulations. Also, accompanying this letter is a map showing the roadway and easements to be dedicated and copies of the documents conveying the roadway and easements.

- (1) Deed conveying roadway Lots 28, 29, and 30.

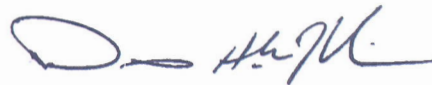
As to easements, Ordinance 10-20 does not affect easements, therefore, we recommend that the grant documents be approved and accepted by the Council of the City and County of Honolulu, effective as of the date of recordation at the Bureau of Conveyances.

- (1) Grant of Flowage Easements F-1, F-2, F-3, and F-4.

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
July 19, 2024
Page 2

Upon completion, please forward the documents to the Department of Design and Construction, Land Division, for further processing.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Haku Milles', written over a horizontal line.

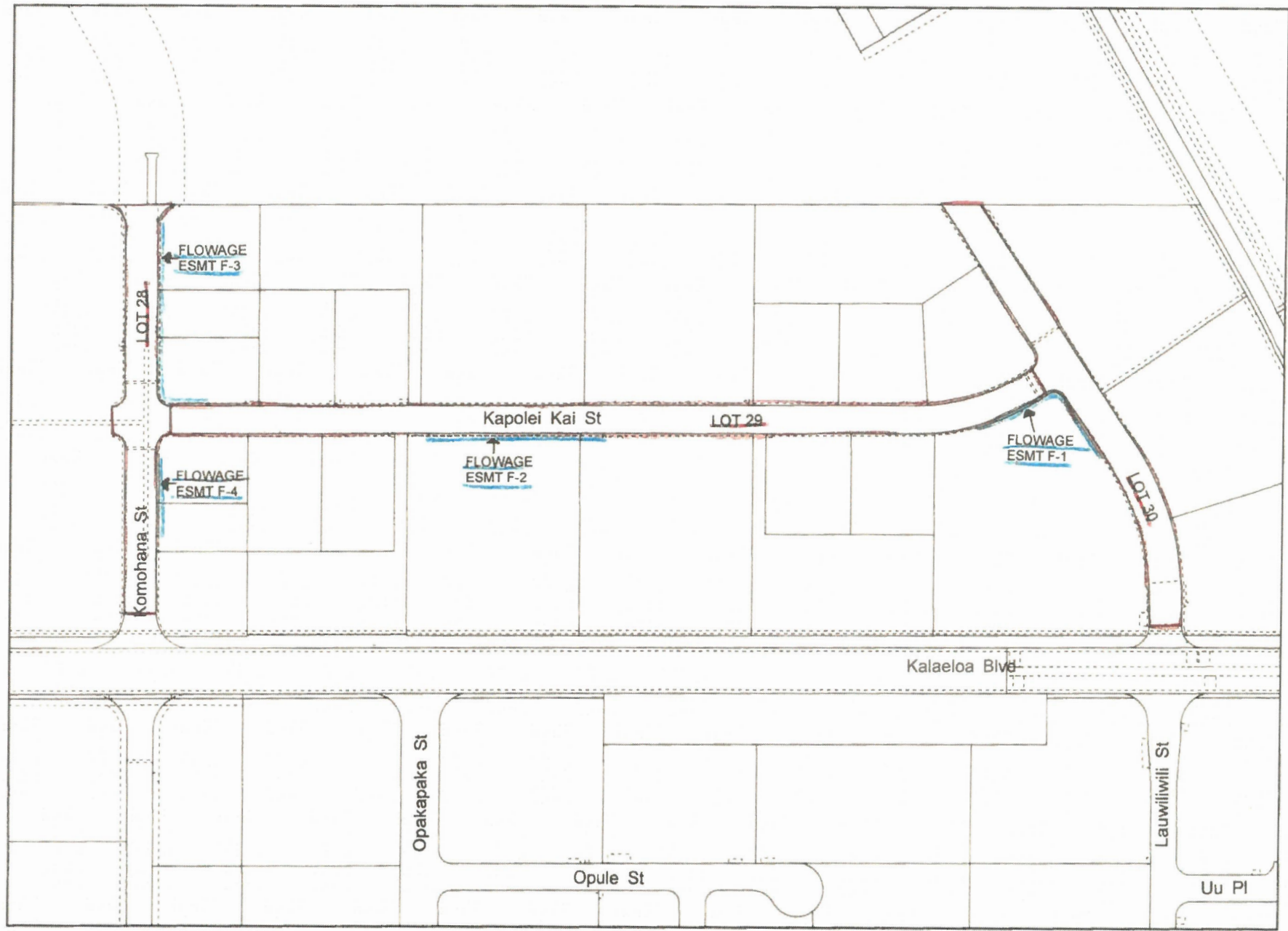
Haku Milles, P.E.
Director

Enclosures (3)

APPROVED:

A handwritten signature in black ink, appearing to read 'Michael D. Formby', written over a horizontal line.

Michael D. Formby
Managing Director



LAND COURT SYSTEM

REGULAR SYSTEM

RETURN BY PICKUP (X) TO:
City and County of Honolulu
Division of Land Survey & Acquisition
Phone No. 768-8724

Total Pages: 24

TMK No.: portion of (1)9-1-175-012	(Easement F-1 over Lot 8)
TMK Nos.: portion of (1)9-1-175-017 & -019	(Easement F-2 over Lots 13 & 15)
TMK Nos.: portion of (1)9-1-175-023, -024 & -025	(Easement F-3 over Lots 19, 20 & 21)
TMK Nos.: portion of (1)9-1-175-029 & -030	(Easement F-4 over Lots 25 & 26)

GRANT OF FLOWAGE EASEMENTS
(Easements F-1, F-2, F-3 and F-4)

GRANTOR: KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C.,
a Delaware limited liability company
c/o Walton Street Capital LLC
900 North Michigan Avenue, Suite 1900
Chicago, Illinois 60611-6536

GRANTEE: CITY AND COUNTY OF HONOLULU
530 South King Street
Honolulu, Hawaii 96813

KNOW ALL MEN BY THESE PRESENTS:

