

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII

BUREAU OF CONVEYANCES

DOCUMENT NO. Doc A - 63900757

DATE - TIME June 30, 2017 8:02 AM

LAND COURT

REGULAR SYSTEM

After Recordation: Return by () MAIL TO (✓) PICKUP BY:

NTG
CADES SCHUTTE LLP
1000 Bishop Street, 12th Floor
Honolulu, Hawaii 96813

Total No. of Pages: 31

TITLE OF DOCUMENT:

MEMORANDUM OF HOSPITAL FACILITIES LEASE

PARTIES TO DOCUMENT:

LESSOR: HAWAII HEALTH SYSTEMS CORPORATION
LESSEE: MAUI HEALTH SYSTEM, A KAISER FOUNDATION
HOSPITALS LLC

TAX MAP KEY Nos.

(2) 3-8-046: 013, 024, 029, & 042

(2) 2-2-004: 034, 035, 057, 058, 067, 068, 075, 076, & 077

(2) 4-9-011: 004 & 013

(2) 4-9-015: 013

This MEMORANDUM OF HOSPITAL FACILITIES LEASE (“Memorandum”) is made and entered into on this 30th day of June, 2017, by the HAWAII HEALTH SYSTEMS CORPORATION, by its Chief Executive Officer, whose principal place of business and post office address is 3675 Kilauea Avenue, Honolulu, Hawaii 96816 (“Lessor”) and MAUI HEALTH SYSTEM, A KAISER FOUNDATION HOSPITALS LLC, a domestic limited liability company authorized to do business in the State of Hawaii, whose business and post office address is 3288 Moanalua Road, Honolulu, Hawaii 96819 (“Lessee”).

Lessor and Lessee have entered into that certain unrecorded State of Hawaii Hospital Facilities Lease dated April 22, 2016, as amended by that certain unrecorded First Amendment to Hospital Facilities Lease dated June 30, 2017 (the “Lease”), demising certain lands, located in the County of Maui, State of Hawaii, and more fully described in Exhibits A-1, A-2, and A-3 attached hereto and made a part hereof by reference, together with substantially all improvements, rights, easements, privileges and appurtenances thereunto belonging or appertaining as described therein (the “Leased Property”), upon and subject to all of the terms, covenants and conditions set forth in the Lease, all of the terms, covenants and conditions of which are incorporated here as though set forth in full. The term of the Lease shall commence on July 1, 2017, and shall expire on June 30, 2047, unless sooner terminated in accordance with the provisions of the Lease or extended in accordance with the provisions of the Lease.


Lessor and Lessee have entered into this Memorandum in order that third parties may have notice of the existence of the Lease and some of its specific provisions. This Memorandum is not a complete summary of the Lease. This Memorandum is not intended to amend, modify, or otherwise change the terms and conditions of the Lease. Provisions in this Memorandum shall not be used in interpreting the provisions of the Lease. In the event of a conflict between this Memorandum and the Lease, the Lease shall control.

The parties hereto agree that this Memorandum may be executed in counterparts, each of which shall be deemed in original, and said counterparts shall together constitute one and the same document, binding all of the parties hereto, their respective successors and assigns, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document. The submission of a signature page transmitted by facsimile or similar electronic transmission facility (e.g., e-mail) shall be considered as an “original” signature page for all purposes (other than recordation) so long as the original signature page is thereafter transmitted by mail or by other delivery service and the original signature page is substituted for the facsimile signature page in the original and duplicate originals of this instrument.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

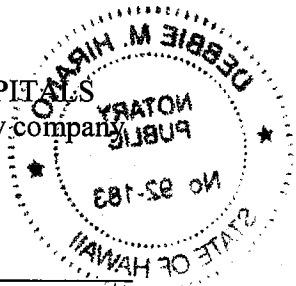
IN WITNESS WHEREOF, Lessor and Lessee have executed these presents, and Lessor has caused the seal of the Hawaii Health Systems Corporation to be hereunto affixed, as of the date indicated in the first full paragraph of this Memorandum.

