

PROPERTY ADDRESS

TMK

[Tax Map Link](#)



Ashley Seeger

Vice President

Business Development

c: 808.222.3021

ASeeger@ortc.com

151 Hekili St #201, Kailua, HI 96734

[Visit my website](#)

[Click here to view a guide to this Property Profile](#)

Old Republic Title & Escrow of Hawaii | 737 Bishop Street | Suite 2200 | Honolulu, HI 96813-3705 | T: 808.566.0100

This information has been provided free of charge by Old Republic Title in conformance with the rules established by the Hawaii Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for Title Insurance and other services associated with the purchase or sale of a home. This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with the respect to the status of title, you should obtain a commitment, binder of policy of title insurance.

1600 WILIKINA DR, Apt C303

OPEN COUNTY SITE 

Taxkey: [1-7-3-11-4-103](#) | Subdivision: WAHIAWA | Project: WOODWINDS

PROPERTY BASICS

OWNER: COOPER, DOUGLAS D	TAX PAYER: COOPER, DOUGLAS D	TAX BILL: 1600 WILIKINA DR APT C303, WAHIAWA HI 96786 USA	ZONING: A-2
TENURE: Fee Simple	ANNUAL TAX (2024) : \$456.75	BUILDINGS: 1	CENSUS TRACT: 94.00
DWELLINGS: 1	PITT CODE: 1-RESIDENTIAL(Oahu, Hawaii)	LAND USE:	LAND SIZE: 0 sqft
BEDROOMS/BATHS: 1/1	LOT#:	ZIP: 96786	BUILDING SIZE: 506 sqft
			LEGAL INFO: APT C303 BLDG C WOODWINDS CONDO MAP 343 TOG/PKG STL THE SAME LETTER & NUMBER AS APT UND 0.54381% INT IN ALL COMMON ELEMENTS INCL THE LAND

Assessed Values

Exemptions

Year	Property Taxes	Land	Building	Tax Assessment	Land	Building	Total
2024	\$456.75 -193.25 -29.73%	\$59,700	\$190,800	\$250,500 +\$11,100 +4.64%	\$0	\$120,000	\$120,000
2023	\$650 +287.75 +79.43%	\$59,700	\$179,700	\$239,400 +\$35,900 +17.64%	\$0	\$100,000	\$100,000
2022	\$362.25 +15.40 +4.44%	\$52,800	\$150,700	\$203,500 +\$4,400 +2.21%	\$0	\$100,000	\$100,000
2021	\$346.85 +30.10 +9.50%	\$45,900	\$153,200	\$199,100 +\$8,600 +4.51%	\$0	\$100,000	\$100,000
2020	\$316.75 -114.80 -26.60%	\$50,500	\$140,000	\$190,500 -\$12,800 -6.30%	\$0	\$100,000	\$100,000
2019	\$431.55 +105.70 +32.44%	\$59,400	\$143,900	\$203,300 +\$30,200 +17.45%	\$0	\$80,000	\$80,000
		\$53,500	\$119,600	\$173,100 +\$13,600 +8.53%	\$0	\$80,000	\$80,000
2018	\$325.85 +25.85 +8.62%	\$44,600	\$114,900	\$159,500 +\$17,200 +12.09%	\$0	\$80,000	\$80,000
2017	\$300 No Change	\$39,200	\$103,100	\$142,300 +\$8,200 +6.11%	\$0	\$80,000	\$80,000
2016	\$300 No Change	\$38,000	\$96,100	\$134,100 +\$17,900 +15.40%	\$0	\$80,000	\$80,000
2015	\$300 No Change	\$36,900	\$79,300	\$116,200 +\$5,100 +4.59%	\$700	\$79,300	\$80,000
2014	\$300 No Change	\$35,700	\$75,400	\$111,100	\$4,600	\$75,400	\$80,000
2013	\$300						

CONDO NAME: WOODWINDS	PARKING SPACES: 1	CONDO STYLE: Highrise	FLOOR: 1
CONDO INTEREST:	CONDO TYPE: Interior	COMMON PROPERTY: pool	VIEW: Water Front