THIS INDENTURE, made this 23rd day of April, 2020, by and between KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, the mailing address of which is c/o Walton Street Capital LLC, 900 North Michigan Avenue, Suite 1900, Chicago, Illinois 60611-6536, hereinafter called the "Grantor", and the CITY AND COUNTY OF HONOLULU, a municipal corporation of the State of Hawaii, the principal place of business and post office address of which is 530 South King Street, Honolulu, Hawaii 96813, hereinafter called the "Grantee";

W I T N E S S E T H :

WHEREAS, the Grantor has submitted documents to the Grantee granting certain drainage easements for the drainage of storm and surface waters from that certain subdivision sometimes referred to as Kapolei Business Park West Phase I; and

WHEREAS, storm and surface waters from said drainage easements will be discharged upon certain lands that are owned by the Grantor or with respect to which the Grantor has certain reserved rights, which lands are more particularly described hereinafter; and

WHEREAS, the Grantee will not accept the easements for said subdivision of the Grantor unless and until flowage

easements over such described lands have been granted to the Grantee; and

WHEREAS, the Grantor is agreeable to the granting of said flowage easements;

NOW THEREFORE, in consideration of the foregoing and in consideration of the sum of ONE DOLLAR (\$1.00), paid to the Grantor, the receipt of which is hereby acknowledged, and, with respect to those lands no longer owned by the Grantor, pursuant to rights reserved to the Grantor in those certain Limited Warranty Deeds with Use Restrictions, Covenants and Reservation of Rights and Easements described in Exhibit "A" attached hereto and made a part hereof, the Grantor hereby grants to the Grantee, its successors and assigns, the Flowage Easements described in said Exhibit "A";

EXCEPTING AND RESERVING, HOWEVER, unto the Grantor and its successors and assigns, the right to control, direct and contain within said easement areas in any manner whatsoever the flowage of such waters from said drainage easements.