HAWAII HEALTH SYSTEMS CORPORATION, a public body corporate and politic and instrumentality and agency of the State of Hawaii

By: 
Name: Linda Rosen
Its: Chief Executive Officer

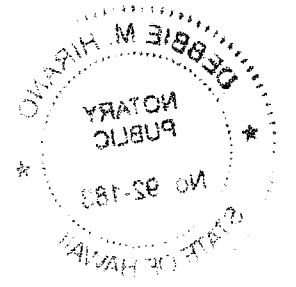
“Lessor”

MAUI HEALTH SYSTEM, A KAISER FOUNDATION HOSPITALS LLC, a domestic limited liability company



By: _____
Name: _____
Its: _____

“Lessee”



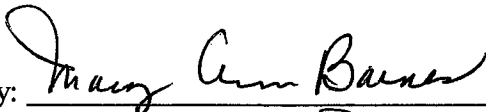
IN WITNESS WHEREOF, Lessor and Lessee have executed these presents, and Lessor has caused the seal of the Hawaii Health Systems Corporation to be hereunto affixed, as of the date indicated in the first full paragraph of this Memorandum.

HAWAII HEALTH SYSTEMS
CORPORATION, a public body corporate
and politic and instrumentality and agency
of the State of Hawaii

By: _____
Name: _____
Its: _____

“Lessor”

MAUI HEALTH SYSTEM, A
KAISER FOUNDATION HOSPITALS
LLC, a domestic limited liability company

By: 
Name: MARYANN BARNES
Its: CHAIRMAN & CHIEF EXECUTIVE OFFICER

“Lessee”

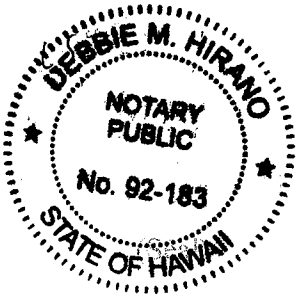
STATE OF HAWAII)
) SS.
CITY & COUNTY OF HONOLULU)

On this 27 day of June, 2017, before me personally appeared Undi Rosen, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

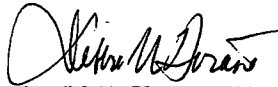


Type or print name: Debbie M. Hirano
Notary Public, in and for said
County and State.

My Commission Expires: March 24, 2020



Document Date: _____ Number of Pages: 8
Notary Name: Debbie M. Hirano First Judicial Circuit
Document Description: Memorandum of Hospital Facilities Lease

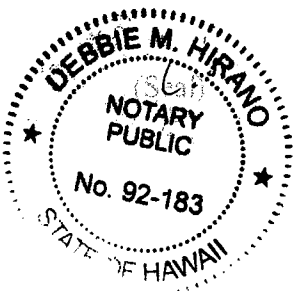


Notary Signature

6-27-17

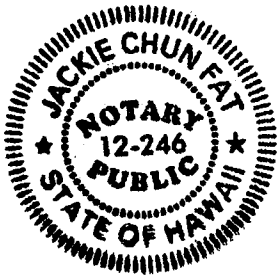
Date

NOTARY CERTIFICATION



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

On this 27th day of JUNE, 2017, before me personally appeared MARYANN BARNES, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



JACKIE CHUN FAT *Jackie Chun Fat*
Type or print name:
Notary Public, in and for said
County and State. HAWAII

My Commission Expires:
8/5/2020

(Seal)

Document Date: 6/27/17 Number of Pages: 8
Notary Name: JACKIE CHUN FAT 1ST Judicial Circuit
Document Description: Memorandum of Hospital Facilities Lease

Jackie Chun Fat 6/27/17
Notary Signature Date

NOTARY CERTIFICATION

(Seal)



Exhibit "A-1"
(MMMC Facility)

ATTACHED

Exhibit "A-1"



STATE OF HAWAII
SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HONOLULU

C.S.F. No. 25,490

February 22, 2016

(REVISED - FEBRUARY 2016)
MAUI MEMORIAL HOSPITAL SITE

Kalua, Wailuku, Maui, Hawaii

Being a portion of Royal Patent 4475, Land Commission Award 7713, Apana 23 to V. Kamamalu conveyed to the Hawaii Health Systems Corporation by the following:

- A. Deed: State of Hawaii to Hawaii Health Systems Corporation dated May 17, 1999 and recorded as Document No. 99-091448 (Land Office Deed S-28346).
- B. Quitclaim Deed: County of Maui to Hawaii Health Systems Corporation dated December 22, 1998 and recorded as Document No. 99-049328.
- C. Quitclaim Deed: County of Maui to Hawaii Health Systems Corporation dated December 5, 2000 and recorded as Document No. 2001-034546.
- D. Quitclaim Deed: Pan Pacific Medical Development, Inc. to Hawaii Health Systems Corporation dated October 9, 2002 and recorded as Document No. 2002-182031.

