#### 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.

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#### 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:

> VICTORIA WARD, LIMITED, a Delaware corporation, as Fee Owner

This report is dated as of September 3, 2021 at 8:00 a.m.

Inquiries concerning this report should be directed to: Title Officer - Lisa Nagata; Office: (808) 533-5821 Email: lnagata@tghawaii.com Please reference Title Order No. 202138051.

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#### SCHEDULE B EXCEPTIONS

- Real Property Taxes, if any, that may be due and owing.
   Tax Key: (1) 2-1-053-001 Area Assessed: 214,867 sq. ft.
- 2. Mineral and water rights of any nature.
- 3. -AS TO LOTS 428 AND 429:-
  - (A) DESIGNATION OF EASEMENT(S)

PURPOSE : sanitary sewer - 25 feet wide
REFERENCED : on Map <u>11</u> of Land Court Application No. 670, as set
forth by Land Court Order No. <u>13199</u>, filed October
6, 1954

(B) GRANT

TO : CITY AND COUNTY OF HONOLULU

DATED	:	June 28, 1954
FILED	:	Land Court Document No. 166483
GRANTING	:	an easement for sewer purposes

- (C) NOTICE OF PENDENCY OF ACTION
- PLAINTIFF : CITY AND COUNTY OF HONOLULU, a municipal corporation
- DEFENDANT : VICTORIA WARD, LIMITED, a Hawaii corporation, and WARD AVENUE CORPORATION, a Hawaii corporation
- DATED : July 21, 1989
- FILED : Circuit Court of the First Circuit, State of Hawaii, Case No. 89-2221-07, on July 21, 1989 FILED : Land Court Document No. 1653897 on July 27, 1989

RE : acquisition of easement over, under, through and across portion of Lot 429 and a portion of Lot 429

An easement in favor of the CITY AND COUNTY OF HONOLULU, a municipal corporation, for sewer easement purposes (Parcel 1, area 10,174 square feet, and Parcel 2, area 2,931 square feet), acquired by FINAL ORDER OF CONDEMNATION, dated January 20, 1994, filed in the Circuit Court of the First Circuit, State of Hawaii, Civil No. 89-2221-07 on January 24, 1994, filed as Land Court Document No. 2112251.

(D) DESIGNATION OF EASEMENT(S) "9"

PURPOSE : sanitary sewer
REFERENCED : on Map <u>39</u> of land Court Application No. 670, as set
forth by Land Court Order No. <u>117320</u>, filed July
15, 1994

(E) DESIGNATION OF EASEMENT(S) "10"

PURPOSE : sanitary sewer
REFERENCED : on Map <u>39</u> of Land Court Application No. 670, as set
forth by Land Court Order No. <u>117320</u>, filed July
15, 1994

4. -AS TO LOT 426:-

(A) DESIGNATION OF EASEMENT "2" (10 feet wide)

PURPOSE : water main right of way
SHOWN : on Map 4 of Land Court Application No. 670, as set
forth by Land Court Order No. 3281, filed on
September 29, 1938

(B) DESIGNATION OF EASEMENT "3" (10 feet wide)

PURPOSE : on water main right of way
SHOWN : on Map 4 of Land Court Application No. 670, as as
set forth by Land Court Order No. 3281, filed on
September 29, 1938

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(C) GRANT
TO : CITY AND COUNTY OF HONOLULU
DATED : October 24, 1938
FILED : Land Court Document No. 45581
GRANTING : an easement over said Easements "2" and "3"

#### 5. -AS TO LOTS 426, 427, 428, AND 429:-

Rights of others who may have easement or access rights in the land described in Schedule C.

6. The terms and provisions contained in the following:

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

FILED : Land Court Document No. <u>3869623</u>

RECORDED : Document No. 2009-093051

: VICTORIA WARD, LIMITED, a Delaware corporation, PARTIES "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"

7. The terms and provisions contained in the following:

INSTRUMENT :	MEMORANDUM OF MASTER PLAN DEVELOPMENT AGREEMENT FOR THE WARD NEIGHBORHOOD MASTER PLAN
DATED : FILED : RECORDED : PARTIES :	Land Court Document No. <u>4036891</u> Document No. <u>2011-004171</u>
The terms an	d provisions contained in the following:

INSTRUMENT : JOINT DEVELOPMENT AGREEMENT FOR LAND BLOCK 5 OF THE WARD MASTER PLAN

DATED : February 26, 2014

RECORDED : Document No. A-51900681

PARTIES : VICTORIA WARD, LIMITED, a Delaware corporation, "VWL", and FIRST HAWAIIAN BANK, a Hawaii corporation, Trustee under that certain unrecorded Land Trust Agreement No. FHB-TRES 200601, dated September 20, 2006, "FHB Land Trust"

8.

- 9. Any rights or interests which may exist or arise by reason of the following facts shown on ALTA/NSPS Survey prepared by Miles S. Horie, Land Surveyor, with Engineers Surveyors Hawaii, Inc., dated August 27, 2018:
  - (A) Traffic signal light and traffic signal light box is within sewer easement as to Lot 428.
  - (B) Concrete curbs extend from Lot 428 into Ward Avenue.
- 10. Encroachments or any other matters which a survey prepared after August 27, 2018 would disclose.
- 11. MORTGAGE WITH ABSOLUTE ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING
  - MORTGAGOR : VICTORIA WARD, LIMITED, a Delaware corporation
  - MORTGAGEE : WELLS FARGO BANK, NATIONAL ASSOCIATION, a national banking association, in its capacity as administrative agent for each of the parties designated as a "Lender" under the Loan Agreement defined therein

DATED	:	as of September 18, 2018
RECORDED	:	Document No. A- <u>68420451</u>
AMOUNT	:	\$750,000,000.00 - covers the land described herein,
		besides other land

- 12. The terms and provisions contained in the following:
  - INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR "ULANA WARD VILLAGE"

DATED	:	September 2,	2021	
RECORDED	:	Document No.	A- <u>79200393</u>	
MAP	:	6276 and any	amendments	thereto

Joinder given by VICTORIA WARD, LIMITED, a Delaware corporation, by instrument dated ---(acknowledged September 2, 2021), recorded as Document No. A-79200394.