SALES

12/18/1979	AS - Agreement of Sale		\$49,500	
4/2/1985	DEED - Deed	MCCAFFREY KITPING Y, Individual	\$50,500 B/P 18539/74	
6/8/1989	DEED - Deed	BAJO CONSTANCIO/HELEN M, Individual	\$55,700 B/P 23275/410	
5/12/2004	DEED - Deed	GRONSETH, DAVID C E, Single Person or Individual (Tenants in Severalty) CONDOMINIUM MAP #343	\$80,000 DOC 04-094843	BOC
6/20/2006	TRANSD - Deed with zero price	GRONSETH, CAROLYN ELAINE, Trustee (Revocable Trust) *UNDER THAT CERTAIN UNRECORDED TRUST AGREEMENT *KNOWN AS THE CAROLYN ELAINE GRONSETH *REVOCABLE TRUST DATED DECEMBER 14, 2005 CAROLYN ELAINE GRONSETH REVOCABLE TRUST, Revocable Trust (Revocable Trust) CONDOMINIUM MAP #343	\$0 DOC 06-113185	BOC
4/30/2008	DEED - Deed	COOPER, DOUGLAS DANIEL, Married (Tenants in Severalty)	\$162,000 DOC 08-067919	BOC

DEVELOPER'S PUBLIC REPORT/ASSOCIATION BIENNIAL REGISTRATION

PROJECT NO: **656** PROJECT NAME: [WOODWINDS](#) ADDRESS: **1600 WILIKINA DR** DEVELOPER: **THE MCCORMACK LAND CO LTD**

RECORDED LOANS FOR 1-7-3-11-4-103

Original Loan Amount	Type	Lender Type	Lender	Recorded	Document	LCD
\$165,926	Veteran's Admin	BANK - Bank	American Bank	12/21/2011	DOC 43720595	BOC

BUILDING DETAILS

TMK# 1-7-3-11-4-103

BLDG 1 OF 1

CARD 1 OF 1

MAIN

YEAR BUILT: **1974**STYLE: **Condo**BLDG QUALITY: **(3) Fair**EFFECTIVE YEAR BUILT: **1974**SHAPE: **Rectangle**OCCUPANCY: **HPR**PHYSICAL CONDITION: **Average**ROOF STRUCTURE: **Concrete**FRAMING: **Concrete**COST & DESIGN FACTOR: **1.00%**ROOF MATERIAL: **Built-up**EXTERIOR WALL: **Other**

ECONOMIC FACTOR:

ROOF DESIGN: **Flat**INTERIOR WALL STRUCTURE: **Masonry**PERCENT COMPLETE: **100%**FOUNDATION: **Concrete**INTERIOR WALL MATERIAL: **Plaster Board**BUILDING VALUE: **\$190,800**CENTRAL AC/HEAT: **None**FLOORING: **Carpet**ATTIC: **None**

BASEMENT:

FLOOR CONSTRUCTION: **Concrete slab**POOL: **None**CEILING: **Plaster**

FLOOR AREAS

ROOMS

BATHS

LLLA: **0**FAMILY RMS: **0**FULL BATHS: **1**1ST STORY: **506**BEDROOMS: **1**HALF BATHS: **0**2ND STORY: **0**REC ROOMS: **No**ADD'L FIXT.: **1**ADDL STORY: **0**TOTAL RMS: **3**TOTAL FIXT.: **4**HALF STORY: **0**REC ROOM AREA: **0**ATTIC: **0**TOTAL SFLA 1: **506**BASEMENT: **0**

RESIDENTIAL BUILDING ADDITIONS

#	1st Story	Area
Main		506 sqft
B	PORCH CEILED RECESSED OPEN	75 sqft

BUILDING SKETCH

[OPEN COUNTY SITE](#) 

DEPARTMENT OF PLANNING AND PERMITTING

This data from the Department of Planning and Permitting is unofficial and is subject to change without notice. It is the user's responsibility to verify the accuracy of information from official documents which are available for inspection at the City department responsible for the data.