Being also Lots 1 and 2 of Maui Memorial Medical Center Subdivision, LUCA File No. 3.1787 and Lot B-1-A-1-B of Maui Memorial Hospital Lot, LUCA File No. 3.1367.

Beginning at the south corner of this parcel of land and on the north side of Mahalani Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 1043.42 feet North and 2098.94 feet East, thence running by azimuths measured clockwise from True South:-

1. 141° 42' 40" 94.92 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
2. 105° 15' 330.00 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
3. 198° 31' 30" 234.30 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
4. 141° 42' 40" 189.30 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
5. 224° 01' 30" 671.49 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
6. 275° 49' 30" 221.44 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
7. 252° 56' 30" 179.49 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
8. 302° 47' 30" 205.10 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
9. 318° 38' 30" 298.96 feet along the remainder of R.P. 4475, L.C.
Aw. 7713, Ap. 23 to V. Kamamalu;
10. Thence along the remainder of R.P. 4475, L.C. Aw. 7713, Ap. 23 to V. Kamamalu
on a curve to the right with a radius of
20.00 feet, the chord azimuth and distance
being:
350° 43' 51" 21.25 feet;

11. Thence along the north side of Mahalani Street on a curve to the right with a radius of 544.96 feet, the chord azimuth and distance being:
28° 24' 36" 106.17 feet;
12. Thence along the north side of Mahalani Street on a curve to the right with a radius of 544.96 feet, the chord azimuth and distance being:
36° 06' 12" 40.00 feet;
13. Thence along the north side of Mahalani Street on a curve to the right with a radius of 544.96 feet, the chord azimuth and distance being:
44° 24' 12" 117.65 feet;
14. 50° 36' 562.99 feet along the north side of Mahalani Street;
15. Thence along the north side of Mahalani Street on a curve to the right with a radius of 688.20 feet, the chord azimuth and distance being:
52° 58' 56.84 feet;
16. Thence along the north side of Mahalani Street on a curve to the right with a radius of 688.20 feet, the chord azimuth and distance being:
56° 59' 55" 40.00 feet;
17. Thence along the north side of Mahalani Street on a curve to the right with a radius of 688.20 feet, the chord azimuth and distance being:
59° 32' 25" 21.05 feet;
18. Thence along the north side of Mahalani Street on a curve to the right with a radius of 688.20 feet, the chord azimuth and distance being:
66° 02' 49" 135.04 feet
to the point of beginning and containing an
AREA OF 18.103 ACRES.

Vehicle access into and from Mahalani Street shall not be permitted over and across Courses 10, 11, 13, 14, 15 and 17 of the above-described Maui Memorial Hospital Site.

TOGETHER WITH, Easements 5, 8, 9, and 11 as designated on Maui Memorial Hospital Lot Subdivision, LUCA File No. 3.1774, and shown on plan attached hereto and made a part hereof and more particularly described as follows:

Being portions of Royal Patent 4475, Land Commission Award 7713, Apana 23 to V. Kamamalu and Royal Patent 1996, Land Commission Award 420 to Kuihelani.

EASEMENT 5 for Drainage and Sewerline Purposes

Beginning at the southeast corner of this easement and the end of Course 7 of the above-described Maui Memorial Hospital Site, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 2088.47 feet North and 2537.45 feet East, thence running by azimuths measured clockwise from True South:-

1. 72° 56' 30" 20.93 feet along the above-described Maui Memorial Hospital Site;
2. 180° 00' 15" 575.93 feet along the remainders of Lots 1 and 2 of Maui Memorial Hospital Lot Subdivision;
3. 270° 00' 15" 20.00 feet along Lot B-1-A-1-C of Maui Memorial Hospital Lot Subdivision;
4. 0° 00' 15" 546.00 feet along Lot B-2 of Maui Memorial Hospital Lot Subdivision;
5. 359° 58' 46" 23.79 feet along Lot 3 of Maui Memorial Hospital Lot Subdivision to the point of beginning and containing an AREA OF 11,457 SQUARE FEET.

