

STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

March 17, 2022 1:49 PM

Doc No(s) A - 81110899

Doc 1 of 1  
Pkg 11984934 ICL

/s/ LESLIE T KOBATA  
REGISTRAR

LAND COURT

REGULAR SYSTEM

Return By Mail  Pick-Up  To:

CARLSMITH BALL LLP  
ASB Tower, Suite 2200  
1001 Bishop Street  
Honolulu, Hawaii 96813  
Attention: Rodd H. Yano  
Telephone: (808) 523-2500

TITLE OF DOCUMENT:

**SUPPLEMENTAL DECLARATION TO HILO HILLSIDE ESTATES  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

PARTIES TO DOCUMENT:

DECLARANT: **MOANIALA HOLDINGS LLC**, a Hawaii limited liability company, whose mailing address is 280 Ponahawai Street #100, Hilo, Hawaii 96720

TAX MAP KEY(S): (3) 2-4-082-001 to 056, inclusive, 058 and 059

(This document consists of 24 pages.)

**SUPPLEMENTAL DECLARATION TO HILO HILLSIDE ESTATES  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**THIS SUPPLEMENTAL DECLARATION** is made this 16th day of March, 2022, by **MOANIALA HOLDINGS LLC**, a Hawaii limited liability company, whose mailing address is 280 Ponahawai Street, #100, Hilo, Hawaii 96720 (hereinafter referred to as "**Declarant**").

**R E C I T A L S:**

**WHEREAS**, Declarant recorded that certain Hilo Hillside Estates Declaration of Covenants, Conditions and Restrictions, dated January 19, 2012, in the Office of the Assistant Registrar, Land Court of the State of Hawaii ("**Land Court**") as Document No. T-8053268, as the same has been and may be further amended and supplemented from time to time (collectively the "**Declaration**"), and all capitalized terms used herein shall have the same meanings as set forth in the Declaration;

**WHEREAS**, the Project was deregistered and recorded in the Bureau of Conveyances of the State of Hawaii, as Document No. A-76600716;

**WHEREAS**, Declarant reserved unto itself in Section 8.1 of the Declaration, the right, power and authority to annex additional property to the Project, which additional property shall then be subject to the provisions of this Declaration, by Recording a Supplemental Declaration describing the additional property to be annexed; and

**WHEREAS**, Declarant desires to annex additional property to the Project (Phase II and Phase III);

**NOW THEREFORE**, Declarant, in consideration of the foregoing, and subject to the condition set forth below regarding the effective date of this instrument, does hereby declare as follows:

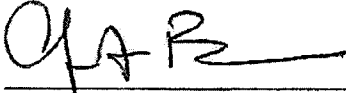
1. Exhibit A. Pursuant to the rights reserved unto Declarant under Section 8.1 of the Declaration, Declarant does hereby amend Exhibit A attached to include the property described in Exhibit 1 attached hereto and incorporated herein by reference..
2. Effective Date. The effective date ("**Effective Date**") of this instrument shall be the date upon which this instrument is recorded in the Bureau of Conveyances of the State of Hawaii.
3. No Other Effect. Except as expressly provided in paragraphs 1 and 2, above, in all other respects, the Declaration shall remain unmodified, and in full force and effect.

[remainder of page left intentionally blank]

IN WITNESS WHEREOF, Declarant has executed this instrument as of the date first above written.

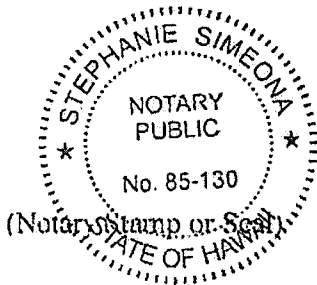
**Declarant:**

**MOANIALA HOLDINGS LLC,**  
a Hawaii limited liability company

By   
Name: Christopher A. Brillhante  
Title: Manager

STATE OF HAWAII )  
 ) ss.  
 COUNTY OF HAWAII )

On this 24<sup>th</sup> day of January, 2022, before me personally appeared CHRISTOPHER A. BRILHANTE, personally known/proved to me on the basis of satisfactory evidence, 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.



