

RECORDATION REQUESTED BY:

OCEANIC PROPERTIES, INC.
P. O. Box 2780
Honolulu, Hawaii 96803

AFTER RECORDATION, RETURN TO:

OCEANIC PROPERTIES, INC.
P. O. Box 2780
Honolulu, Hawaii 96803

RETURN BY: MAIL () PICK-UP ()

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII
OFFICE OF
BUREAU OF CONVEYANCES

Received for record this 24th
day of June A.D., 1980
at 12:30 o'clock P. M. and
Recorded at Liber 14807
on Pages 618

Doc# 1018195 TCT# 225255

SPACE ABOVE THIS LINE FOR REGISTRAR'S USE

EXCHANGE DEED

THIS INDENTURE, made this 13th day of June,
1980, by and between KOHALA CORPORATION, a Hawaii cor-
poration, whose principal place of business and post
office address is 130 Merchant Street, Honolulu, Hawaii
96813, hereinafter called "Kohala", and HAWAII CONFERENCE
FOUNDATION, a Hawaii nonprofit corporation, whose prin-
cipal office and post office address is 2103 Nuuanu Avenue,
Honolulu, Hawaii 96817, hereinafter called "Foundation",

W I T N E S S E T H :

That Kohala, in consideration of the conveyance
to it by Foundation as hereinafter set forth, does hereby
grant, bargain, sell and convey unto Foundation, its suc-
cessors and assigns, the following described property:

FIRST: That certain parcel of land situate
at North Kohala, Island and County of Hawaii,
State of Hawaii, more particularly described as
Lot 175, area 29.909 acres, as shown on Map 32,
filed in the Office of the Assistant Registrar
of the Land Court of Hawaii with Land Court Ap-
plication 1120 of Kohala Corporation, being a
portion of the land described in Certificate of
Title No. 18,775 issued to Kohala.

Together with a right of access over Lot 116,
as shown on Map 12, filed with said Land Court

Application 1120, and being also land described in Certificate of Title No. 18,775, pursuant to Land Court Order No. 56706, filed May 22, 1980.

SECOND: That certain parcel of land situate at North Kohala, Island, County and State of Hawaii, more particularly described as Lot 4-A, being a portion of Exclusion 4 of Land Court Application 1120, as more particularly described in the description of Lot 4-A of William Hee & Associates, Inc. dated April 23, 1980, attached hereto and made a part hereof.

SUBJECT, HOWEVER, as to both FIRST and SECOND above, to Declaration of Covenants, Conditions and Restrictions on Agricultural Lands dated January 8, 1980, filed in the Office of the Assistant Registrar as Document No. 1011158 and recorded in the Bureau of Conveyances of Hawaii in Liber 14704 at page 110, executed by Kohala.

TO HAVE AND TO HOLD the same, together with the rents, issues and profits thereof, the improvements thereon and the tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto Foundation, its successors and assigns, forever.

Kohala does hereby, for itself and its successors, covenant and agree with Foundation and its successors and assigns, that Kohala is lawfully seised in fee simple of the granted premises, that it has good right to sell and convey the same as aforesaid, that the same are free and clear of all encumbrances, except as herein set forth and real property taxes which will be prorated as of the date of execution and delivery hereof, and that it will and its successors shall warrant and defend the same unto Foundation, its successors and assigns, forever,

against the lawful claims and demands of all persons, except as herein set forth.

In consideration of the foregoing, Foundation does hereby grant, bargain, sell and convey unto Kohala, its successors and assigns, forever, the following described property:

All that certain parcel of land situate at North Kohala, County and State of Hawaii, being portions of Royal Patent No. 7242, Land Commission Award 10487 to Nuhi and Grant 2768 to Kaaua, more particularly shown as Parcel "B" containing an area of 39.564 acres on the map attached hereto and made a part hereof and marked Exhibit "A".

TO HAVE AND TO HOLD the same, together with the rents, issues and profits thereof, the improvements thereon and the tenements, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto Kohala, its successors and assigns, forever.

Foundation does hereby, for itself and its successors, covenant and agree to and with Kohala and its successors and assigns, that Foundation is lawfully seised in fee simple of the above granted premises, that it has good right to sell and convey the same, that the same are free and clear of all encumbrances, except real property taxes which are to be prorated as of the date of delivery of this instrument, and that it will and its successors shall warrant and defend the same unto Kohala, its successors and assigns, forever, against the lawful claims and demands of all persons, except as herein set forth.

Kohala and Foundation do hereby further agree that that certain Lease in favor of Kohala, then known as Kohala Sugar Company, recorded in said Bureau of Conveyances in Liber 4699 at page 158, is hereby cancelled and terminated.

IN WITNESS WHEREOF, the parties hereby have executed these presents the day and year first above written.