EASEMENT 8 for Drainage Purposes

February 22, 2016

Beginning at the southwest corner of this easement, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 2246.93 feet North and 2306.92 feet East, thence running by azimuths measured clockwise from True South:-

1. 181° 45' 30" 15.14 feet along the remainder of Lot 1 of Maui Memorial Hospital Lot Subdivision;
2. 264° 02' 211.21 feet along the remainders of Lots 1 and 2 of Maui Memorial Hospital Lot Subdivision;
3. 0° 00' 15" 15.08 feet along the remainder of Lot 2 of Maui Memorial Hospital Lot Subdivision;
4. 84° 02' 211.68 feet along the remainders of Lots 1 and 2 of Maui Memorial Hospital Lot Subdivision to the point of beginning and containing an AREA OF 3171 SQUARE FEET.

EASEMENT 9 for Drainage Purposes

Beginning at the northeast corner of this easement and at the northeast corner Lot 2 of Maui Memorial Hospital Lot Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 2658.26 feet North and 2537.48 feet East, thence running by azimuths measured clockwise from True South:-

1. 0° 00' 15" 15.00 feet along the Lot B-2 of Maui Memorial Hospital Lot Subdivision;

2. 90° 00' 15" 91.17 feet along the remainder Lot 2 of Maui Memorial Hospital Lot Subdivision;
3. 180° 00' 15" 15.00 feet along the remainder of Lot 2 of Maui Memorial Hospital Lot Subdivision;
4. 270° 00' 15" 91.17 feet along Lot B-1-A-1-C of Maui Memorial Hospital Lot Subdivision to the point of beginning and containing and AREA OF 1368 SQUARE FEET.

EASEMENT 11 for Drainage and Sewerline Purposes

Beginning at the southwest corner of this easement and at the end of Course 6 of the above-described Maui Memorial Hospital Site, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 2035.82 feet North and 2365.86 feet East, thence running by azimuths measured clockwise from True South:-

1. 174° 12' 12.25 feet along Lot B-1-A-2 of Maui Memorial Hospital Lot Subdivision;
2. 144° 51' 139.50 feet along Lot B-1-A-2 of Maui Memorial Hospital Lot Subdivision;
3. 181° 45' 30" 97.95 feet along B-1-A-2 of Maui Memorial Hospital Lot Subdivision;
4. 264° 02' 20.18 feet along the remainder of Lot 1 of Maui Memorial Hospital Lot Subdivision;
5. 1° 45' 30" 93.99 feet along the remainder of Lot 1 of Maui Memorial Hospital Lot Subdivision;

February 22, 2016

6. 324° 51' 138.06 feet along the remainder of Lot 1 of Maui Memorial Hospital Lot Subdivision;
7. 354° 12' 13.51 feet along the remainder of Lot 1 of Maui Memorial Hospital Lot Subdivision;
8. 72° 56' 30" 20.39 feet along the above-described Maui Memorial Hospital Site to the point of beginning and containing an AREA OF 4952 SQUARE FEET.

TOGETHER ALSO WITH, Easements A, D and E as described in indenture dated July 5, 1983 and recorded in Liber 17160, Page 225, and shown on plan attached hereto and made a part hereof and more particularly described as follows:

Being portions of Royal Patent 4475, Land Commission Award 7713, Apana 23 to V. Kamamalu.

Being also portions of Lot B-1-B-2, and Lots 1 and 2 of Hale O Manao Lana Hou Phase II, LUCA File No. 3.1634.