Stephanie Simeona  
 Name: Stephanie Simeona

Notary Public, State of Hawaii

Sept. 29, 2025

My commission expires: \_\_\_\_\_

<u>NOTARY CERTIFICATION STATEMENT</u>	
Document Identification or Description: <u>Supplemental Declaration to Hilo Hillside Estates Declaration of Covenants, Conditions and Restrictions</u>	
Document Date: <u>undated</u>	
No. of Pages: <u>24</u>	
Jurisdiction (in which notarial act is performed):	
<u>Stephanie Simeona</u> Signature of Notary Stephanie Simeona	Date of Notarization and Certification Statement
Printed Name of Notary	

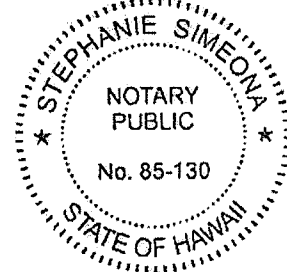


Exhibit 1

Phase II:

All of that certain parcel of land (being a portion of Lot 468, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii, as Document No. A-76600716) situate at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being Lots 1 to 73, inclusive of the "HILO HILLSIDE ESTATES, PHASE 2", as shown on map dated September 23, 2019, revised December 23, 2020, approved by the County of Hawaii, on January 8, 2021, Subdivision Number SPH-11-000016 5th REV and thus bounded and described in AFFIDAVIT recorded as Document No. A-77601005, said lots as described therein are as follows:

Lot:	Area:	Lot:	Area:	Lot:	Area:
1.	1.001 Ac.	26.	1.048 Ac.	51.	1.000 Ac.
2.	1.000 Ac.	27.	1.075 Ac.	52.	1.027 Ac.
3.	1.000 Ac.	28.	1.000 Ac.	53.	1.030 Ac.
4.	1.000 Ac.	29.	1.002 Ac.	54.	1.001 Ac.
5.	1.008 Ac.	30.	1.000 Ac.	55.	1.006 Ac.
6.	1.001 Ac.	31.	1.000 Ac.	56.	1.006 Ac.
7.	1.053 Ac.	32.	1.001 Ac.	57.	1.026 Ac.
8.	1.001 Ac.	33.	1.100 Ac.	58.	1.000 Ac.
9.	1.000 Ac.	34.	1.094 Ac.	59.	1.001 Ac.
10.	1.000 Ac.	35.	1.001 Ac.	60.	1.000 Ac.
11.	1.000 Ac.	36.	1.001 Ac.	61.	1.001 Ac.
12.	1.001 Ac.	37.	1.071 Ac.	62.	1.001 Ac.
13.	1.020 Ac.	38.	1.056 Ac.	63.	1.000 Ac.
14.	1.002 Ac.	39.	1.732 Ac.	64.	1.000 Ac.
15.	1.000 Ac.	40.	1.353 Ac.	65.	1.000 Ac.
16.	1.017 Ac.	41.	1.185 Ac.	66.	1.001 Ac.
17.	1.001 Ac.	42.	1.198 Ac.	67.	1.614 Ac.
18.	1.001 Ac.	43.	1.014 Ac.	68.	3.034 Ac.
19.	1.000 Ac.	44.	1.005 Ac.	69.	0.278 Ac.
20.	1.001 Ac.	45.	1.000 Ac.	70.	0.755 Ac.
21.	1.000 Ac.	46.	1.000 Ac.	71.	0.423 Ac.
22.	1.056 Ac.	47.	1.000 Ac.	72.	1.064 Ac.
23.	1.001 Ac.	48.	1.000 Ac.	73.	0.453 Ac.
24.	1.070 Ac.	49.	1.000 Ac.		
25.	1.108 Ac.	50.	1.000 Ac.		

