



STATE OF HAWAII  
BUREAU OF CONVEYANCES  
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/s/ LESLIE T KOBATA  
REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail  Pickup  To:

Victoria Ward, Limited  
Ward Village (NTS)  
1240 Ala Moana Boulevard, Suite 200  
Honolulu, Hawaii 96814  
Telephone: (808) 591-8411

TG: 524380P

RS/1

Total Page(s): 5

Tax Map Key Nos.: (1) 2-3-002: 002; 059  
Lot E

**SUPPLEMENT TO COMMUNITY COVENANT  
FOR  
WARD VILLAGE**

**THIS SUPPLEMENT TO COMMUNITY COVENANT FOR WARD VILLAGE** (this "Supplement") is made this 10<sup>th</sup> day of May, 2021, by **VICTORIA WARD, LIMITED**, a Delaware corporation ("Declarant").

**BACKGROUND STATEMENT**

Declarant recorded that certain Community Covenant for Ward Village, on September 13, 2013, in the Bureau of Conveyances of the State of Hawaii, as Document Number A-50040794 (as may be amended and supplemented from time to time, the "Community Covenant"). The property subjected to the Community Covenant is referred to as "Ward Village."

Pursuant to Section 17.1 of the Community Covenant, until December 31, 2045, Declarant may expand Ward Village by recording one or more "Supplements" submitting to the terms of the Community Covenant all or any portion of the real property described on Exhibit B to the Community Covenant. Declarant may record such a Supplement without the consent of any person except the owner of such property, if not Declarant.

The property described on **Exhibit A** to this Supplement ("Additional Property") is a portion of the property described on Exhibit B to the Community Covenant. Declarant, as the

owner of the Additional Property, desires to submit the Additional Property to the terms of the Community Covenant and to subject the Additional Property to the additional covenants and easements, if any, set forth herein.

**NOW, THEREFORE**, Declarant hereby submits the Additional Property to the provisions of the Community Covenant and this Supplement, which shall hereafter encumber the title to the Additional Property and shall be binding upon all persons having any right, title, or any interest in the Additional Property, their respective heirs, legal representatives, successors, successors-in-title, and assigns. The provisions of this Supplement also shall be binding upon Ward Village Owners Association, a Hawaii nonprofit corporation ("**Owners Association**"), in accordance with the terms of the Community Covenant.

Pursuant to Section 3.2 of the Community Covenant, Declarant reserves the right, by future Supplement or amendment, to assign the Additional Property to one or more Service Areas and to subject the property to additional covenants, restrictions, and easements in connection therewith.

**[SIGNATURES APPEAR ON NEXT PAGE]**

IN WITNESS of the foregoing, Declarant has executed this Supplement as of the date first above written.

DECLARANT:

VICTORIA WARD, LIMITED, a Delaware corporation

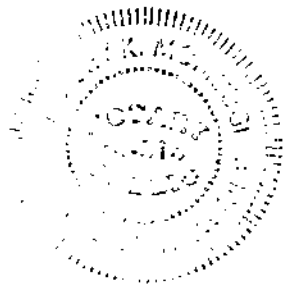
By *[Signature]*  
DOUG JOHNSTONE  
Its Vice President

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

SS:

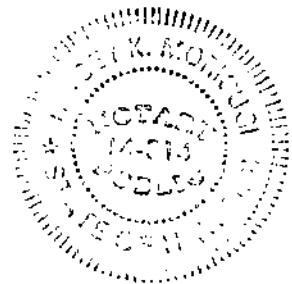
On this 10<sup>th</sup> day of MAY, 2021, in the First Judicial Circuit, State of Hawaii, before me personally appeared DOUG JOHNSTONE, to me known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument identified or described as SUPPLEMENT TO COMMUNITY COVENANT FOR WARD VILLAGE 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. The foregoing instrument is dated undated at time of notarization, and contained 5 page(s) (including Exhibit A), at the time of this acknowledgment/certification.



Tracey K. Morisugi  
Print Name of Notary Public  
Notary Public, STATE OF HAWAII  
My commission expires 09/14/2022  
*[Signature]*  
Signature of Notary Public

Document Date: undated at time of notarization #Pages: 5  
Notary Name: TRACEY K. MORISUGI First Circuit  
Doc. Description: Supplement to community  
*[Signature]* 6-10-21  
Notary Signature Date

NOTARY CERTIFICATION



**EXHIBIT A**

**ADDITIONAL PROPERTY**

All of that certain parcel of land (being portions of the land(s) described in and covered by Royal Patent 1990, Land Commission Award 10463, Apana 1 to Napela, Royal Patent 1990, Land Commission Award 10463, Apana 2 to Napela, Royal Patent 8237, Land Commission Award 1903, Apana 2 to Lolohi, Royal Patent 1944 to E.W. Clark, Land Commission Award 387 to the American Board of Commissioners for Foreign Missions) situate, lying and being at Kukuluaeo, Honolulu, City and County of Honolulu, State of Hawaii, being LOT E, containing an area of 119,437 square feet, more or less, as shown on Subdivision Map dated May 27, 2020, approved by the City and County of Honolulu on July 10, 2020, Subdivision File No. 2019/SUB-109 and thus bounded and described as follows:

Beginning at the northwest corner of this parcel, and on the southerly side of Ward Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 5,912.76 feet south and 2,435.30 feet west, and running by azimuths measured clockwise from true South:

1.     231° 52'             370.24         feet along southerly side of Ward Avenue;
  
2.     Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portion of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, on a curve to the right with a radius of 28.00 feet, the chord azimuth and distance being:  
  
          299° 46' 26"     21.06         feet;
  
3.     321° 52'             270.24         feet along the remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, and portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C.Aw. 10463, Apana 1 to Napela;
  
4.     Thence, along same, on a curve to the left with a radius of 256.00 feet, the chord azimuth and distance being:  
  
          320° 41' 54"     10.44         feet;
  
5.     52° 06' 30"         375.08         feet along same;
  
6.     Thence, along the north side of Auahi Street, on a curve to the left with a radius of 2038.00 feet, the chord azimuth and distance being:  
  
          118° 46' 43"     23.93         feet;
  
7.     Thence, along the remainders of Lot 4-A (Deregistered) of Map 12 and Lot 3

(Deregistered) of Map 8 of Land Court Consolidation 53, along the remainders of portions of R.P. 8237, L.C. Aw. 1903, Apana 2 to Lolohi, R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions, and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela, on a curve to the left with a radius of 1170.00 feet, the chord azimuth and distance being:

- |    |  |        |   |
|----|--|--------|---|
|    | 136° 03' 57"   | 236.51 | feet;   |
| 8. | 141° 52'   | 11.30  | feet along remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, portions of R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions and R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela; |
| 9. | Thence, along same, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being: |        |   |
|    | 186° 52'   | 42.43  | feet to the point of beginning and containing an area of 119,437 square feet, more or less.   |

**[END OF EXHIBIT A]**