EASEMENT A for Waterline Purposes

Beginning at the northeast corner of this easement, the true azimuth and distance from the end of Course 1 of the above-described Maui Memorial Hospital Site being: 105° 15' 81.97 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 1139.52 feet North and 1961.05 feet East, thence running by azimuths measured clockwise from True South:-

1. 20° 15' 104.92 feet along the remainders of Lots 1 and 2 of Hale O Mana Lana Hou Phase II and Lot B-1-B-2;

February 22, 2016

2. 40° 00' 43.69 feet along the remainder of Lot B-1-B-2;
3. 85° 36' 21.00 feet along the north side of Mahalani Street;
4. 220° 00' 55.77 feet along the remainder of Lot B-1-B-2;
5. 200° 15' 101.00 feet along the remainders of Lot B-1-B-2 and Lots 1 and 2 of Hale O Mana Lana Hou Phase II;
6. 285° 15' 15.06 feet along the above-described Maui Memorial Hospital Site to the point of beginning and containing an AREA OF 2291 SQUARE FEET.

EASEMENT D for Parking Lot Purposes

Beginning at the southeast corner of this easement and at the end of Course 3 of the above-described Maui Memorial Hospital Site, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 1426.92 feet North and 1796.19 feet East, thence running by azimuths measured clockwise from True South:-

1. 18° 31' 30" 38.69 feet along the above-described Maui Memorial Hospital Site;
2. 140° 41' 30" 101.81 feet along the remainder of Lot 1 of Hale O Manao Lana Hou Phase II;
3. 230° 41' 30" 20.96 feet along the remainder of Lot 1 of Hale O Manao Lana House Phase II;
4. 140° 41' 30" 18.94 feet along the remainder of Lot 1 of Hale O Manao Lana Hou Phase II;

5. 230° 41' 30" 13.57 feet along the remainder of Lot 1 of Hale O Manao Lana Hou Phase II;
6. 321° 42' 40" 100.17 feet along the above-described Maui Memorial Hospital Site to the point of beginning and containing an AREA OF 3309 SQUARE FEET.

EASEMENT E for Electrical Purposes

Beginning at the northwest corner of this easement, the true azimuth and distance from the end of Course 2 of the above-described Maui Memorial Hospital Site being: 285° 15' 140.00 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 1167.94 feet North and 1856.82 feet East, thence running by azimuths measured clockwise from True South:-

1. 285° 15' 36.78 feet along the above-described Maui Memorial Hospital Site;
2. 60° 00' 30.94 feet along the remainder of Lot 1 of Hale O Manao Lana Hou Phase II;
3. 105° 15' 15.00 feet along the remainder of Lot 1 of Hale O Manao Lana Hou Phase II;
4. 195° 15' 21.97 feet along the remainder of Lot 1 of Hale O Manao Lana Hou Phase II to the point of beginning and containing an AREA OF 569 SQUARE FEET.

SUBJECT, HOWEVER, to the following easements as shown on plan attached hereto and made a part hereof:

1. Easement 1 for Access Purposes as described in deed dated October 28, 1993 and recorded as Document No. 93-203161.
2. Easement 2 for Sewerline Purposes as described in deed dated October 28, 1993 and recorded as Document No. 93-203161.
3. Easements 3 and 4 for Sewerline Purposes as designated on Maui Memorial Medical Center Subdivision, LUCA File No. 3.1787.
4. Easement 5 for Underground Electrical Line Purposes as designated on Maui Memorial Medical Center Subdivision, LUCA File No. 3.1787.
5. Easement 2B for Sewerline Purposes covered by Grant of Easement: Hawaii Health Systems Corporation to County of Maui dated July 25, 2007 and recorded as Document No. 2008-056949.
6. Easement J for Sewerline Purposes covered by Grant of Easement: County of Maui to Lokahi Pacific dated June 17, 1985 and recorded in Liber 18849, Page 272.
7. Perpetual Non-Exclusive Fire Hydrant Easement F-1 covered by Grant of Easement: Hawaii Health Systems Corporation dated October 20, 2006 and recorded as Document No. 2006-195052.

C.S.F. No. 25.490

February 22, 2016

SUBJECT, ALSO to a proposed road widening parcel (7.00 feet wide)
along the north side of Mahalani Street.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: *Gerald Z. Yonashiro*
Gerald Z. Yonashiro
Land Surveyor

rk

Compiled from CSF 22100
and other Govt. Survey Records.