BEING THE PREMISES ACQUIRED BY QUITCLAIM DEED

GRANTOR: MOANIALA HOLDINGS LLC, a Hawaii limited liability company

GRANTEE: MOANIALA HOLDINGS LLC, a Hawaii limited liability company

DATED: August 31, 2020

FILED: Land Court Document No. T-11203306

Phase III:

-ITEM I:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 1, area 1.020 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southeast corner of this parcel of land, being the southwest corner of Lot 2 and on the north side of Kalulu Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,106.04 feet south and 4,239.55 feet west, thence running by azimuths measured clockwise from true South:

1. 85° 40' 121.70 feet along Kalulu Street (Lot 22);
2. 175° 40' 365.19 feet along Lot 407 of Land Court Application No. 1205 (Map 109);
3. 265° 40' 121.70 feet along Puainako Street Extension;
4. 355° 40' 365.19 feet along Lot 2 to the point of beginning and containing an area of 1.020 acres, more or less.

-ITEM II:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State

of Hawaii, being LOT 2, area 1.020 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southwest corner of this parcel of land, being the southeast corner of Lot 1 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,106.04 feet south and 4,239.55 feet west, thence running by azimuths measured clockwise from true South:

1. 175° 40' 365.19 feet along Lot 1;
2. 265° 40' 121.70 feet along Puainako Street Extension;
3. 355° 40' 365.19 feet along Lot 3;
4. 85° 40' 121.70 feet along Kalulu Street (Lot 22) to the point of beginning and containing an area of 1.020 acres, more or less.

-ITEM III:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 3, area 1.020 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southeast corner of this parcel of land, being the southwest corner of Lot 4 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,087.65 feet south and 3,996.85 feet west, thence running by azimuths measured clockwise from true South:

1. 85° 40' 121.70 feet along Kalulu Street (Lot 22);
2. 175° 40' 365.19 feet along Lot 2;
3. 265° 40' 121.70 feet along Puainako Street Extension;
4. 355° 40' 365.19 feet along Lot 4 to the point of beginning and containing an area of 1.020 acres, more or less.

-ITEM IV:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 4, area 1.020 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southwest corner of this parcel of land, being the southeast corner of Lot 3 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,087.65 feet south and 3,996.85 feet west, thence running by azimuths measured clockwise from true South:

1. 175° 40' 365.19 feet along Lot 3;
2. 265° 40' 121.70 feet along Puainako Street Extension;
3. 355° 40' 365.19 feet along Lot 5;
4. 85° 40' 121.70 feet along Kalulu Street (Lot 22) to the point of beginning and containing an area of 1.020 acres, more or less.

-ITEM V:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 5, area 1.021 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southwest corner of this parcel of land, being the southeast corner of Lot 4 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,078.45 feet south and 3,875.50 feet west, thence running by azimuths measured clockwise from true South:



1. 175° 40' 365.19 feet along Lot 4;
2. 265° 40' 92.86 feet along Puainako Street Extension;
3. Thence along Kupulau Street (Lot 23), along a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
310° 40' 42.43 feet;
4. 355° 40' 305.19 feet along Kupulau Street (Lot 23);
5. Thence along Kupulau Street (Lot 23), along a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
40° 40' 42.43 feet;
6. 85° 40' 92.86 feet along Kalulu Street (Lot 22) to the point of beginning and containing an area of 1.021 acres, more or less.

-ITEM VI:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 6, area 1.012 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southwest corner of this parcel of land, being the southeast corner of Lot 7 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,053.93 feet south and 3,551.82 feet west, thence running by azimuths measured clockwise from true South:

1. 85° 40' 91.75 feet along Kalulu Street (Lot 22);
2. Thence along Kupulau Street (Lot 23), along a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
130° 40' 42.43 feet;
3. 175° 40' 305.19 feet along Kupulau Street (Lot 23);

4. Thence along Kupulau Street (Lot 23), along a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:
 

220°	40'	42.43	feet;
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5. 265° 40' 91.75 feet along Puainako Street Extension;
6. 355° 40' 365.19 feet along Lot 7 to the point of beginning and containing an area of 1.012 acres, more or less.

