

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

June 8, 2022 8:01 AM
Doc No(s) A - 81940607

Doc 1 of 1
Pkg 12033731 KEO

/s/ LESLIE T KOBATA
REGISTRAR

Conveyance Tax: \$5,954.80

Return by Mail ☒ Pickup ☐ To:
Kulele LLC
P. O. Box 700640
Kapolei, Hawaii 96709



The instrument is delivered to the Recorder's office as an accommodation by Old Republic Title & Escrow of Hawaii, Ltd., for physical convenience only. It has not been examined as to its validity, execution or its effect upon title, if any.

RS

0790000680

Document contains 16 pages

Tax Map Key No. (1) 6-4-003-021, CPR No. 0029, Unit No. Hanua-5

UNIT DEED

NEW PINEAPPLE PROPERTIES LIMITED, a Hawaii corporation, of Honolulu, Hawaii, hereinafter called the "Grantor", in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the Grantor paid by **KULELE LLC**, a Hawaii limited liability company, whose mailing address is P.O. Box 700640, Kapolei, Hawaii 96709, hereinafter called the "Grantee", the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, as tenant in severalty, and Grantee's successors and assigns:

ALL of the unit, easements, rights and undivided interest in the common elements, being a portion of "**OHANA FARM PARCELS CONDOMINIUM**" condominium project, described in Exhibit "A" attached hereto and made a part hereof, subject, however, to the encumbrances, if any, mentioned in said Exhibit "A" (the "Property");

AND 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 the Grantor both at law and in equity therein and thereto;

TO HAVE AND TO HOLD the same unto the Grantee as aforesaid, absolutely and in fee simple, subject to the encumbrances, if any, mentioned in said Exhibit "A";

AND the Grantor hereby covenants with the Grantee: THAT the Grantor is the owner in fee simple of the unit and an undivided fee simple determinable interest subject to the possibility of a reverter in the common elements; that the same are free and clear of and from all encumbrances except as mentioned in said Exhibit "A" and except for the lien of real property taxes not yet required by law to be paid; that the Grantor has good right to grant and convey the same unto the Grantee as aforesaid and will WARRANT AND DEFEND the same unto the Grantee forever against the lawful claims and demands of all persons except as aforesaid;

AND the Grantee hereby covenants with the Grantor that the Grantee will observe, perform, comply with and abide by the Declaration of Condominium Property Regime and the accompanying By-Laws, as the same are or may be amended or restated from time to time in accordance with law, mentioned in said Exhibit "A".

IT IS UNDERSTOOD AND AGREED by the Grantor and the Grantee that the undivided interest in the common elements herein conveyed shall not be separated from the unit herein conveyed and shall be deemed conveyed or encumbered with the unit even though such interest is not expressly mentioned or described in the conveyance or other instrument. This provision shall be a covenant running with the land upon which the "**OHANA FARM PARCELS CONDOMINIUM**" condominium project is situate.


The term "Grantor" as and when used herein shall mean and include the Grantor named above and the Grantor's heirs, personal representatives, successors and successors in trust, and the term "Grantee" as and when used herein shall mean and include the Grantee named above and the Grantee's heirs, personal representatives, successors, successors in trust and assigns; where there is more than one Grantor or Grantee, the use of the singular herein shall be construed to include the plural wherever the context shall so require; and the use of any gender shall include all genders.

This document may be executed in as many counterparts as may be deemed necessary or convenient, and by the parties on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. The parties agree that the person or company recording or arranging for the recordation of this document is authorized to complete any blanks contained in this document with the applicable number of pages, dates, and recordation information, whether before or after this document has been notarized by a notary public, and in no event shall completion of any such blanks be deemed an alteration of this document by means of the insertion of new content.

[The remainder of this page is intentionally left blank. Signature page(s) follow(s).]

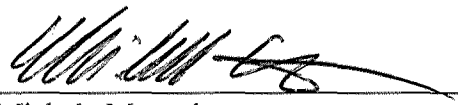
IN WITNESS WHEREOF, the Grantor and Grantee have executed this instrument
this 6th day of June, 2022.