AND the parties hereto agree as follows:

1. That except for the right to control, direct and contain the flowage of said storm and surface waters as hereinabove expressly reserved by the Grantor, the Grantor shall not obstruct the flowage of such waters discharged from said drainage easements and the Grantor or the Grantor's successors-

in-title shall keep and maintain said easement areas free and clear of any structures, plantings, and debris which might divert, retard or obstruct the free flowage of said storm and surface waters.

2. That it is expressly understood by the parties hereto that in the event said easement areas are developed and subdivided and other means for the disposal of all waters from said Kapolei Business Park West Phase I are provided, thereby making the easements hereby granted no longer necessary, then in such event upon the approval by the City and County of Honolulu, by its Department of Facility Maintenance, of such other means of drainage, the easements hereby granted shall automatically be terminated and cancelled without further action on the part of any of the parties hereto; provided, that the Grantee will execute any instrument necessary to cancel this grant of easement of record.

3. That the Grantor, and its successors and permitted assigns, shall make no claim against the Grantee for any damage to said easement areas or improvements thereon resulting from the discharge of waters over and across said easement areas as aforesaid.

(Signatures on following pages)

IN WITNESS WHEREOF, the parties hereto have caused
this instrument to be executed on the day and year first above
written.

GRANTOR:

KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C.,
a Delaware limited liability company

By: 

Name: Christine Camp

Title: Authorized Signatory

GRANTEE:

CITY AND COUNTY OF HONOLULU

By _____
Name:
Its Mayor

APPROVED AS TO CONTENTS

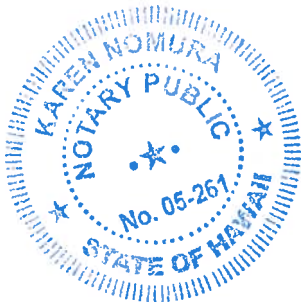

Department of Facility Maintenance

APPROVED AS TO FORM AND LEGALITY


Deputy Corporation Counsel
SEONGWU HAN

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

On this 23rd day of April, 2020,
before me personally appeared CHRISTINE CAMP, to me personally
known, who, being by me duly sworn or affirmed, did say that
such person executed the foregoing instrument as the free act
and deed of such person, and if applicable, in the capacity
shown, having been duly authorized to execute such instrument in
such capacity.

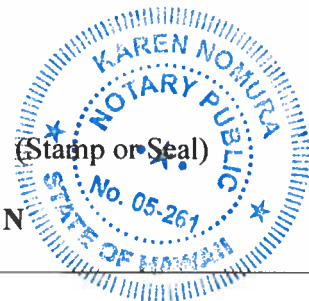


Karen Nomura
Print Name: Karen Nomura
Notary Public, State of Hawaii
Date: 4/23/2020
My commission expires: 5/1/2021

Doc. Date: Undated
Notary Name: Karen Nomura
Doc. Description: Grant of Flowage Easements

Pages: 20
First Circuit

Karen Nomura 4/23/2020
Notary Signature Date



NOTARY CERTIFICATION

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

On _____, before me personally
appeared _____, to me personally known,
who, being by me duly sworn or affirmed, did say that he is the
Mayor of the CITY AND COUNTY OF HONOLULU, a municipal
corporation, and that the seal affixed to the foregoing
instrument is the corporate seal of said municipal corporation,
and that the instrument dated _____, containing
_____ pages, being a Grant of Flowage Easements was signed and
sealed in behalf of said municipal corporation by authority of
its City Council, and said _____ acknowledged
the instrument to be the free act and deed of said municipal
corporation.