-ITEM VII:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 7, area 1.012 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the south corner of this parcel of land, being the southeast corner of Lot 6 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,053.93 feet south and 3,551.82 feet west, thence running by azimuths measured clockwise from true South:

1. 175° 40' 365.19 feet along Lot 6;
2. 265° 40' 120.67 feet along Puainako Street Extension;
3. 355° 40' 365.19 feet along Lot 8;
4. 85° 40' 120.67 feet along Kalulu Street (Lot 22) to the point of beginning and containing an area of 1.012 acres, more or less.

-ITEM VIII:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 8, area 1.235 acres, more or less, of the "HILO HILLSIDE ESTATES

PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southeast corner of this parcel of land, being the south corner of Lot 9 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,037.20 feet south and 3,331.11 feet west, thence running by azimuths measured clockwise from true South:

1. 85° 40' 100.67 feet along Kalulu Street (Lot 22);
2. 175° 40' 365.19 feet along Lot 7;
3. 265° 40' 193.98 feet along Puainako Street Extension;
4. 10° 00' 376.92 feet along Lot 9 to the point of beginning and containing an area of 1.235 acres, more or less.

ITEM IX:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 9, area 1.322 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the south corner of this parcel of land, being the southeast corner of Lot 8 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,037.20 feet south and 3,331.11 feet west, thence running by azimuths measured clockwise from true South:

1. 190° 00' 376.92 feet along Lot 8;
2. 265° 40' 235.29 feet along Puainako Street Extension;
3. 29° 54' 40" 441.77 feet along Reservoir Site and Government Land of Waiakea;
4. 85° 40' 80.00 feet along Kalulu Street (Lot 22) to the point of beginning and containing an area of 1.322 acres, more or less.

-ITEM X:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 11, area 1.178 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the north corner of this parcel of land, being the northwest corner of Lot 10 and on the north side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,103.92 feet south and 3,549.79 feet west, thence running by azimuths measured clockwise from true South:

1. 355° 40' 350.86 feet along Lot 10;
2. 33° 07' 40" 197.30 feet along Government Land of Waiakea;
3. 175° 40' 477.47 feet along Kupulau Street (Lot 24);
4. Thence along Kupulau Street (Lot 24), along a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
220° 40' 42.43 feet;
5. 265° 40" 90.00 feet along Kalulu Street (Lot 22) to the point of beginning and containing an area of 1.178 acres, more or less.

-ITEM XI:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 12, area 1.115 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southwest corner of this parcel of land, being the northwest corner of Lot 13 and on the east side of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,315.55 feet south and 4,013.35 feet west, thence running by azimuths measured clockwise from true South:

1. 175° 40' 146.00 feet along Kini Nani Place (Lot 25);
2. Thence along Kini Nani Place (Lot 25), along a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
220° 40' 42.43 feet;
3. 265° 40' 218.23 feet along Kalulu Street (Lot 22);
4. Thence along Kupulau Street (Lot 24), along a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
310° 40' 42.43 feet;
5. 355° 40' 146.00 feet along Kupulau Street (Lot 24);
6. 85° 40' 278.23 feet along Lot 13 to the point of beginning and containing an area of 1.115 acres, more or less.

-ITEM XII:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 13, area 1.065 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the northwest corner of this parcel of land, being the southwest corner of Lot 12 and on the east side of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,315.55 feet south and 4,013.35 feet west, thence running by azimuths measured clockwise from true South:

1. 265° 40' 278.23 feet along Lot 12;
2. 355° 40' 172.34 feet along Kupulau Street (Lot 24);

3. 88° 00' 278.46 feet along Lot 14;
4. 175° 40' 161.00 feet along Kini Place (Lot 25) to the point of beginning and containing an area of 1.065 acres, more or less.