NEW PINEAPPLE PROPERTIES LIMITED,
a Hawaii corporation

By 
Name: Michele Matsuda
Title: Vice President

Grantor

KULELE LLC, a Hawaii limited liability company

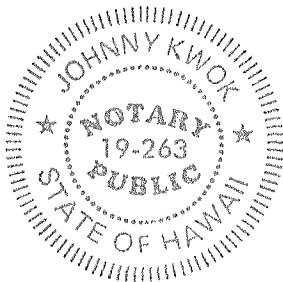
By 
Name: Michele Matsuda
Title: Manager

Grantee

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

I further certify the following with regard to the foregoing instrument:

Document Identification or Description: Apartment Deed covering Unit No. Hanua-5 of "OHANA FARM PARCELS CONDOMINIUM" condominium project



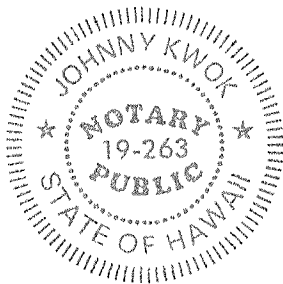
Jurisdiction in which notarial act is performed:
First Circuit, State of Hawaii

(Official Stamp or Seal)

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

I further certify the following with regard to the foregoing instrument:

Document Identification or Description: Apartment Deed covering Unit No. Hanua-5 of “OHANA FARM PARCELS CONDOMINIUM” condominium project




Signature of Notary Public

Name: Johnny Kwok
Notary Public, State of Hawaii

My commission expires: June 23, 2023

Jurisdiction in which notarial act is performed:
First Circuit, State of Hawaii

EXHIBIT "A"

-FIRST:-

Condominium Unit No. HANUA-5 (the "Unit") of the condominium property regime known as "OHANA FARM PARCELS CONDOMINIUM" (the "Condominium") as established by that certain Declaration of Condominium Property Regime for "Ohana Farm Parcels Condominium" dated September 27, 2017, recorded in the Bureau of Conveyances of the State of Hawaii (the "Bureau") as Document No. A-64800759 (herein, with all past and future amendments thereof, called the "Condominium Declaration"), and as shown on the plans of the Condominium filed in the Bureau as Condominium Map No. 5695 (herein, with all past and future amendments, called the "Condominium Map").

Together with the following appurtenant easements:

1. The right to use any limited common elements described in the Condominium Declaration as being appurtenant to the Unit together with such other persons, if any, having the right to use the same;
2. Nonexclusive easements for use of the common elements designed for such purposes for ingress to, egress from, and maintenance and repair of the Unit; 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 Condominium Declaration;

-SECOND:-

An undivided 4.032% percentage interest in and to the common elements of the Condominium, including the land, as described in the Condominium Declaration, or such other percentage interest as hereafter established for the Unit by any amendment of the Condominium Declaration, as tenant in common with the other owners of the condominium units in the Condominium. The land of the Condominium is described in the Condominium Declaration. That description, as it may be amended from time to time, is hereby incorporated herein by this reference.

The land upon which the Condominium is located is described as follows:

-PARCEL FIRST:-

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4475, Land Commission Award Number 7713, Apana 34 to V. Kamamalu (Certificate of Boundaries No. 201)) situate, lying and being at Paalaa-Uka, District of Waialua, City and County of Honolulu, State of Hawaii, being LOT 2-B, and thus bounded and described:

Beginning at the Northwest corner of this parcel of land and being also the Southwest corner of Road Lot 1, being a portion of R.P. 4475, L. C. Aw. 7713, Ap. 34 to Kamamalu (Certificate of

Boundaries No. 201), the coordinates of said point of beginning referred to Government Survey Triangulation Station "O'REILLY" being 6,326.14 feet South and 8,664.63 feet East and thence running by azimuths measures clockwise from the South:

1. 253° 12' 30" 28.01 feet along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
2. Thence along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to Kamamalu (Certificate of Boundaries No. 201), on a curve to the right with a radius of 938.32 feet, the chord azimuth and distance being:

254° 54' 58" 55.93 feet;
3. 256° 37' 26" 1330.35 feet along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
4. 260° 03' 27" 164.34 feet along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
5. 256° 37' 26" 246.06 feet along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
6. 249° 46' 52" 165.22 feet along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
7. 256° 37' 26" 45.69 feet along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
8. Thence along road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to Kamamalu (Certificate of Boundaries No. 201), on a curve to the right with a radius of 1,440.29 feet, the chord azimuth and distance being:

267° 08' 13" 525.59 feet;
9. 277° 39' 84.08 feet along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);

10. 187° 39' 16.09 feet along Road Lot 1, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
11. 277° 39' 1169.72 feet along Road Lot 1, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
12. Thence along Road Lot 1, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to Kamamalu (Certificate of Boundaries No. 201), on a curve to the left with a radius of 55,028.50 feet, the chord azimuth and distance being:

277° 26' 45" 392.17 feet;
13. 277° 14' 30" 300.41 feet along Road Lot 1, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
14. 20° 10' 33" 3943.94 feet along Lot 2-D, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
15. 110° 10' 33" 711.65 feet along Lot A, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
16. 73° 12' 30" 1492.46 feet along Lot A, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
17. 163° 12' 30" 2333.17 feet along the East side of Kamehameha Highway (F.A.P. No. 21-B);
18. 253° 12' 30" 29.99 feet along Lot K-1, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
19. 164° 36' 07" 656.36 feet along Lot K-1, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
20. 163° 12' 30" 690.43 feet along Lot K-1, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);

21. Thence along Lot K-1, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to Kamamalu (Certificate of Boundaries No. 201), on a curve to the right with a radius of 65.41 feet, the chord azimuth and distance being:

208° 12' 30" 92.50 feet

to the point of beginning and containing an area of 290.086 acres, more or less.

Together with a nonexclusive easement over and across (i) Road Lot 1 as described and shown in that certain Metes and Bounds Description, recorded in the Bureau as Document No. A-59530677; and (ii) Parcel K-1 as described in Exhibit "A" to that certain Limited Warranty Deed recorded in the Bureau as Document No. 99-023263.

-PARCEL SECOND:-

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4475, Land Commission Award Number 7713, Apana 34 to V. Kamamalu (Certificate of Boundaries No. 201)) situate, lying and being at Paalaa-Uka, District of Waialua, City and County of Honolulu, State of Hawaii, being LOT 2-D, and thus bounded and described:

Beginning at the Northwest corner of this parcel of land and being also the Northeast corner of Lot 2-B, being a portion of R. P. 4475, L C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201), the coordinates of said point of beginning referred to Government Survey Triangulation Station "O'REILLY" being 6,056.15 feet South and 13,097.05 feet East and thence running by azimuths measured clockwise from true South:

1. 277° 14' 30" 1269.02 feet along Road Lot 1, being a portion of R.P. 4475, L.C. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
2. 7° 28' 22" 233.26 feet along U. S. Military Reservation (Civil 702), being portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
3. 277° 28' 22" 625.41 feet along U. S. Military Reservation (Civil 702), being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
4. 295° 36' 52" 246.33 feet along U. S. Military Reservation (Civil 702), being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
5. Thence along U. S. Military Reservation (Civil 702), being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries of

No. 201), on a curve to the left with a radius of 1671.30 feet, the chord azimuth and distance being:

3° 28' 48" 2300.59 feet;

6. 83° 45' 1143.32 feet along Lot 2-C, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
7. 53° 02' 3160.42 feet along Lot 2-C, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to Kamamalu (Certificate of Boundaries No. 201);
8. 110° 10' 33" 65.84 feet along Lot 2-C, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201);
9. 200° 10' 33" 5196.58 feet along Lot 2-B, being a portion of R.P. 4475, LC. Aw. 7713, Ap. 34 to V. Kamamalu (Certificate of Boundaries No. 201) to the point of beginning and containing an area of 190.149 acres, more or less.