Exhibit "A-2"
(Kula Facility)

ATTACHED

Exhibit "A-2"



STATE OF HAWAII
SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HONOLULU

C.S.F. No. 25,491

February 22, 2016

(REVISED-FEBRUARY 2016)
KULA SANATORIUM SITE
WATER TANK SITES 1 AND 2
AND WATER PIPELINE EASEMENTS A, B, C AND D

Keokea, Makawao, Maui, Hawaii

Being Grant S-16,003 to the Hawaii Health Systems Corporation.

KULA SANATORIUM SITE

Beginning at the west corner of this parcel of land, at the northwest corner of Grant 421 to Kamaukoli and at the northeast corner of Grant 469 to J. Richardson, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O KALI" being 11,322.60 feet South and 8841.77 feet East, thence running by azimuths measured clockwise from True South:-

1. 213° 10' 45" 648.48 feet along Parcel B of Keokea Government Remnants;
2. 259° 08' 15" 184.95 feet along Parcel B of Keokea Government Remnants to the west side of retaining wall;

3. Thence along the west side of retaining wall along Parcel B of Keokea Government Remnants, the direct azimuth and distance being:
203° 49' 40" 203.98 feet;
4. 121° 07' 107.66 feet along Parcel B of Keokea Government Remnants;
5. 215° 00' 380.00 feet along Grant 6921 to Board of Hawaiian Evangelical Association;
6. 125° 00' 350.00 feet along Grant 6921 to Board of Hawaiian Evangelical Association;
7. 231° 15' 148.25 feet along the southeast side of Thompson Road;
8. 225° 12' 138.50 feet along the southeast side of Thompson Road;
9. 255° 29' 119.00 feet along the southeast side of Thompson Road;
10. 246° 56' 66.67 feet along the southeast side of Thompson Road;
11. 156° 56' 128.81 feet across Thompson Road and along the remainder of Parcel A of Keokea Government Remnants;
12. 237° 23' 373.00 feet along the southeast side of Kula Highway;
13. 247° 10' 215.00 feet along the southeast side of Kula Highway to the west end of Haleakala Road, Federal Aid Project E-13-A;
14. 330° 16' 13.00 feet along the west end of Haleakala Road, Federal Aid Project E-13-A;
15. 240° 16' 234.22 feet along the southerly side of Haleakala Road, Federal Aid Project E-13-A;
16. 350° 20' 17.83 feet along Parcel C of Keokea Government Remnants;

- | | | |
|-----|--------------|---|
| 17. | 286° 28' | 277.81 feet along Parcel C of Keokea Government Remnants; |
| 18. | 322° 37' | 108.50 feet along Parcel C of Keokea Government Remnants; |
| 19. | 42° 03' | 126.70 feet along Parcel C of Keokea Government Remnants; |
| 20. | 314° 28' 30" | 201.87 feet along Parcel C of Keokea Government Remnants; |
| 21. | 25° 44' 10" | 788.55 feet along Parcel C of Keokea Government Remnants; |

Thence along the east side of retaining wall along Parcel C of Keokea Government Remnants for the next two (2) courses, the direct azimuths and distances between points along said retaining wall being:

- | | | |
|-----|--------------|---|
| 22. | 330° 46' 15" | 138.47 feet; |
| 23. | 4° 31' 10" | 207.66 feet; |
| 24. | 291° 45' 45" | 139.48 feet along Parcel C of Keokea Government Remnants; |
| 25. | 307° 59' 30" | 95.76 feet along Parcel C of Keokea Government Remnants; |
| 26. | 33° 42' 30" | 284.98 feet along Parcel C of Keokea Government Remnants; |
| 27. | 40° 07' | 332.27 feet along Parcel C of Keokea Government Remnants; |
| 28. | 34° 53' 55" | 642.49 feet along Parcel C of Keokea Government Remnants; |

29. 114° 37' 20" 1197.50 feet along Grant 486, Apana 2 to Kaalauka, Grant 492 to Hilea and Grant 421 to Kamaukoli to the point of beginning and containing a GROSS AREA OF 60.999 ACRES and a NET AREA OF 60.472 ACRES, after excluding therefrom EXCLUSION 1 containing an AREA OF 0.527 ACRE, said EXCLUSION 1 being more particularly described as follows:

EXCLUSION 1:

Being a portion of the Government (Crown) Land of Keokea.