Type or print name: _____
Notary Public, First Circuit
State of Hawaii
My commission expires: _____

EXHIBIT "A"

-PARCEL FIRST:-

All of that certain parcel of land situate at Honouliuli, Ewa, Oahu, Honolulu, Hawaii, being **EASEMENT F-1**, for flowage purposes, area 1,928 square feet, more or less, as shown on Subdivision map prepared by Dan L. M. Akita, Land Surveyor, with R. M. Towill Corporation, dated November 17, 2015, and approved by Department of Planning and Permitting, City and County of Honolulu on February 5, 2016 (Subdivision No. 2014/SUB-97), as more particularly described in Exhibit A-1 attached hereto and made a part hereof, affecting Lot 8 of Kapolei Business Park West Phase I, as shown on same Subdivision map, being more particularly described in SURVEYOR'S AFFIDAVIT recorded as Document No. A-62700061.

Said Lot 8 having been acquired as follows:

1. By KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, by Limited Warranty Deed of FORT 12 NM LLC, a Hawaii limited liability company, dated as of May 6, 2014, filed as Land Court Document No. T-8891028; and
2. By KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, by Reciprocal Quitclaim Deed of KALUKI, LLC, a Hawaii limited liability company, dated as of December 17, 2015, recorded as Document No. A-58750663.

-PARCEL SECOND:-

All of that certain parcel of land situate at Honouliuli, Ewa, Oahu, Honolulu, Hawaii, being **EASEMENT F-2**, for flowage purposes, area 1,975 square feet, more or less, as shown on Subdivision map prepared by Dan L. M. Akita, Land Surveyor, with R. M. Towill Corporation, dated November 17, 2015, and approved by Department of Planning and Permitting, City and County of Honolulu on February 5, 2016 (Subdivision No. 2014/SUB-97), as more particularly described in Exhibit A-1 attached hereto and made a part hereof, affecting Lots 13 and 15 of Kapolei Business Park West Phase I, as shown on same Subdivision map, being more particularly described in SURVEYOR'S AFFIDAVIT recorded as Document No. A-62700061.

Said Lots 13 and 15 having been acquired as follows:

-AS TO LOT 13:- By KJ COOKIE LLC, a Hawaii limited liability company, by LIMITED WARRANTY DEED WITH USE RESTRICTIONS, COVENANTS AND RESERVATION OF RIGHTS AND EASEMENTS of KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, dated August 30, 2019, recorded as Document Nos. A-71810457A thru A-71810457C.

-AS TO LOT 15:-

1. By KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, by Limited Warranty Deed of FORT 12 NM LLC, a Hawaii limited liability company, dated as of May 6, 2014, filed as Land Court Document No. T-8891028; and
2. By KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, by Reciprocal Quitclaim Deed of KALUKI, LLC, a Hawaii limited liability company, dated as of December 17, 2015, recorded as Document No. A-58750663.

-PARCEL THIRD:-

All of that certain parcel of land situate at Honouliuli, Ewa, Oahu, Honolulu, Hawaii, being **EASEMENT F-3**, for flowage purposes, area 2,549 square feet, more or less, as shown on Subdivision map prepared by Dan L. M. Akita, Land Surveyor, with R. M. Towill Corporation, dated November 17, 2015, and approved by Department of Planning and Permitting, City and County of Honolulu on February 5, 2016 (Subdivision No. 2014/SUB-97), as more particularly described in Exhibit A-1 attached hereto and made a part hereof, affecting Lots 19, 20 and 21 of Kapolei Business Park West Phase I, as shown on same Subdivision map, being more particularly described in SURVEYOR'S AFFIDAVIT recorded as Document No. A-62700061.

Said Lots 19, 20 and 21 having been acquired as follows:

-AS TO LOT 19:-

1. By KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, by Limited Warranty Deed of FORT 12 NM LLC, a Hawaii limited liability company, dated as of May 6, 2014, filed as Land Court Document No. T-8891028; and
2. By KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, by Reciprocal Quitclaim Deed of KALUKI, LLC, a Hawaii limited liability company, dated as

of December 17, 2015, recorded as Document No. A-58750663.