TOGETHER WITH a nonexclusive easement over and across (i) Road Lot 1 as described and shown in that certain Metes and Bounds Description, recorded in the Bureau as Document No. A-59530677, and (ii) Parcel K-1 as described in Exhibit "A" to that certain Limited Warranty Deed recorded in the Bureau as Document No. 99-023263.

BEING THE PREMISES ACQUIRED BY OHANA FARM PARCELS CONDOMINIUM

GRANTOR : HELEMANO RANCH & FARMS LLC, a Hawaii limited liability company

GRANTEE : NEW PINEAPPLE PROPERTIES LIMITED, a Hawaii corporation

DATED : June 6, 2019

RECORDED : Document No. A-71000396

SUBJECT, HOWEVER, to:

1. Title to all minerals, and metallic mines reserved to the State of Hawaii.
2. -AS TO PARCEL FIRST (LOT 2-B):-
 - A. Triangulation Survey Station "HELEMANO" located within the land described herein, as referenced on the Tax Map. Attention is invited to the provision of

Section 172-13 of the Hawaii Revised Statutes, relative to destruction, defacing or removal of survey monuments.

- B. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following:

Instrument : GRANT
Granted To : HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation
For : A right and easement for utility purposes as shown on map attached thereto
Dated : January 13, 1978
Recorded : February 3, 1978, in the Bureau in Book 12705, Page 781

- C. DESIGNATION OF EASEMENT "DE-1"

PURPOSE : Drain and cable
SHOWN : On map prepared by Wilfred Y. K. Chin, Land Surveyor, with Control Point Surveying, Inc., dated February 26, 1997, last revised May 21, 1997, approved by the Department of Land Utilization, City and County of Honolulu on August 14, 1997

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following:

Instrument : GRANT
Granted To : UNITED STATES OF AMERICA
For : A non-exclusive easement and right-of-way over and across said Easement "DE-1", being more particularly described therein
Dated : December 29, 1998
Recorded : February 17, 1999, in the Bureau as Document No. 99-023265

- E. Designation of the following, as shown on map prepared by Dan L.M. Akita, Land Surveyor, with R.M. Towill Corporation, dated January 28, 2016, approved by the Department of Planning and Permitting, City and County of Honolulu, File No. 2015/SUB-85, on March 24, 2016:

- (i) EASEMENT "A-1" for access purposes
- (ii) EASEMENT "A-9" for access and waterline purposes
- (iii) EASEMENT "W-2" for waterline purposes
- (iv) Non-Exclusive Perpetual Road Easement Tract No. 619E (Parcel 19)
- (v) Dirt roads

3. -AS TO PARCEL SECOND (LOT 2-D):-

- A. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following:

Instrument : GRANT
Granted To : HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation
For : A right and easement for utility purposes as shown on the map attached thereto
Dated : May 19, 1967
Recorded : in the Bureau in Book 5678, Page 351

AMENDMENT thereof by instrument:

Recorded : in the Bureau in Book 16748, Page 570

- B. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following:

Instrument : GRANT
Granted To : UNITED STATES OF AMERICA
For : An easement for sewer purposes being more particularly described therein
Dated : May 2, 1989
Recorded : September 5, 1989, in the Bureau in Book 23603, Page 239

Said above GRANT is subject to the following:

RIGHT OF ENTRY FOR OFF INSTALLATION SYSTEM COMPONENTS OF THE SCHOFIELD BARRACKS WASTEWATER TREATMENT PLANT, by and between THE UNITED STATES OF AMERICA and AQUA ENGINEERS, INC., a Hawaii corporation, dated June 4, 2004, recorded February 10, 2006, in the Bureau as Document No. 2006-027980.