COUNCIL DIST. EFFECTIVE 2003 : **2 - ERNEST Y. MARTIN**

DEVELOPMENT PLAN DESIG : **PARKS & RECREATION (PUC ONLY, NO PARCEL DESIGNATIONS FOR OTHER DPs)**

DEVELOPMENT PLAN DESIG : **MEDIUM DENSITY APARTMENT (PUC ONLY, NO PARCEL DESIGNATIONS FOR OTHER DPs)**

HEIGHT LIMIT : **60 FEET**

HISTORIC SITE REGISTER : **NO**

NEIGHBORHOOD BOARDS : **26 - WAHIAWA**

SPECIAL DISTRICT : **NOT IN SPECIAL DISTRICT**

STREET SETBACK : **NONE**

DEVELOPMENT PLAN AREA : **CENTRAL OAHU ORD. 02-62, EFFECTIVE 2/18/2003**

DEVELOPMENT PLAN DESIG : **PRESERVATION (PUC ONLY, NO PARCEL DESIGNATIONS FOR OTHER DPs)**

FLOOD ZONE : **D - UNDETERMINED FLOOD HAZARD**

HEIGHT LIMIT : **STATE LAND USE STANDARDS**

LOT RESTRICTIONS : **NONE**

SMA/SHORELINE : **NOT IN SMA**

STATE LAND USE : **URBAN DISTRICT**

ZONING (LUO) : **A-2 MEDIUM-DENSITY APARTMENT DISTRICT**

BUILDING PERMITS

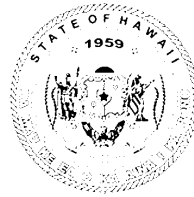
Start	End	Number	Amount	Status	Purpose	Owner
6/13/1973	9/1/1979	009981	\$400	Converted	Demolition	THE MCCORMACK LAND CO
6/21/1973	9/1/1979	010713	\$300,000	Converted		THE MCCORMACK LAND CO LTD
3/6/1974	9/1/1979	025969	\$11,000	Converted	Electrical - Plumbing - SWIM POOL	THE MCCORMACK LAND CO LTD
9/8/1976	9/1/1979	072135	\$2,500	Converted	Repair	HAROLD M GOODMAN
9/2/1977	9/1/1979	088656	\$4,000	Converted	Addition - Electrical - Plumbing	WOODWINDS ASSN OF OWNERS
2/24/1978	9/1/1979	096926	\$0	Converted	Electrical	WOODWIND ASSN OF OWNERS
4/4/1978	9/1/1979	098686	\$0	Converted	Plumbing	WOODWIND ASSOCIATION
7/25/1983	2/27/1984	182639	\$35,000	Completed	Electrical	WOODWINDS
9/26/1994	10/7/1994	358594	\$250	Completed	Plumbing	JEMIE GAMATRO
12/10/2001	4/9/2002	529338	\$95,000	Permit application closed	Electrical	Woodwinds AOA



NOTES

A large rectangular area with a light blue border and rounded corners, containing 15 horizontal lines for writing notes.

ADDITIONAL RELEVANT DOCUMENTS (IF ANY) ARE ATTACHED HERETO



**STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED**

March 30, 2022 2:13 PM
Doc No(s) A - 81240957

Doc 1 of 1
Pkg 11993766 KEO

/s/ LESLIE T KOBATA
REGISTRAR

LAND COURT ()

REGULAR SYSTEM ()

After Recordation, Return by () Mail or (X) Pick-up

Susan L. Fenton
ALDRIDGE PITE, LLP
810 Richards Street, Suite 700
Honolulu, HI 96813

TITLE OF DOCUMENT: **NOTICE OF LIS PENDENS**

PARTIES TO DOCUMENT:

PLAINTIFF: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST

DEFENDANTS: DOUGLAS DANIEL COOPER; ASSOCIATION OF APARTMENT OWNERS OF WOODWINDS; CHILD SUPPORT ENFORCEMENT AGENCY, STATE OF HAWAII; VICTORIA GRACE COOPER; and DOES 1 through 20, Inclusive

TAX MAP KEY: (1) 7-3-011-004-0103
1600 WILIKINA DRIVE #C303, WAHIAWA, HI 96786

(6 PAGES)

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**Electronically Filed
FIRST CIRCUIT
1CCV-22-0000368
30-MAR-2022
11:28 AM
Dkt. 4 NLP**

Attorneys for Plaintiff U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST

IN THE CIRCUIT COURT OF THE FIRST CIRCUIT

STATE OF HAWAII

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS COLLATERAL TRUST TRUSTEE OF FIRSTKEY MASTER FUNDING 2021-A COLLATERAL TRUST,

Plaintiff,

v.