Being also a portion of Thompson Road.

Beginning at the northeast corner of this parcel of land, being also the end of Course 13 of the above-described Kula Sanatorium Site and on the south side of Haleakala Road, Federal Aid Project E-13-A, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O KALI" being 9341.40 feet South and 10,152.08 feet East, thence running by azimuths measured clockwise from True South:-

1. 330° 16' 13.00 feet along the west end of Haleakala Road, Federal Aid Project E-13-A;
2. 54° 49' 124.51 feet along Kula Sanatorium Site;
3. 48° 03' 121.39 feet along Kula Sanatorium Site;
4. 41° 27' 259.13 feet along Kula Sanatorium Site;
5. 66° 56' 113.83 feet along Kula Sanatorium Site;

- | | | |
|-----|----------|--|
| 6. | 156° 56' | 40.00 feet across Thompson Road; |
| 7. | 246° 56' | 104.78 feet along Kula Sanatorium Site; |
| 8. | 221° 27' | 252.39 feet along Kula Sanatorium Site; |
| 9. | 228° 03' | 126.07 feet along Kula Sanatorium Site; |
| 10. | 234° 49' | 4.47 feet along Kula Sanatorium Site; |
| 11. | 247° 10' | 126.56 feet along the southeast side of Kula Highway to the point of beginning and containing an AREA OF 0.527 ACRE. |

RESERVING to the State of Hawaii, its successors and assigns, a non-exclusive easement over the existing roads for access purposes, over and across the above-described Kula Sanatorium Site.

WATER TANK SITE 1

Beginning at the west corner of this parcel of land and on the northerly boundary of Grant 393 to Kealiiolelo, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O KALP" being 12,263.50 feet South and 10,894.80 feet East, thence running by azimuths measured clockwise from True South:-

- | | | |
|----|--------------|---|
| 1. | 204° 37' 20" | 213.96 feet along Parcel C of Keokea Government Remnants; |
| 2. | 294° 37' 20" | 100.00 feet along Parcel C of Keokea Government Remnants; |

3. 24° 37' 20" 213.96 feet along Parcel C of Keokea Government Remnants;
4. 114° 37' 20" 100.00 feet along Grant 415 to Nahaolelua and Grant 393 to Kealiiolelo to the point of beginning and containing an AREA OF 21,396 SQUARE FEET.

WATER TANK SITE 2

Beginning at the east corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O KALI" being 10,563.18 feet South and 10,995.05 feet East, thence running by azimuths measured clockwise from True South:-

1. 39° 46' 50.00 feet along Parcel C of Keokea Government Remnants;
2. 129° 46' 50.00 feet along Parcel C of Keokea Government Remnants;
3. 219° 46' 50.00 feet along Parcel C of Keokea Government Remnants;
4. 309° 46' 50.00 feet along Parcel C of Keokea Government Remnants to the point of beginning and containing an AREA OF 2500 SQUARE FEET.

WATER TANK SITES 1 and 2 shall have access to the Main Government Road over and across the Keokea Government Remnants and the Kula Sanatorium Site, over the existing roads as shown on plan attached hereto and made a part hereof.

WATER PIPELINE EASEMENT A:

C.S.F. No. 25,491

February 22, 2016

Being a strip of land ten (10.00) feet wide and extending five (5.00) feet on each side of the following-described centerline:

Beginning at the southeast end of this centerline, on the west boundary of the above-described Water Tank Site 1, the true azimuth and distance to the northwest corner of said Water Tank Site 1 being: 204° 37' 20" 63.51 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O KALI" being 12,126.73 feet South and 10,957.48 feet East, thence running by azimuths measured clockwise from True South:-

1. 135° 17' 228.39 feet;
2. 155° 17' 15" 638.55 feet;
3. 148° 46' 30" 248.23 feet to the easterly boundary of Kula Sanatorium Site and containing an AREA OF 11,152 SQUARE FEET.