-ITEM XIII:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 14, area 1.069 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southwest corner of this parcel of land, being the northwest corner of Lot 15 and on the east side of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,592.80 feet south and 4,011.74 feet west, thence running by azimuths measured clockwise from true South:

1. Following along Kini Nani Place (Lot 25), along a curve to the left with a radius of 355.00 feet, the chord azimuth and distance being:
  - 185° 10' 117.18 feet;
2. 268° 00' 278.46 feet along Lot 13;
3. 355° 40' 206.70 feet along Kupulau Street (Lot 24);
4. 104° 40' 314.72 feet along Lot 15 to the point of beginning and containing an area of 1.069 acres, more or less.

-ITEM XIV:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 15, area 1.059 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the northwest corner of this parcel of land, being the southwest corner of Lot 14 and on the east side of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,592.80 feet south and 4,011.74 feet west, thence running by azimuths measured clockwise from true South:

1. 284° 40' 314.72 feet along Lot 14;
2. 355° 40' 49.26 feet along Kupulau Street (Lot 24);
3. 50° 30' 58" 193.76 feet along Government Land of Waiakea;
4. 131° 00' 230.31 feet along Lot 16;
5. Thence along Kini Nani Place (Lot 25), along a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being:  
184° 01' 43.5" 33.67 feet;
6. Thence along Kini Nani Place (Lot 25), along a curve to the right with a radius of 45.00 feet, the chord azimuth and distance being:  
181° 31' 43.5" 30.00 feet;
7. Thence along Kini Nani Place (Lot 25), along a curve to the left with a radius of 355.00 feet, the chord azimuth and distance being:
8. 197° 50' 39.22 feet to the point of beginning and containing an area of 1.059 acres, more or less.

-ITEM XV:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 16, area 1.044 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the northwest corner of this parcel of land, being the northeast corner of Lot 17 and on the southerly end of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,718.53 feet south and 4,073.75 feet west, thence running by azimuths measured clockwise from true South:

1. Following along Kini Nani Place, along a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being:
 

242°	04'	49"	53.00	feet;
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2. 311° 00' 230.31 feet along Lot 15;
3. 50° 30' 58" 265.72 feet along Government Land of Waiakea;
4. 158° 00' 176.45 feet along Lot 17;
5. 201° 00' 141.00 feet along Lot 17 to the point of beginning and containing an area of 1.044 acres, more or less.

-ITEM XVI:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 17, area 1.213 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the northeast corner of this parcel of land, being the north corner of Lot 16 and on the southerly end of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,718.53 feet south and 4,073.75 feet west, thence running by azimuths measured clockwise from true South:

1. 21° 00' 141.00 feet along Lot 16;
2. 338° 00' 176.45 feet along Lot 16;
3. 50° 30' 58" 301.14 feet along Government Land of Waiakea;
4. 175° 40' 238.11 feet along Lot 1 of Hilo Hillside Estates, Phase 2, Lot 415 and Lot 414 of Land Court Application No. 1205 (Map 109);
5. 233° 00' 207.40 feet along Lot 18;
6. 201° 00' 141.00 feet along Lot 18;



7. Thence along the Kini Nani Place, along a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being:

291° 00' 20.00 feet to the point of beginning and containing an area of 1.213 acres, more or less.

-ITEM XVII:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 18, area 1.025 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the northeast corner of this parcel of land, being the southeast corner of Lot 19 and on the southwesterly end of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,673.20 feet south and 4,112.36 feet west, thence running by azimuths measured clockwise from true South:

1. Following along Kini Nani Place, along a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being:

332° 25' 11" 43.05 feet;

2. 21° 00' 141.00 feet along Lot 17;

3. 53° 00' 207.40 feet along Lot 17;

4. 175° 40' 278.95 feet along Lot 414, Lot 413 and Lot 412 of Land Court Application No. 1205 (Map 109);

5. 265° 40' 217.94 feet along Lot 19 to the point of beginning and containing an area of 1.025 acres, more or less.