-AS TO LOT 20:- By RAMBAUD ELECTRIC, LLC, a Hawaii limited liability company, by LIMITED WARRANTY DEED WITH USE RESTRICTIONS, COVENANTS AND RESERVATION OF RIGHTS AND EASEMENTS of KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, dated February 21, 2019, recorded as Document No. A-69970237.

-AS TO LOT 21:- By MBM BUILDERS LLC, a California limited liability company, by LIMITED WARRANTY DEED WITH USE RESTRICTIONS, COVENANTS AND RESERVATION OF RIGHTS AND EASEMENTS of KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, dated January 15, 2020, recorded as Document No. A-73190391A through A-73190391C.

-PARCEL FOURTH:-

All of that certain parcel of land situate at Honouliuli, Ewa, Oahu, Honolulu, Hawaii, being **EASEMENT F-4**, for flowage purposes, area 925 square feet, more or less, as shown on Subdivision map prepared by Dan L. M. Akita, Land Surveyor, with R. M. Towill Corporation, dated November 17, 2015, and approved by Department of Planning and Permitting, City and County of Honolulu on February 5, 2016 (Subdivision No. 2014/SUB-97), as more particularly described in Exhibit A-1 attached hereto and made a part hereof, affecting Lots 25 and 26 of Kapolei Business Park West Phase I, as shown on same Subdivision map, being more particularly described in SURVEYOR'S AFFIDAVIT recorded as Document No. A-62700061.

Said Lots 25 and 26 having been acquired as follows:

-AS TO LOT 26:- By ACA SERVICES, INC., a Hawaii corporation, by LIMITED WARRANTY DEED WITH USE RESTRICTIONS, COVENANTS AND RESERVATION OF RIGHTS AND EASEMENTS of KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, dated March 15, 2019, recorded as Document No. A-70130519.

-AS TO LOT 25:- - By GERALD KONANE PETER and CHANEL KANANI PETER, husband and wife, as Tenants by the Entirety, by LIMITED WARRANTY DEED WITH USE RESTRICTIONS, COVENANTS AND RESERVATION OF RIGHTS AND EASEMENTS of KAPOLEI LOT 16915-A HOLDINGS VII, L.L.C., a Delaware limited liability company, dated March 15, 2019, recorded as Document No. A-70130520.

Subject, however to:

1. Real Property Taxes, if any, that may be due and owing.
2. Mineral and water rights of any nature.
3. The terms and provisions contained in Limited Warranty Deed dated as of May 6, 2014, filed as Land Court Document No. T-8891028.

Clarification of Effect of Limited Warranty Deed dated as of January 30, 2016, recorded as Document Nos. A-58780332A through A-58780332B.

4. The terms and provisions contained in Amended and Restated Development Declaration, and Reservation of Rights dated as of April 21, 2014, filed as Land Court Document No. T-8878381.

The foregoing Declaration amends and restates the original Declaration dated November 30, 2006, filed as Land Court Document No. 3520990, and any amendments thereto.

CONSENT by FORT I2 NM LLC, a Hawaii limited liability company, dated April 24, 2014, filed as Land Court Document No. T-8880272.

Declarant's rights and obligations were further assigned to KAPOLEI PROPERTIES LLC, a Hawaii limited liability company, by Assignment and Assumption of Declarant's Rights and Obligations Under Amended and Restated Development Declaration, and Reservation of Rights dated as of November 10, 2014, filed as Land Court Document No. T-9103263.

First Amendment to Amended and Restated Development Declaration, and Reservation of Rights dated as of January 20, 2016, recorded as Document Nos. A-58780337A through A-58780337B.

Second Amendment to Amended and Restated Development Declaration, and Reservation of Rights, dated August 1, 2017, recorded as Document No. A-65540430.