APPROVED
AS TO FORM

JUN - 3 1980

[Handwritten signature]

KOHALA CORPORATION

By *[Signature]*

Its VICE PRESIDENT

By *[Signature]*

Its ASST. SECRETARY

HAWAII CONFERENCE FOUNDATION

By *[Signature]*

Its Chairman

By *[Signature]*

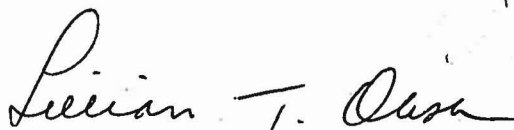
Its Treasurer

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

On this 19th day of June, 19 80,
before me appeared S. P. McCURDY and
JEAN B. STEVENS, to me personally known,
who, being by me duly sworn, did say that they are
VICE PRESIDENT and ASST. SECRETARY,
respectively, of KOHALA CORPORATION,

a Hawaii corporation; that the seal affixed to the foregoing
instrument is the corporate seal of said corporation; that
said instrument was signed and sealed in behalf of said
corporation by authority of its Board of Directors; and

said S. P. McCURDY and JEAN B. STEVENS
acknowledged the instrument to be the free act and deed of
said corporation.



Notary Public
State of Hawaii

My Commission expires MAY 21, 1983

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

On this 13th day of June, 1980,
before me appeared Frederick P. Whittemore and
C. Richard DuFresne, to me personally known,
who, being by me duly sworn, did say that they are
Chairman and Treasurer,
respectively, of HAWAII CONFERENCE FOUNDATION, a Hawaii
nonprofit corporation; that the seal affixed to the fore-
going instrument is the corporate seal of said corporation;
that said instrument was signed and sealed in behalf of said
corporation by authority of its Board of Directors; and said
Frederick P. Whittemore and C. Richard DuFresne
acknowledged the instrument to be the free act and deed of
said corporation.

Shelma C. Iutsunui
Notary Public
State of Hawaii

My Commission expires July 30, 1981

LS

LOT 4-A

LAND SITUATED APPROXIMATELY 600 FEET NORTH OF HAWI-NIULII ROAD

AT PAHOA, NORTH KOHALA, ISLAND OF HAWAII, HAWAII

BEING PORTIONS OF ROYAL PATENT 7794,

LAND COMMISSION AWARD 10,911 TO UMI

AND GRANT 2768 TO KAAUA

(BEING A PORTION OF EXCLUSION 4 OF LAND COURT APPLICATION 1120)

Beginning at the Southwest corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU O NALE" being 14,248.38 feet North and 6,781.70 feet East and running by azimuths measured clockwise from true South:

- | | | | |
|----|------|-----|--|
| 1. | 192° | 52' | 605.46 feet along remainders of Grant 2768 to Kaaua and R. P. 7794, L. C. Aw. 10,911 to Umi; |
| 2. | 273° | 59' | 55.26 feet along Lot 23 of Land Court Application 1120; |
| 3. | 5° | 44' | 615.60 feet along Lot 23 of Land Court Application 1120; |
| 4. | 101° | 29' | 131.08 feet along Lot 118-A of Land Court Application 1120 to the point of beginning and containing an area of 1.301 acre. |

Description Prepared By:

WILLIAM HEE & ASSOCIATES, INC.



1020 Auahi Street
Building 1, Room 1
Honolulu, Hawaii 96814

Jerry S. Nakagawa
Jerry S. Nakagawa
Registered Professional Surveyor
Certificate Number 1698

April 23, 1980

Lot 22 Land Court Application 1120
Kohala Sugar Company-owner

Pipe in conc mld 656
17,269.904 Puu-a-Naha'a
6,168.702

275° 30' — 7277.80

PARCEL 'A'
Area: 16.309 Acres

Nuhi

1120

L.C.A.W. 10.487

R.P. 7242, 275° 30' — 7280.23
Application

Lot 24 Land Court Application 1120
Kohala Sugar Company-owner

PARCEL 'B'
Area: 39.564 Acres

to Land

Portion of Exclusion 4
of Grant 2768
to Umi

10,911 to Umi

Lot 23 Land Court Application 1120
Kohala Sugar Company-owner

4784.92N Puu-a-Naha'a
5900.32E

0° 17' 30" — 1517.0

97° 45' — 522.90

3° 30' — 233.40

10° 02' — 185.64

Grant

R.P. 7794, L.C.A.W.
Portion of Exclusion 4 of
Land Court Application 1120
Kohala Sugar Company-owner

Lot 30
EASEMENT
34' Foot Wide
1753.40' Long

Land Court Application 1120
Kohala Sugar Company-owner

SUBDIVISION

OF
PORTION OF EXCLUSION 4 OF LAND COURT APPLICATION 1120
BEING

R.P. 7242, L.C.A.W. 10.487 TO NUHI AND PORTION OF
GRANT 2768 TO KAAUA

HIKIAUPEA, NORTH KOHALA, HAWAII, T.H.

Scale: 1" = 100'

February 3, 1955

HAWAIIAN GOVERNMENT MAIN ROAD to Kapaemahu

A. Jago
Registered Land Surveyor, Cert. No. 679

SUBDIVIDER Board of the Hawaiian Evangelical Association
TAX MAP KEY: 5-5-08-20

EXHIBIT 'A'