DOUGLAS DANIEL COOPER; ASSOCIATION OF APARTMENT OWNERS OF WOODWINDS; CHILD SUPPORT ENFORCEMENT AGENCY, STATE OF HAWAII; VICTORIA GRACE COOPER; and DOES 1 through 20, Inclusive,

Defendants.

CIVIL NO.
(Foreclosure)

NOTICE OF LIS PENDENS; EXHIBIT A

I do hereby certify that the foregoing is a full, true and correct copy of the official court record of the Courts of the State of Hawaii.
Dated at: Honolulu, Hawaii 30-MAR-2022, /s/ Lori Ann Okita, Clerk of the First Judicial Circuit, State of Hawaii



NOTICE OF LIS PENDENS

NOTICE IS HEREBY GIVEN that pursuant to H.R.S. §501-151 and/or §634-51 an action has been commenced in the First Circuit Court of the State of Hawaii, in and for the City and County of Honolulu, by the above-named Plaintiff against the above-named Defendants. The purpose of the action is for judicial foreclosure to recover the amounts due to Plaintiff under a loan secured by the Mortgage recorded on December 21, 2011, in the Bureau of Conveyances of the State of Hawaii as Document No. A-43720595, that encumbers the below-described property.

The real property referred to and affected by this foreclosure proceeding is situated in the City and County of Honolulu, commonly described as 1600 Wilikina Drive #C303, Wahiawa, HI 96786 (TMK No. (1) 7-3-011-004-0103), and is legally described in **Exhibit A** attached hereto and incorporated herein by this reference.

DATED: San Diego, California, March 29, 2022.

/s/ Susan L. Fenton

SUSAN L. FENTON

Attorneys for Plaintiff

U.S. BANK TRUST NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY BUT
SOLELY AS COLLATERAL TRUST TRUSTEE
OF FIRSTKEY MASTER FUNDING 2021-A
COLLATERAL TRUST

EXHIBIT A

EXHIBIT "A"
Legal Description

For Tax Map ID(s): 1-7-3-011-004-0103

FIRST:

Apartment No. C303 of Building C (hereinafter called the "Apartment") comprising a portion of "WOODWINDS", a condominium project (hereinafter called the "Project") as described in and established by Declaration of Horizontal Property Regime dated March 18, 1974, recorded March 22, 1974 in Liber 9792 Page 59, as the same may have been amended from time to time (hereinafter called the "Declaration") as shown on the plans of the Project recorded in said Bureau as Condominium Map No. 343, as the same may have been amended from time to time (hereinafter called the "Condominium Map").

TOGETHER WITH the following appurtenant easements:

(a) An exclusive easement to use the Parking Stall designated on said Condominium File Plan by the same letter and number as said apartment.

(b) Non-exclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for, and support, maintenance and repair of said apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive use of the limited common elements as provided in the Declaration, as amended, and in all other apartments and limited common elements of said building for support.

SECOND:

An undivided 0.54381% interest in all common elements of the project including the land upon which said project is located as established for said Apartment by the Declaration, as amended, or such other percentage interest as hereinafter established for said apartment by any amendments of the Declaration, as tenant in common with the other owners and tenants thereof.

Being all of the property conveyed by the following:

Apartment Deed

Grantor: Carolyn Elaine Gronseth, as Trustee under that certain unrecorded Trust Agreement known as the Carolyn Elaine Gronseth Revocable Trust dated December 14, 2005
 Grantee: Douglas Daniel Cooper, married, as Tenant in Severalty
 Dated: April 25, 2008
 Recording Date: April 30, 2008
 Recording No.: 2008-067919

The land(s) upon which said Condominium Project is located is described as follows:

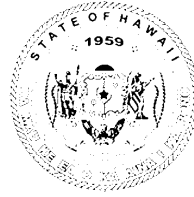
All of that certain parcel of land situate on the Northeasterly side of Wilikina Drive, at Wahiawa, City and County of Honolulu, State of Hawaii, being a portion of Grant 4623 to L. G. Kellogg, being also Lots 7, 8, A, 11, 12, 13, 14 and 15 of Kemoo Farm Lots, described as follows:

Beginning at the Northwest corner of this parcel of land on the Northeasterly side of Wilikina Drive, being also the Southwest corner of Lot 6 of Kemoo Farm Lots, the coordinates of which referred to U.S.M.R. Monument No. 35 being 494.64 feet South and 558.97 feet East and thence running by azimuths measured clockwise from true South:

1. 285° 30' 15" 44.00 feet along Lot 6 of Kemoo Farm Lots, along the remainder of Grant 4623 to L. G. Kellogg
2. 195° 30' 15" 55.24 feet along Lot 6 of Kemoo Farm Lots, along the remainder of Grant 4623 to L. G. Kellogg

EXHIBIT "A"
Legal Description

3.	342°	00'	19.00 feet along remainder of Grant 4623 to L. G. Kellogg
4.	274°	10'	58.00 feet along remainder of Grant 4623 to L. G. Kellogg
5.	285°	10'	41.00 feet along remainder of Grant 4623 to L. G. Kellogg
6.	263°	45'	100.00 feet along remainder of Grant 4623 to L. G. Kellogg
7.	257°	10'	24.00 feet along remainder of Grant 4623 to L. G. Kellogg
8.	290°	05'	23.48 feet along remainder of Grant 4623 to L. G. Kellogg
9.	301°	30'	10.26 feet along remainder of Grant 4623 to L. G. Kellogg
10.	260°	40'	32.00 feet along remainder of Grant 4623 to L. G. Kellogg
11.	237°	20'	82.00 feet along remainder of Grant 4623 to L. G. Kellogg
12.	231°	00'	127.00 feet along remainder of Grant 4623 to L. G. Kellogg
13.	308°	00'	29.76 feet along remainder of Grant 4623 to L. G. Kellogg
14.	7°	50'	44.67 feet along remainder of Grant 4623 to L. G. Kellogg
15.	351°	00'	58.00 feet along remainder of Grant 4623 to L. G. Kellogg
16.	320°	40'	153.57 feet along remainder of Grant 4623 to L. G. Kellogg
17.	306°	34'	110.00 feet along remainder of Grant 4623 to L. G. Kellogg
18.	255°	00'	32.00 feet along remainder of Grant 4623 to L. G. Kellogg
19.	337°	00'	28.00 feet along remainder of Grant 4623 to L. G. Kellogg
20.	295°	00'	8.16 feet along remainder of Grant 4623 to L. G. Kellogg
21.	323°	33'	16.63 feet along remainder of Grant 4623 to L. G. Kellogg
22.	265°	57' 30"	70.37 feet along remainder of Grant 4623 to L. G. Kellogg
23.	325°	39'	84.00 feet along remainder of Grant 4623 to L. G. Kellogg
24.	15°	30' 15"	18.45 feet along remainder of Grant 4623 to L. G. Kellogg
25.	105°	30' 15"	872.23 feet along U.S. Military Reservation and State of Hawaii land
26.	129°	32' 20"	73.65 feet along the Northeasterly side of Wilikina Drive to the point of beginning and containing an area of 2.539 acres, more or less.



STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

May 31, 2022 8:15 AM

Doc No(s) A - 81860611

Doc 1 of 1
Pkg 12029321 ICL

/s/ LESLIE T KOBATA
REGISTRAR

LAND COURT SYSTEM
AFTER RECORDATION, RETURN TO:
EKIMOTO & MORRIS, LLLC
ARLETTE S. HARADA, ESQ. [tz]
KENDALL BUILDING
888 MILILANI STREET, 2ND FLOOR
HONOLULU, HAWAII 96813

REGULAR SYSTEM
RETURN BY: MAIL PICKUP

Total Page(s): 7

NOTICE OF LIEN

Lienor: ASSOCIATION OF APARTMENT OWNERS OF WOODWINDS
Debtor(s): DOUGLAS DANIEL COOPER
Property: Apt. No. C303, Woodwinds
Document No. 2008-067919
Tax Map Key No. (1) 7-3-011-004 CPR No. 0103

Pursuant to and in accordance with §514B-146 of the Hawaii Revised Statutes, Lienor, by its Board of Directors, hereby files its Notice of Lien for unpaid assessments against that certain property described in Exhibit "A" attached hereto and incorporated herein by reference, which property is subject to Chapter 514B, Hawaii Revised Statutes, and is owned or reputedly owned by Debtor(s), by that certain instrument dated April 25, 2008 and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2008-067919.

Notice of Lien #C303
Woodwinds/Cooper

The amount of said lien, exclusive of collection costs, is FOURTEEN THOUSAND ONE HUNDRED AND 68/100 DOLLARS (\$14,100.68) as of May 27, 2022.

