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IN THE CIRCUIT COURT OF THE FIRST CIRCUIT
STATE OF HAWAII

HONSADOR HOLDINGS, LLC., a
Delaware Limited Liability Corporation;
ODYSSEA A, LLC, a Hawai'i Limited
Liability Corporation fka, **HON LUMBER
ACQUISITION, LLC**, a Hawai'i Limited
Liability Corporation; **RICHARD R.
FOREMAN**, individually;
Plaintiffs,

v.

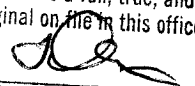
KEY PRINCIPAL PARTNERS, LLC, a
Delaware Limited Liability Corporation;
KEYCORP, an Ohio Corporation; **JAMES J.
PAPPAS**, individually; **JAMES J. PAPPAS
1999 QUALIFIED ANNUITY TRUST**;
HONSADOR LUMBER CORPORATION,
a Hawai'i Corporation; **ARIEL TRUSS
(Hawai'i), Inc.**, a Hawai'i Corporation;
**HONOLULU WOOD TREATING
COMPANY, LTD.**, et al.,
Defendants.

CIVIL NO. 04-1-2140-11 SSM
(Other Civil Action) *NON*

AMENDED FINAL JUDGMENT

Trial : *April 24, 2007*
Judge : *Sabrina McKenna*

I do hereby certify that this is a full, true, and
correct copy of the original on file in this office.


Clerk Circuit Court, First Circuit

~~Compliance Program~~

Date: _____

AMENDED FINAL JUDGMENT

Under Rule 60 (a) of the Hawaii Rules Civil Procedure, the Court enters this Amended Final Judgment correcting the Court's judgment entered on June 13, 2007, and hereby ORDERS that pursuant to:

(1) the "Stipulation For Partial Dismissal With Prejudice Re All Claims Against And By Defendants James J. Pappas, James J. Pappas 1999 Qualified Annuity Trust, Kumukahi Holdings Inc., fka Honsador Lumber Corporation, Mantes Holdings LLC, as Successor by Merger to Ariel Truss (Hawaii), Inc., and Moaniala Holdings Inc., fka Honolulu Wood Treating Co., Ltd." filed February 21, 2007 ("the Plaintiff/Pappas Stipulation to Dismiss");

(2) the "Order Granting Plaintiffs' Motion In Limine No. 13 To Amend Caption To Be Read To The Jury," filed May 8 ,2007, which granted without objection the motion to delete any references to all plaintiffs other than Plaintiff Richard R. Foreman, Individually ("the Order Dismissing Other Plaintiffs' Claims");

(3) the jury's "Special Verdict," filed May 23,2007 ("the Special Verdict");

(4) Plaintiffs' "Notice Of Submission Of Judgment," filed June 1, 2007, and "Notice of Amended Submission of Judgment," filed June 7, 2007, which the court deemed to constitute Plaintiffs' election of remedies in its "Order Re Defendant Key Principal Partners, LLC's And Keycorp's Objections To Notice of Amended Submission Of Judgment Filed June 4, 2007," filed on even date therewith (collectively "Plaintiffs' Election of Remedy"); and

(5) Hawaii Revised Statutes Section 480-13(a)(1) ("the trebling statute"),

FINAL JUDGMENT is entered as follows:

A. Complaint filed November 19, 2004:

1. The "First Claim For Relief - Breach Of Contract" is dismissed with prejudice (pursuant to the Plaintiff/Pappas Stipulation to Dismiss).
2. The "Second Claim For Relief - Tortious Fraud As To Pappas" is dismissed with prejudice (pursuant to the Plaintiff/Pappas Stipulation to Dismiss).
3. The "Fifth Claim For Relief - Tortious Interference With Contract And/or Prospective Contractual Relation As To Defendants Pappas" is dismissed with prejudice (pursuant to the Plaintiff/Pappas Stipulation to Dismiss).
4. The "Sixth Claim For Relief - Conspiracy To Commit Tortious Interference With Contract And/or With Prospective Contractual Relations" is dismissed with prejudice (pursuant to the Plaintiff/Pappas Stipulation to Dismiss and Plaintiffs' Election of Remedy).
5. The claims of Honsador Holdings, LLC and Odyssea A, LLC. are dismissed with prejudice (pursuant to the Plaintiff/Pappas Stipulation to Dismiss).
6. The claims against James J. Pappas, James J. Pappas 1999 Qualified Annuity Trust, Kumukahi Holdings Inc., fka Honsador Lumber Corporation, Mantes Holdings LLC, as Successor by Merger to Ariel Truss (Hawaii), Inc., and Moaniala Holdings Inc., fka Honolulu Wood Treating Co., Ltd. set forth in The "Seventh Claim For Relief—Unfair Competition By Key Against Plaintiffs In Violation of Hawaii Revised Statutes, Chapter 480," are dismissed with prejudice (pursuant to the Plaintiff/Pappas Stipulation to Dismiss).
7. With respect to the "Third Claim For Relief - Key's Breach of Fiduciary Duty," the "Fourth Claim For Relief - Tortious Interference With Contract And/Or Prospective Contractual Relation As to Defendant's Key," and the "Seventh Claim For Relief - Unfair Competition By Key Against Plaintiffs In Violation of Hawaii Revised Statutes, Chapter 480," Judgment is hereby entered:

In favor of Plaintiff RICHARD R. FOREMAN, Individually, and against Defendants KEY PRINCIPAL PARTNERS, LLC, a Delaware Limited Liability Corporation, and KEYCORP, an Ohio Corporation, jointly and severally, for threefold damages in the amount of \$38,250,000.00 (THIRTY EIGHT MILLION TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS) (pursuant to the Special Verdict, the Plaintiffs' Election of Remedy To Accept Treble Damages In Lieu of Punitive Damages, and the trebling statute).

B. The Counterclaim Filed June 9, 2005 by Key Principal Partners, as Counterclaim Plaintiff:

Judgment is entered in favor of Counterclaim Plaintiff KEY PRINCIPAL PARTNERS, LLC, an Ohio Corporation, and against RICHARD R. FOREMAN, Individually, in the amount of \$30,000.00 (THIRTY THOUSAND AND NO/100 DOLLARS) on Count I - Breach of Contract (the only count)(pursuant to the Special Verdict).

C. As to the Counterclaim Filed June 15, 2006 by the Pappas Defendants, the entire Counterclaim is dismissed with prejudice (pursuant to the Plaintiff/Pappas Stipulation to Dismiss).

D. Any Remaining Parties and/or Claims are hereby dismissed with prejudice.

E. Postjudgment interest at the legal rate shall run from the date of entry of the initial judgment, June 13, 2007.

Plaintiff's motion for taxation of costs and attorney fees will be resolved by subsequent order of this Court.

DATED: Honolulu, Hawaii, OCT 04 2007



JUDGE OF THE ABOVE-ENTITLED COURT