5. -AS TO PARCEL FIRST:-

EASEMENT "L-4" for landscaping purpose as shown on subdivision map prepared by Dan L. M. Akita, Land Surveyor, with R. M. Towill Corporation, dated November 17, 2015, approved by the Department of Planning and Permitting, City

and County of Honolulu, on February 5, 2016 (2014/SUB-97), being more particularly described in AFFIDAVIT dated February 28, 2017, recorded as Document No. A-62700061.

6. -AS TO PARCEL SECOND:-

(A) EASEMENT "L-8" for landscaping purpose as shown on subdivision map prepared by Dan L. M. Akita, Land Surveyor, with R. M. Towill Corporation, dated November 17, 2015, approved by the Department of Planning and Permitting, City and County of Honolulu, on February 5, 2016 (2014/SUB-97), being more particularly described in AFFIDAVIT dated February 28, 2017, recorded as Document No. A-62700061.

(B) -AS TO LOT 13 (ONLY):-

The terms and provisions contained in Limited Warranty Deed With Use Restrictions, Covenants and Reservation of Rights and Easements dated August 30, 2019, recorded as Document No. A-71810457A through A-71810457C.

7. -AS TO PARCEL THIRD:-

(A) EASEMENT "L-7" for landscaping purpose as shown on subdivision map prepared by Dan L. M. Akita, Land Surveyor, with R. M. Towill Corporation, dated November 17, 2015, approved by the Department of Planning and Permitting, City and County of Honolulu, on February 5, 2016 (2014/SUB-97), being more particularly described in AFFIDAVIT dated February 28, 2017, recorded as Document No. A-62700061.

(B) -AS TO LOT 20 (ONLY):-

i. The terms and provisions contained in Limited Warranty Deed With Use Restrictions, Covenants and Reservation of Rights and Easements dated February 21, 2019, recorded as Document No. A-69970237.

ii. Mortgage, Security Agreement and Financing Statement dated February 21, 2019, made by RAMBAUD ELECTRIC, LLC, a Hawaii limited liability company, in favor of HAWAII NATIONAL BANK, a national bank, recorded as Document No. A-69970238.

iii. The terms and provisions contained in Limited Warranty Deed With Use Restrictions, Covenants and Reservation of Rights and Easements dated January 15, 2020, recorded as Document Nos. A-73103917A through A-73103917C.

(C) -AS TO LOT 21 (ONLY):-

The terms and provisions contained in Limited Warranty Deed With Use Restrictions, Covenants and Reservation of Rights and Easements dated January 15, 2020, recorded as Document No. A-73190391A through A-73190391C.

8. -AS TO PARCEL FOURTH:-

(A) EASEMENT "L-6" for landscaping purpose as shown on subdivision map prepared by Dan L. M. Akita, Land Surveyor, with R. M. Towill Corporation, dated November 17, 2015, approved by the Department of Planning and Permitting, City and County of Honolulu, on February 5, 2016 (2014/SUB-97), being more particularly described in AFFIDAVIT dated February 28, 2017, recorded as Document No. A-62700061.

(B) -AS TO LOT 25 (ONLY):-

The terms and provisions contained in Limited Warranty Deed With Use Restrictions, Covenants and Reservation of Rights and Easements dated March 15, 2019, recorded as Document No. A-70130520.

(C) -AS TO LOT 26 (ONLY):-

The terms and provisions contained in Limited Warranty Deed With Use Restrictions, Covenants and Reservation of Rights and Easements dated March 15, 2019, recorded as Document No. A-70130519.

9. The terms and provisions contained in Kapolei Business Park West Declaration of Covenants, Conditions, Restrictions and Easements dated March 2, 2018, recorded as Document No. A-66380873A.

10. The terms and provisions contained in Declaration of Irrigation Easements and Covenants; Declaration of Landscaping Easements and Covenants dated as of April 24, 2020,

recorded in the Bureau as Document No. A-74220364A through
A-74220364B.

