

**EXHIBIT "1"**

TMK (3) 1-5-038-108

All of those certain parcels of land situate at Keaau, District of Puna, Island and County of Hawaii, State of Hawaii, described as follows:

**-PARCEL FIRST:-**

LOT 225, area 1.000 acre, more or less, BLOCK 4, as shown on Map 57, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1053 (amended) of W. H. Shipman, Limited.

**-PARCEL SECOND:-**

An undivided 1/5750 interest in Lots 60, 62, 8297, 8363, 8385, 8387 and 3115 in Block 7, and Lot 1 in Block 10; as shown on Maps 10, 55, 56, 57, 58 and 65, respectively, of said Land Court Application No. 1053 (amended); and Lot 4-B, as shown on Map 2 of Land Court Application No. 1689 of W. H. Shipman, Limited, to be used in common with others entitled thereto, for roadway and utility purposes only.

Being land(s) described in Transfer Certificate of Title No. 1,164,632 issued to MARK DEL ROSARIO, husband of Abigail Del Rosario.

**BEING THE PREMISES ACQUIRED BY QUITCLAIM DEED**

GRANTOR : MARK DEL ROSARIO and ABIGAIL DEL ROSARIO, husband and wife  
GRANTEE : MARK DEL ROSARIO, husband of Abigail Del Rosario, as Tenant in Severalty  
DATED : September 27, 2018  
FILED : Land Court Document No. T-10503064

SUBJECT HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. **-AS TO PARCEL SECOND:-**
  - (A) **-AS TO LOTS 60 AND 62 ONLY:-** A right of way in favor of Lot 58, as granted by Deed dated September 24, 1945, filed as Land Court Document No. 104733.
  - (B) **-AS TO LOT 62 ONLY:-** Designation of Easement "29" for utility purposes, referenced on Map 10, as set forth by Land Court Order No. 17102, filed April 24, 1959.

- (C) -AS TO LOT 8387 ONLY:- Designation of Easement "30" for utility purposes, referenced on Map 57, as set forth by Land Court Order No. 17102, filed April 24, 1959.
- (D) -AS TO LOTS 62 AND 8387 ONLY:- GRANT in favor of HAWAII ELECTRIC LIGHT COMPANY, INC., dated April 24, 1959, filed as Land Court Document No. 236028; granting easements over said Easements "29" and "30".
- (E) -AS TO LOT 4-B ONLY:-
- (1) LEASE OF RIGHT OF WAY for utility purposes in favor of GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, now known as HAWAIIAN TELCOM, INC., dated May 6, 1955, filed as Land Court Document No. 181820, for a term of 30 years from May 6, 1955, and thereafter from year to year until terminated by either party on ninety (90) days written notice.
  - (2) Unrecorded right of way in favor of Olaa Sugar Company, Limited.
- (F) Exception, reservation and power in favor of Hawaiian Paradise Park Corp., its successors and assigns, to grant licenses, easements and privileges to others in, over, across and through said roadway lots for utilities, access and other service purposes, as set forth in Deed dated August 22, 1969, filed as Land Court Document No. 485009.
- Said exception, reservation and power was assigned to Paradise Hui Hanalike, a Hawaii nonprofit corporation, by that certain Quitclaim Assignment of Reservation of Rights dated December 18, 1985, as referenced in Land Court Order No. 77755, filed April 2, 1986.
- Note: - PARADISE HUI HANALIKE, a Hawaii nonprofit corporation is now known as HAWAIIAN PARADISE PARK OWNERS ASSOCIATION, by Land Court Document No. T-9289333, filed on June 8, 2015.
- (G) -AS TO LOTS 8297 AND 8387 ONLY:- FINAL ORDER OF CONDEMNATION filed in Civil No. 89-212 in the Circuit Court of the Third Circuit, State of Hawaii, on August 20, 1990, filed as Land Court Document No. 2276014 on December 4, 1995, in favor of the STATE OF HAWAII, condemning a portion of Lots 8297 and 8387 more particularly described therein. (Not noted on Transfer Certificate of Title referred to herein)
- (H) Various waterline easements and grants appurtenant to all lots entitled thereto.
- (I) Rights of others who own undivided interest(s) in the land described herein; roadway maintenance fee as set forth by instrument dated April 11, 1984, recorded in Liber 17863 at Page 391. (Not noted on Transfer Certificate of Title referred to herein)