Notice is further given that the amount of the lien claimed herein includes all other additional unpaid amounts heretofore or hereafter assessed, including all costs, expenses, and attorneys' fees, incurred by or on behalf of the association for collecting any delinquent assessments against the subject property and foreclosing the lien thereon.

DATED: Honolulu, Hawaii, MAY 27 2022 .

ASSOCIATION OF APARTMENT OWNERS OF
WOODWINDS

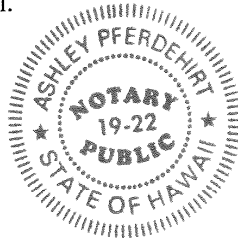
By: Its Attorney-in-Fact
EKIMOTO & MORRIS,
A Limited Liability Law Company

By: 
Arlette S. Harada
Its: Authorized Agent

Notice of Lien #C303
Woodwinds/Cooper

STATE OF HAWAII)
) ss.
CITY AND COUNTY OF HONOLULU)

On this 27th day of May, 2022, before me appeared ARLETTE S. HARADA to me personally known, who being by me duly sworn, did say that she is an Authorized Agent of EKIMOTO & MORRIS, a Limited Liability Law Company, Attorney-in-Fact of the Board of Directors of the ASSOCIATION OF APARTMENT OWNERS OF WOODWINDS, duly appointed under Power of Attorney dated the 5th day of August, 2014, recorded in the Bureau of Conveyances of the State of Hawaii, on March 23, 2015 as Document No. A-55600761, which Power of Attorney is in full force and effect; that the foregoing instrument was signed on behalf of said Association by authority of its Board of Directors, and acknowledged that she executed the same as the free act and deed of said Association. Said Association has no seal.



Ashley Pferdehirt
Print Name: Ashley Pferdehirt
Notary Public, State of Hawaii

My Commission Expires: 01-20-2023

<u>NOTARY CERTIFICATION STATEMENT</u>	
Document Identification or Description: <u>Notice of Lien - Apt. C303, Woodwinds</u> (Put title of document, together with Apt. No. and Name of Project)	
Document Date: <u>MAY 27 2022</u>	
No. of Pages: <u>7</u>	Jurisdiction: First Circuit (in which notarial act is performed)
<u>Ashley Pferdehirt</u> Signature of Notary	<u>MAY 27 2022</u> Date of Notarization and Certification Statement
<u>Ashley Pferdehirt</u> Printed Name of Notary	 (Official Stamp or Seal)

Notice of Lien #C303
Woodwinds/Cooper

EXHIBIT "A"**-FIRST:-**

Apartment No. C303 in Building C of the Condominium Project known as the "WOODWINDS", as established in Restated Declaration of Condominium Property Regime dated June 9, 2006, recorded as Document No. 2006-118155, of which the original Declaration dated March 18, 1974, is recorded in said Bureau of Conveyances in Liber 9792 at Page 59, as amended, and as shown on Condominium Map No. 343 and any amendments thereto.

Together with appurtenant easements as follows:

- (A) An exclusive easement to use the parking stall(s), if any, as shown in said Declaration, as amended.
- (B) Non-exclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for, and support, maintenance and repair of said Apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive use of the limited common elements as provided in said Declaration, as amended, and in all other apartments and limited common elements of said building for support.

-SECOND:-

An undivided 0.54381% interest in all common elements of the Project including the land described in said Declaration, as amended as established for said Apartment by said Declaration, as amended, or such other percentage hereafter established for said Apartment by any amendment of said Declaration, as amended, as tenant in common with other owners and tenants thereof.

The land upon which said Condominium Project "WOODWINDS" is located is described as follows:

All of those certain parcels of land (being a portion of the land described in and covered by Land Patent Grant Number 4623 to L. G. Kellogg) situated on the northeasterly side of Wilikina Drive, at Wahiawa, Honolulu, City and County of Honolulu, State of Hawaii, being LOTS 7, 8, A, 11, 12, 13, 14 and 15 of the "KEMOO FARM LOTS", and containing an area of 2.539 acres, more or less, as described as per survey of George S. Yoshimura, Registered Professional Surveyor, dated June 1, 1973.

Said parcels of land being more particularly described in Restated Declaration of Condominium Property Regime recorded as Document No. 2006-118155, of which the original Declaration dated March 18, 1974, is recorded in said Bureau of Conveyances in Liber 9792 at Page 59, as amended.