END OF EXHIBIT "A"

KAPOLEI BUSINESS PARK WEST PHASE 1

Easement F-1 For Flowage Purposes

All of that certain parcel of land situate at Honouliuli, Ewa, Oahu, Hawaii more described as follows:

Being a portion of Lot 8 of Kapolei Business Park West Phase 1, as shown on the subdivision map prepared by Dan L. M. Akita, Licensed Professional Land Surveyor with R. M. Towill Corporation, approved by the Department of Planning and Permitting of the City and County of Honolulu on February 5, 2016 in DPP File No. 2014/SUB-97, being also a portion of Lot 16915-A, as shown on Map 1590 of Land Court Application 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased, said Lot 16915-A, having been deregistered from the Land Court System by Recordation of Certificate of Title No. 1,077,838 recorded in the Bureau of Conveyances of the State of Hawaii on July 21, 2015 as Document No. A-56800872, and also described in Surveyor's Affidavit dated March 2, 2017, recorded in the Bureau of Conveyances as Document No. A-62700061; being also a portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, and being more particularly described as follows:

Beginning at the Northeast corner of this parcel of land, the direct azimuth and distance from the North corner of said Lot 8 being: $101^{\circ} 21' 24.13$ feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 18,327.93 feet South and 7,179.86 feet West and thence running by azimuths measured clockwise from true South:

1. $11^{\circ} 21'$ 5.00 feet along the remainder of Lot 8 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi;
2. $101^{\circ} 21'$ 158.61 feet along the remainder of Lot 8 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi;
3. Thence along the remainder of Lot 8 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 25.00 feet, the chord azimuth and distance being:

$56^{\circ} 21'$ 35.36 feet;

2024 North King Street,
Suite 200
Honolulu, HI 96819-3470
Telephone 808 842-1133
Fax 808 842-1937
eMail rmtowill@hawaii.rr.com



Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

4. 11° 21' 7.09 feet along the remainder of Lot 8 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi;
5. Thence along the remainder of Lot 8 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi on a curve to the right with a radius of 537.00 feet, the chord azimuth and distance being:
20° 49' 30" 176.80 feet;
6. 120° 18' 5.00 feet along the remainder of Lot 8 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi;
7. Thence along the South side of Lot 29 of Kapolei Business Park West Phase 1, along remainder of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 532.00 feet, the chord azimuth and distance being:
200° 49' 30" 175.15 feet;
8. 191° 21' 7.09 feet along Lot 29 of Kapolei Business Park West Phase 1, along remainder of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi;
9. Thence along the South side of Lot 30 of Kapolei Business Park West Phase 1, along remainder of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi,, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:
236° 21' 42.43 feet;

-2-

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Suite 200
Honolulu, HI 96819-3470
Telephone 808 842-1133
Fax 808 842-1937
eMail rmtowill@hawaii.rr.com



Planning
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Photogrammetry
Surveying
Construction Management

10. 281° 21'

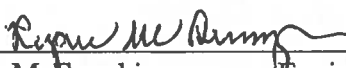
158.61 feet along Lot 30 of Kapolei Business Park West Phase 1, along remainder of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, to the point of beginning and containing an area of 1,928 Sq. Ft.



January 8, 2024

R. M. TOWILL CORPORATION

Description Prepared by:

 4/30/24
Ryan M. Suzuki Expiration Date
Licensed Professional Land Surveyor
Certificate Number 10059

-3-

2024 North King Street,
Suite 200
Honolulu, HI 96819-3470
Telephone 808 842-1133
Fax 808 842-1937
eMail rmtowill@hawaii.rr.com


R. M. TOWILL CORPORATION
SINCE 1930

Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

KAPOLEI BUSINESS PARK WEST PHASE 1

Easement F-2 For Flowage Purposes

All of that certain parcel of land situate at Honouliuli, Ewa, Oahu, Hawaii more described as follows:

Being portions of Lots 13 and 15 of Kapolei Business Park West Phase 1, as shown on the subdivision map prepared by Dan L. M. Akita, Licensed Professional Land Surveyor with R. M. Towill Corporation, approved by the Department of Planning and Permitting of the City and County of Honolulu on February 5, 2016 in DPP File No. 2014/SUB-97, being also a portion of Lot 16915-A, as shown on Map 1590 of Land Court Application 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased, said Lot 16915-A, having been deregistered from the Land Court System by Recordation of Certificate of Title No. 1,077,838 recorded in the Bureau of Conveyances of the State of Hawaii on July 21, 2015 as Document No. A-56800872, and also described in Surveyor's Affidavit dated March 2, 2017, recorded in the Bureau of Conveyances as Document No. A-62700061; being also a portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, and being more particularly described as follows:

Beginning at the Northeast corner of this parcel of land, the direct azimuth and distance from the North corner of said Lot 13 being: 45° 14' 356.39 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 19,114.23 feet South and 8,037.13 feet West and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|----------|--------|---|
| 1. | 315° 14' | 5.00 | feet along the remainder of Lot 13 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi; |
| 2. | 45° 14' | 395.00 | feet along the remainders of Lots 13 and 15 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi; |
| 3. | 135° 14' | 5.00 | feet along Lot 22 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi; |

2024 North King Street,
Suite 200
Honolulu, HI 96819-3470
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4. 225° 14'

395.00

feet along the South side of Lot 29 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 1,975 Sq. Ft.



R. M. TOWILL CORPORATION

Description Prepared by:

 4/30/24
Ryan M. Suzuki Expiration Date
Licensed Professional Land Surveyor
Certificate Number 10059

January 8, 2024

-2-

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4. 225° 14' 5.00 feet along the remainder of Lot 19 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi;
5. 315° 14' 373.00 feet along remainders of Lots 19, 20 and 21 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi;
6. Thence along the remainder of Lot 21 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 25.00 feet, the chord azimuth and distance being:
270° 14' 35.36 feet;
7. 225° 14' 93.53 feet along the remainder of Lot 21 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi;
8. 315° 14' 5.00 feet along the remainder of Lot 21 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 2,549 Sq. Ft.

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KAPOLEI BUSINESS PARK WEST PHASE 1

Easement F-4 For Flowage Purposes

All of that certain parcel of land situate at Honouliuli, Ewa, Oahu, Hawaii more described as follows:

Being portions of Lots 25 and 26 of Kapolei Business Park West Phase 1, as shown on the subdivision map prepared by Dan L. M. Akita, Licensed Professional Land Surveyor with R. M. Towill Corporation, approved by the Department of Planning and Permitting of the City and County of Honolulu on February 5, 2016 in DPP File No. 2014/SUB-97, being also a portion of Lot 16915-A, as shown on Map 1590 of Land Court Application 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased, said Lot 16915-A, having been deregistered from the Land Court System by Recordation of Certificate of Title No. 1,077,838 recorded in the Bureau of Conveyances of the State of Hawaii on July 21, 2015 as Document No. A-56800872, and also described in Surveyor's Affidavit dated March 2, 2017, recorded in the Bureau of Conveyances as Document No. A-62700061; being also a portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, and being more particularly described as follows:

Beginning at the Northwest corner of this parcel of land, the direct azimuth and distance from the Northwest corner of said Lot 25 being: 315° 14' 13.50 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 19,851.11 feet South and 8,718.27 feet West and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|----------|--------|--|
| 1. | 225° 14' | 5.00 | feet along the remainder of Lot 25 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi; |
| 2. | 315° 14' | 185.00 | feet along the remainders of Lots 25 and 26 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi; |
| 3. | 45° 14' | 5.00 | feet along remainder of Lot 26 of Kapolei Business Park West Phase 1 and Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi; |
| 4. | 135° 14' | 185.00 | feet along the East side of Lot 28 and along the remainder of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 925 Sq. Ft. |

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