-ITEM XIII:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and

recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 19, area 1.027 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southeast corner of this parcel of land, being the northeast corner of Lot 18 and on the southwesterly end of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,673.20 feet south and 4,112.36 feet west, thence running by azimuths measured clockwise from true South:

1. 85° 40' 217.94 feet along Lot 18;
2. 175° 40' 193.54 feet along Lot 412 and Lot 411 of Land Court Application No. 1205 (Map 109);
3. 265° 40' 48.68 feet along Lot 408 of Land Court Application No. 1205 (Map 109);
4. 280° 00' 247.54 feet along Lot 20;
5. Thence along Kini Nani Place (Lot 25), along a curve to the right with a radius of 305.00 feet, the chord azimuth and distance being:  
13° 36' 46.5" 78.43 feet;
6. Thence along Kini Nani Place (Lot 25), along a curve to the right with a radius of 45.00 feet, the chord azimuth and distance being:  
40° 25' 16.5" 30.00 feet;
7. Thence along Kini Nani Place (Lot 25), along a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being:  
30° 28' 16.5" 44.28 feet to the point of beginning and containing an area of 1.027 acres, more or less.

-ITEM XIX:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State

of Hawaii, being LOT 20, area 1.004 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the northeast corner of this parcel of land, being the southeast corner of Lot 21 and on the west side of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,327.30 feet south and 4,062.61 feet west, thence running by azimuths measured clockwise from true South:

1. 355° 40' 153.00 feet along Kini Nani Place (Lot 25);
2. Thence along Kini Nani Place, along a curve to the right with a radius of 305.00 feet, the chord azimuth and distance being:  
0° 56' 46.5" 56.13 feet;
3. 100° 00' 247.54 feet along Lot 19;
4. 175° 40' 147.61 feet along Lot 408 of Land Court Application No. 1205 (Map 109);
5. 265° 40' 245.00 feet along Lot 21 to the point of beginning and containing an area of 1.004 acres, more or less.

-ITEM XX:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 21, area 1.030 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southeast corner of this parcel of land, being the northeast corner of Lot 20 and on the west side of Kini Nani Place (Lot 25), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,327.30 feet south and 4,062.61 feet west, thence running by azimuths measured clockwise from true South:

1. 85° 40' 245.00 feet along Lot 20;

2. 175° 40' 184.00 feet along Lot 408 of Land Court Application No. 1205 (Map 109);
3. 265° 40' 215.00 feet along Kalulu Street (Lot 22);
4. Thence along Kini Nani Place, along a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:
  - 310° 40' 42.43 feet;
5. 355° 40' 154.00 feet along Kini Nani Place (Lot 25) to the point of beginning and containing an area of 1.030 acres, more or less.

-ITEM XXI:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 22, area 1.205 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southeast corner of this road lot, being the northeast corner of Lot 10 and being also a point on the westerly boundary of Government Land of Waiakea, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,083.60 feet south and 3,281.70 feet west, thence running by azimuths measured clockwise from true South:

1. 85° 40' 1,032.08 feet along Lot 10, Lot 11 Kupulau Street (Lot 24), Lot 12, Kini Nani Place (Lot 25) and Lot 21;
2. 175° 40' 50.00 feet across Kalulu Street;
3. 265° 40' 1,066.32 feet along Lot s 1 to 5, inclusive, Kupulau Street (Lot 23), and Lots 6 to 9 inclusive;
4. 29° 54' 40" 57.62 feet along Government Land of Waiakea;
5. 33° 07' 40" 2.99 feet along Government Land of Waiakea to the point of beginning and containing an area of 1.205 acres, more or less.

-ITEM XXII:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 23, area 0.688 acre, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the northeast corner of this road lot, being the northwest corner of Lot 6 on the south side of Puainako Street Extension, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 8,696.72 feet south and 3,670.90 feet west, thence running by azimuths measured clockwise from true South:

1. Following along Lot 6, along a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:  
40° 40' 42.43 feet;
2. 355° 40' 305.19 feet along Lot 6;
3. Thence along Lot 6, along a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:  
310° 40' 42.43 feet;
4. 85° 40' 140.00 feet along Kalulu Street (Lot 22);
5. Thence along Lot 5, along a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:  
220° 40' 42.43 feet;
6. 175° 40' 305.19 feet along Lot 5;
7. Thence along Lot 5, along a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:  
130° 40' 42.43 feet;
8. 265° 40' 140.00 feet along the south side of Puainako Street Extension to the point of beginning and containing an area of 0.688 acre, more or less.