Note: No Consent by DOLE FOOD COMPANY, INC., a Hawaii corporation.

DEPARTMENT OF THE ARMY EASEMENT FOR SCHOFIELD BARRACKS WASTEWATER TREATMENT PLANT (SBWMTP), ISLAND OF OAHU, STATE OF HAWAII, by and between THE UNITED STATES OF AMERICA and AQUA ENGINEERS, INC., a Hawaii corporation, dated June 4, 2004, recorded February 10, 2006, in the Bureau as Document No. 2006-027981.

Note: No Consent by DOLE FOOD COMPANY, INC., a Hawaii corporation.

C. Designation of the following, as shown on map prepared by Dan L.M. Akita, Land Surveyor, with R.M. Towill Corporation, dated January 28, 2016, approved by the Department of Planning and Permitting, City and County of Honolulu, File No. 2015/SUB-85, on March 24, 2016:

- (i) EASEMENT "A-2" for access and waterline purposes
- (ii) EASEMENT "A-4" for access purposes
- (iii) EASEMENT "A-5" for access purposes
- (iv) Dirt roads

4. Upper Helemano Ditch as referenced on tax maps.

5. Plantation track, plantation road and roadway as referenced on the tax map.

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following:

Instrument	:	GRANT
Granted To	:	UNITED STATES OF AMERICA
For	:	An easement for roadway and utility purposes as shown on map attached thereto
Dated	:	November 21, 1935
Recorded	:	in the Bureau in Book 1326, Page 264

Said Grant was amended by the following instruments:

DATED:	BOOK / PAGE:	DOCUMENT NO.:
January 27, 1939	1551 / 48	
September 9, 1953	2738 / 453	
August 18, 1964	4823 / 321	
December 29, 1998		99-023264

Said Grant was further amended by unrecorded instruments dated September 18, 1989 and March 8, 1991, as mentioned in instrument dated December 29, 1998, recorded February 17, 1999, in the Bureau as Document No. 99-023264.

7. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in DEED WITH COVENANTS, dated October 6, 1999, recorded October 14, 1999, in the Bureau as Document No. 99-165200, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c) or Section 515-6, HRS.

Entitled : DECLARATION OF RESTRICTIVE COVENANTS
(WASTEWATER TREATMENT AND DISPOSAL)
Recorded : March 21, 2016, in the Bureau as Document No. A-59240459

SUPPLEMENTAL DECLARATION OF RESTRICTIVE COVENANTS (Wastewater Treatment and Disposal) recorded April 19, 2017, in the Bureau as Document Nos. A-63180878A thru A-63180878B.

14. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following:

Instrument : GRANT OF NONEXCLUSIVE EASEMENT
Granted To : HELEMANO RANCH & FARMS LLC, a Hawaii limited liability company
For : DOLE FOOD COMPANY, INC, a Delaware corporation
Dated : May 6, 2016
Recorded : May 6, 2016, in the Bureau as Document No. A-59700467

15. Condominium Map No. 5695, filed in the Bureau.

16. Matters in an instrument that, among other things, contain or provide for easements, assessments, liens and their subordination; provisions relating to partition, restrictions on severability of component interest, covenants, conditions and restrictions, provided that no violation thereof and no enforcement of any lien provided for therein shall defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value, but omitting any covenants or restrictions, if any, based upon race color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons:

Entitled : Declaration of Condominium Property Regime
Recorded : September 28, 2017, in the Bureau as Document No. A-64800759

Said Declaration was amended by the following instruments(s):

DATED:	RECORDED:	DOCUMENT NO.:
---	March 22, 2018	A-66550200

17. Bylaws of the Association of Unit Owners of Chana Farm Parcels Condominium, recorded September 28, 2017, in the Bureau as Document No. A- 64800760.
18. The terms and provisions contained in the Unit Deed dated June 6, 2019, recorded in the Bureau as Document No. A-71000396.

19. Any and all other encumbrances affecting the property herein described and created or arising on or after June 10, 2019.