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STATE OF HAWAII

BUREAU OF CONVEYANCES

DOCUMENT NO.

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Return by Mail ☐ Pickup ☒ To:

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

Total Page(s): 6

Tax Map Key: (1) 2-3-002-116

Land Block 1, Project 6

**SUPPLEMENT TO COMMUNITY COVENANT
FOR
WARD VILLAGE**

THIS SUPPLEMENT TO COMMUNITY COVENANT FOR WARD VILLAGE (this "**Supplement**") is made this 13th day of May, 2026, 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**."

Declarant is the fee simple owner of that certain property more particularly described on **Exhibit A** to this Supplement (the "**Additional Property**").

Pursuant to Section 17.1 of the Community Covenant, until December 31, 2045, Declarant may expand Ward Village by recording one or more "Supplements" (as defined in the Community Covenant) 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 Additional Property is a portion of the property described on Exhibit B to the Community Covenant. Declarant 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, and 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, 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" (as defined in the Community Covenant) and to subject the Additional 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.

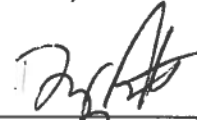
DECLARANT:

VICTORIA WARD, LIMITED, a Delaware corporation

By

Name

Title



David Schindler
Vice President

STATE OF HAWAII

CITY AND COUNTY OF HONOLULU

SS:

On this 12 day of MAY, 2026, in the First Judicial Circuit, State of Hawaii, before me personally appeared DOUG THALSTONE, 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 6 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 9/14/2026

Tracey K. Morisugi

Signature of Notary Public



Document Date: Undated at time of Notarization Pages: 6

Notary Name: TRACEY K. MORISUGI First Circuit

Doc. Description: Supplement to Community

Covenant for Ward Village

Notary Signature Tracey K. Morisugi Date 5-12-26

NOTARY CERTIFICATION

EXHIBIT A

ADDITIONAL PROPERTY

All of those certain parcels of land (being portions of the land(s) described in and covered by Royal Patent Number 5716, Land Commission Award Number 10605, Apana 7 to Kamakee Piikoi, Royal Patent Number 1944 to E. W. Clark, Land Commission Award Number 387 to the American Board of Commissioners for Foreign Missions, and Royal Patent Number 1990, Land Commission Award Number 10463, Apana 1 to Napela) situate at Kukuluaeo, Honolulu, City and County of Honolulu, Oahu, State of Hawaii, being also portion of the consolidation and resubdivision of Lot D-1, as shown on DDP File No. 2018/SUB-95, and Lot 3, Block 4, Map 8, of Land Court Consolidation No. 53 of Victoria Ward, Limited, Lot 4-A, Block 4, Map 12, of Land Court Consolidation No. 53 of Victoria Ward, Limited, and Lots J-1, J-2 and J-3, Map 2, of Land Court Application No. 670 of Victoria Ward, Limited, of DPP File No. 2008/SUB-58, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-46240641, being LOT F as shown on Subdivision Map dated May 27, 2020, approved by the Department of Planning and Permitting, City and County of Honolulu on July 10, 2020, Subdivision File No. 2019/SUB-109, and thus bounded and described per survey dated August 19, 2020:

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 5,654.60 feet south and 2,106.46 feet west, and running by azimuths measured clockwise from true South:

- | | | | | | |
|----|------|-----|-----|--------|---|
| 1. | 231° | 52' | | 256.02 | feet along southerly side of Ward Avenue; |
| 2. | 307° | 50' | 30" | 227.76 | feet along Lot 1 of Land Court Application 971 and Lot 10, Block 4, of Kewalo Tract; |
| 3. | 231° | 52' | | 139.88 | feet along Lot 10, Block 4, of Kewalo Tract; |
| 4. | 321° | 52' | | 100.00 | feet along southwest side of Queen Street; |
| 5. | 51° | 52' | | 116.62 | feet along Lot 13, Block 4, of Kewalo Tract, a portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi; |
| 6. | 308° | 46' | 15" | 51.34 | feet along same; |
| 7. | 231° | 52' | | 104.99 | feet along same; |
| 8. | 321° | 52' | | 100.00 | feet along southwest side of Queen Street; |
| 9. | 51° | 52' | | 91.77 | feet along Lot 16, Block 4, of Kewalo Tract, a portion of R.P. 5716, L.C. Aw. 10605, Apana 7 to Kamakee Piikoi, and along Lot A as shown on DPP File No. 2017/SUB-40; |

EXHIBIT A

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10. 114° 27' 40" 109.96 feet along Lot A as shown on DPP File No. 2017/SUB-40;
11. 24° 27' 40" 129.76 feet along same;
12. 114° 27' 40" 12.27 feet along same;
13. 51° 52' 71.13 feet along same;
14. 24° 27' 40" 74.86 feet along same;
15. 114° 27' 40" 71.86 feet along the remainder of Lot D-1 as shown on DPP File No. 2018/SUB-95;
16. Thence, along the remainders of Lots D-1 as shown on DPP File No. 2018/SUB-95 and 4-A (Deregistered) of Map 12 of Land Court Consolidation 53, on a curve to the right with a radius of 224.00 feet, the chord azimuth and distance being: 128° 09' 50" 106.12 feet;
17. 141° 52' 270.24 feet along remainders of Lot 4-A (Deregistered) of Map 12 of Land Court Consolidation 53 and portions of R.P. 1990, L.C. Aw. 10463, Apana 1 to Napela and R.P. 1944 to E.W. Clark, L.C. Aw. 387 to the American Board of Commissioners for Foreign Missions;
18. 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: 163° 57' 34" 21.06 feet; to the point of beginning and containing an area of 153,171 square feet, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : FIRST HAWAIIAN BANK, a Hawaii corporation, Trustee under that certain unrecorded Land Trust Agreement No. FHB-TRES 200602, dated September 20, 2006

GRANTEE : VICTORIA WARD, LIMITED, a Delaware corporation

DATED : July 9, 2015

RECORDED : Document No. A-56680701

[END OF EXHIBIT A]

EXHIBIT A
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