-ITEM XXIII:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 24, area 1.036 acres, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the southeast corner of this parcel of land, being the south corner of Lot 11 and being also a point on the westerly boundary of Government Land of Waiakea, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,619.01 feet south and 3,631.10 feet west, thence running by azimuths measured clockwise from true South:

1. 33° 07' 40" 110.80 feet along Government Land of Waiakea;
2. 50° 30' 58" 15.42 feet along Government Land of Waiakea;
3. 175° 40' 574.30 feet along Lot 15, Lot 14, Lot 13 and Lot 12;
4. Thence along Lot 12, along a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:  
130° 40' 42.43 feet;
5. 265° 40' 140.00 feet along Kalulu Street (Lot 22);
6. Thence along Lot 11, along a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:  
40° 40' 42.43 feet;
7. 355° 40' 477.47 feet along Lot 11 to the point of beginning and containing an area of 1.036 acres, more or less.

-ITEM XXIV:-

All of that certain parcel of land (being a portion of Lot 467, as shown on Map 109 of Land Court Application No. 1205 (amended) of Cooke Trust Company, Limited, Trustee under the

Will and of the Estate of Akana Amelia Richardson, deceased, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 76600716), situate, lying and being at Kukuau 1st, District of South Hilo, Island and County of Hawaii, State of Hawaii, being LOT 25, area 0.727 acre, more or less, of the "HILO HILLSIDE ESTATES PHASE 3", as shown on map dated September 19, 2019, revised December 28, 2020, approved by the Planning Department, County of Hawaii, Subdivision File No. SPH-16-000026, on January 28, 2021, and thus bounded and described:

Beginning at the northwest corner of this road lot, being the northeast corner of Lot 21 and on the south side of Kalulu Street (Lot 22), the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 9,146.10 feet south and 4,106.42 feet west, thence running by azimuths measured clockwise from true South:

1. 265° 40' 110.00 feet along Kalulu Street (Lot 22);
2. Thence along Lot 12, along a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:  
40° 40' 42.43 feet;
3. 355° 40' 307.00 feet along Lot 12 and Lot 13;
4. Thence along Lot 14 and Lot 15, along a curve to the right with a radius of 355.00 feet, the chord azimuth and distance being:  
8° 20' 155.69 feet;
5. Thence along Lot 15, along a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being:  
1° 31' 43.5" 30.00 feet;
6. Thence along Lot 15 and Lot 16, along a curve to the right with a radius of 45.00 feet, the chord azimuth and distance being:  
40° 06' 32.5" 76.37 feet;
7. Thence along Lot 17, Lot 18 and Lot 19, along a curve to the right with a radius of 45.00 feet, the chord azimuth and distance being:  
169° 03' 05.5" 85.04 feet;
8. Thence along Lot 19, along a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being:  
220° 28' 16.5" 30.00 feet;

9. Thence along Lot 19 and Lot 20, along a curve to the left with a radius of 305.00 feet, the chord azimuth and distance being:  
188° 20' 133.76 feet;
10. 175° 40' 307.00 feet along Lot 20 and Lot 21;
11. Thence along Lot 21, along a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:  
130° 40' 42.43 feet to the point of beginning and containing an area of 0.727 acre, more or less.

BEING THE PREMISES ACQUIRED BY QUITCLAIM DEED

GRANTOR: MOANIALA HOLDINGS LLC, a Hawaii limited liability company

GRANTEE: MOANIALA HOLDINGS LLC, a Hawaii limited liability company

DATED: August 31, 2020

FILED: Land Court Document No. T-11203306