13. The terms and provisions contained in the following:

INSTRUMENT : BY-LAWS OF THE ASSOCIATION OF UNIT OWNERS

DATED : September 2, 2021 RECORDED : Document No. A-79200395

Joinder given by VICTORIA WARD, LIMITED, a Delaware corporation, by instrument dated ---(acknowledged September 2, 2021), recorded as Document No. A-79200396.

- 14. 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.
- 15. Any unrecorded leases and matters arising from or affecting the same.

#### END OF SCHEDULE B

#### SCHEDULE C

-FIRST:-

Unit Nos. described in Exhibit "A" attached hereto of the Condominium Project known as "ULANA WARD VILLAGE" as established by Declaration of Condominium Property Regime dated September 2, 2021, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-79200393, and any amendments thereto (the "Condominium Declaration") and as shown on Condominium Map No. 6276 recorded in said Bureau, and any amendments thereto.

Together with easements appurtenant to said Unit established by and described in the Declaration, including the following:

- (A) An exclusive easement to use the Parking Stall/Space, if any, as shown in the Declaration, as amended.
- (B) Nonexclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for and support of said Unit, in the other common elements for use according to their respective purposes, subject always to the exclusive or limited use of the limited common elements as provided in the Declaration, and in all other units and common elements of the building in which said Unit is located or any adjacent buildings for support.

-SECOND:-

An undivided interest appurtenant to each Unit as set forth in Exhibit "A" attached hereto 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.

The land upon which said Condominium Project "ULANA WARD VILLAGE" is located is described as follows:

All of that certain parcel of land situate at Kewalo, Honolulu, City and County of Honolulu, State of Hawaii, being the lands described in deregistered Transfer Certificate of Title No. 630,560 recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240645, described as follows:

LOTS: 425, area 129,979 square feet, more or less 426, area 32,312 square feet, more or less, 427, area 13,625 square feet, more or less, 428, area 32,182 square feet, more or less, and 429, area 6,769 square feet, more or less,

as shown on Map 19, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Land Court Application No. 670 of Victoria Ward, Limited, which lots have been deregistered from the Land Court System pursuant to Hawaii Revised Statutes Section 501-261.

BEING THE	PREMISES ACQUIRED BY DEED
GRANTOR	: VICTORIA WARD, widow
GRANTEE	: VICTORIA WARD, LIMITED, a Hawaiian corporation
DATED FILED RECORDED	<ul> <li>February 24, 1931</li> <li>Land Court Document No. 23617</li> <li>Liber 1106 Page 108</li> </ul>

#### 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.
- 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:
  - 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.

DATE PRINTED: 9/09/2021

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO. 2 1 053 001 0000 (1)

CLASS: COMMERCIAL AREA ASSESSED: 214,867 SF

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2021

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

			BUILDING EXEMPTION NET VALUE LAND EXEMPTION NET VALUE TOTAL NET VA	\$ \$ \$ \$ ALUE \$	3,143 3,143 31,445 31,445 34,589	0 ,700 ,400 0 ,400		
Insta	llme	nt (1 - due	e 8/20; 2 -	due 2/20)	Та	x Info A	s Of - 7/0	1/2021
Tax Year	Inst	allment Tax Amount	Penalty Amount			Other Amount		
2021	2	214,452.42					214,452.42	PENDING
2021		•					214,452.42	
2020	2	197,332.98					197,332.98	PAID
2020	1	197,332.98					197,332.98	PAID
2019	2	197,690.10					197,690.10	PAID
2019	1	197,690.10					197,690.10	PAID
				Total	Amount	Due:	428,904.84	

Penalty and Interest Computed to: 7/01/2021

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.

202138051

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Unit Number	Common
	Interest %
200	0.155%
201	0.217%
202	0.165%
203	0.063%
204	0.063%
205	0.192%
206	0.116%
207	0.115%
208	0.148%
209	0.063%
210	0.116%
211	0.115%
212	0.115%
213	0.187%
214	0.127%
215	0.160%
216	0.160%
300	0.155%
301	0.217%
302	0.165%
303	0.063%
304	0.063%
305	0.192%
306	0.116%
307	0.115%
308	0.148%
309	0.063%
310	0.116%
311	0.115%
312	0.115%
313	0.187%
314	0.164%
315	0.160%
316	0.160%
400	0.155%
401	0.217%
402	0.165%
403	0.063%
404	0.063%
405	0.192%
406	0.116%
407	0.115%
408	0.148%
409	0.063%

410	0.116%
411	0.115%
412	0.115%
413	0.187%
414	0.164%
415	0.160%
416	0.160%
500	0.155%
501	0.217%
502	0.165%
503	0.063%
504	0.063%
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809	0.063%
810	0.116%
811	0.115%
812	0.115%
813	0.187%
814	0.164%
815	0.160%
816	0.160%
900	0.155%
901	0.219%
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1000	0.155%
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1002	0.165%
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4112	0.187%
4113	0.164%
4115	0.160%
4116	0.160%
4200	0.155%
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4201	0.165%
4202	0.063%
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4205	0.192%
4206	0.116%
4207	0.115%
4208	0.148%
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4210	0.116%
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