WATER PIPELINE EASEMENT B:

Being a strip of land ten (10.00) feet wide and extending five (5.00) feet on each side of the following-described centerline:

Beginning at the north end of this centerline, on the south boundary of the above-described Water Tank Site 2, the true azimuth and distance to the west corner of said Water Tank Site 2 being: 129° 46' 36.75 feet, and the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O KALI" being 10,593.14 feet South and 10,952.89 feet East, thence running by azimuths measured clockwise from True South:-

1. 28° 56' 40" 127.97 feet;
2. 34° 45' 45" 222.22 feet;
3. 40° 18' 30" 350.60 feet;
4. 1° 54' 229.45 feet to the end of Course 2 of the above-described Water Pipeline Easement A and containing an AREA OF 9302 SQUARE FEET.

WATER PIPELINE EASEMENT C:

Being a strip of land ten (10.00) feet wide and extending five (5.00) feet on each side of the following-described centerline:

Beginning at the west end of this centerline, on the easterly boundary of the above-described Kula Sanatorium Site, the true azimuth and distance to the end of Course 20 of said Kula Sanatorium Site being: 205° 44' 10" 498.86 feet and the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O KALP" being 10,103.93 feet South and 10,539.76 feet East, thence running by azimuths measured clockwise from True South:-

1. On a curve to the left with a radius of 479.00 feet, the chord azimuth and distance being:
326° 04' 50" 193.59 feet;
2. 314° 25' 20" 409.29 feet to the northwest boundary of the above-described Water Tank Site 2 and containing an AREA OF 6042 SQUARE FEET.

WATER PIPELINE EASEMENT D:

Being a strip of land ten (10.00) feet wide and extending five (5.00) feet on each side of the following-described centerline:

Beginning at the west end of this centerline, on the easterly boundary of the above-described Kula Sanatorium Site, the true azimuth and distance to the end of Course 21 of said Kula Sanatorium Site being: 25° 44' 10" 130.74 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU O KALI" being 10,247.11 feet South and 10,470.74 feet East, thence running by azimuths measured clockwise from True South:-

1. 275° 38' 177.90 feet to the end of Course 1 of the above-described Water Pipeline Easement C and containing an AREA OF 1779 SQUARE FEET.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: *Gerald Z. Yonashiro*
Gerald Z. Yonashiro
Land Surveyor

rk

Compiled from CSF 24086
and other Govt. Survey Records.

Exhibit "A-3"
(Lanai Facility)

ATTACHED

Exhibit "A-3"



STATE OF HAWAII
SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HONOLULU

C.S.F. No. 25,492

February 22, 2016

(REVISED-FEBRUARY 2016)
LANAI COMMUNITY HOSPITAL SITE

PARTS 1, 2 AND 3

Island of Lanai, Hawaii

PART 1:

Being all of Lot 756 as shown on Map 67 of Land Court Application 862, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, containing an AREA OF 93,246 SQUARE FEET, covered by Transfer Certificate of Title 540,911 issued to the Hawaii Health Systems Corporation (Land Office Deed S-28374).

Lot 756 is subject, however, to a grant of easement in favor of Maui Electric Company, Limited and Hawaiian Telephone Company dated March 23, 1955 and filed as Document No. 172242 in the Office of the Assistant Registrar of the Land Court of the State of Hawaii.

Lot 756 is subject, also, to any other encumbrances that may be noted on Transfer Certificate of Title 540,911.

PART 2:

Being all of Lot 416-A as shown on Map 72 of Land Court Application 862, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, containing an AREA OF 10,039 SQUARE FEET, covered by Transfer Certificate of Title 540,911 issued to the Hawaii Health Systems Corporation (Land Office Deed S-28374).

Lot 416-A is subject, however, to any encumbrances that may be noted on Transfer Certificate of Title 540,911.

February 22, 2016

PART 3:

Being all of Lot 758-H as shown on Map 70 of Land Court Application 862, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii, containing an AREA OF 6539 SQUARE FEET, covered by Transfer Certificate of Title 540,911 issued to the Hawaii Health Systems Corporation (Land Office Deed S-28374).

Lot 758-H is subject, however, to any encumbrances that may be noted on Transfer Certificate of Title 540,911.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: *Gerald Z. Yonashiro*
Gerald Z. Yonashiro
Land Surveyor

rk

Compiled from CSF 22,843 and
Ld. Ct. Records.