BEING THE PREMISES ACQUIRED BY APARTMENT DEED

GRANTOR : DAVID C. E. GRONSETH, unmarried

GRANTEE : CAROLYN ELAINE GRONSETH, as Trustee under that certain unrecorded Trust Agreement known as the Carolyn Elaine Gronseth Revocable Trust dated December 14, 2005, with full powers to sell, mortgage, lease or otherwise deal with the land

DATED : May 19, 2006

RECORDED : Document No. 2006-113185

SUBJECT, HOWEVER, to the following:

1. Any lien for real property taxes not yet delinquent.
(Tax Map Key: Oahu 7-3-011-004, CPR No. 103)
2. -AS TO LOT 13:- Easement "B" (20 feet wide) area 715 square feet, for ingress and egress over and across said Lot 13.
3. -AS TO LOT 15 (30-foot Roadway):- The rights of ingress and egress of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14 and 16 of the Kemoo Farm Lots.
4. Reservation in favor of Castle & Cooke, Inc., its successors and assigns, as owner from time to time of adjacent lands, the following rights and easements, as contained in Deed dated December 21, 1964, recorded in Liber 4913 at Page 442, as follows:

"1. A perpetual right and easement for all road and utility purposes and for the operation and maintenance of a reservoir and dam in adjoining lands over, across, along, upon and under Easement "B" within said Lot 13 and over, across, along, upon and under said Lot 15."

"2. A perpetual right and easement to flood those portions of Lots 7, 8, 9, 10, 11, 12, 13 and 14", "which lie below the level of the 860 foot contour above mean sea level. (U.S.G.S. Datum)."

5. The terms and provisions contained in the following:

INSTRUMENT : RESTATED DECLARATION OF CONDOMINIUM
PROPERTY REGIME OF WOODWINDS

DATED : June 9, 2006
RECORDED : Document No. 2006-118155
MAP : 343 and any amendments thereto

The foregoing Restated Declaration restates the original Declaration dated March 18, 1974, recorded in Liber 9792 at Page 59, and any amendments thereto.

NOTE: Any recorded amendments to the Declaration of Horizontal Property Regime amending the assignment of parking stalls to and from apartments other than the specific apartment described herein, have been purposely omitted herefrom.

6. The terms and provisions contained in the following:

INSTRUMENT : RESTATED BY-LAWS OF THE ASSOCIATION OF
APARTMENT OWNERS WOODWINDS REGIME OF
WOODWINDS

DATED : June 9, 2006
RECORDED : Document No. 2006-118156
MAP : 343 and any amendments thereto

The foregoing Restated By-Laws restates the original By-Laws dated March 18, 1974, recorded in Liber 9792 at Page 59, and any amendments thereto.

7. The terms and provisions contained in the following:

INSTRUMENT : EASEMENT EXCHANGE AGREEMENT

DATED : July 9, 1974
RECORDED : Liber 10049, Page 42
PARTIES : McCORMACK LAND COMPANY, LTD., a Hawaii
corporation, and CASTLE & COOKE, INC., a Hawaii
corporation

8. MEMORANDUM OF SITE LEASE dated January 12, 2007, recorded as Document No. 2007-045190, entered into by and between the ASSOCIATION OF APARTMENT OWNERS OF WOODWINDS, an unincorporated association, "Landlord", and CORAL WIRELESS, LLC, a Delaware limited liability company, doing business as MOBI PCS, "Tenant"; leasing and demising a portion of the rooftop of the building located on Landlord's property described in Exhibit "A"

attached thereto, for the purpose of Tenant's installation and operation of a telecommunication antenna facility, for a term of 5 years commencing October 1, 2005, and ending on September 30, 2010, with option to extend the term of the Lease for five successive additional terms of 5 years each.

Said Lease is subject to any matters arising from or affecting the same.

9. The terms and provisions contained in Apartment Deed dated August 30, 1974, recorded in Liber 10136 at Page 1.

TOGETHER WITH, all built-in furniture, attached existing fixtures, built-in appliances, water heater, electrical and/or gas and plumbing fixtures, attached carpeting, range, smoke detectors, existing window coverings, refrigerator, and any other personal property, if any, attached to the premises.

END OF EXHIBIT "A"