

**RICHARD T. BISSEN, JR.**  
Mayor

**JOSIAH NISHITA**  
Managing Director



**OFFICE OF THE MAYOR**  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

October 6, 2025

Honorable Richard T. Bissen, Jr.  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

  
\_\_\_\_\_  
Acting Mayor      10/6/25  
Date

For Transmittal to:

Honorable Yuki Lei K. Sugimura, Chair  
and Members of the Budget, Finance, and Economic Development Committee  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Sugimura:

**SUBJECT: RESOLUTION 25-186, RELATING TO THE ACQUISITION  
OF 120 PARCELS CONSISTING OF APPROXIMATELY  
162.07 ACRES IN LAHAINA, MAUI, HAWAII**

On behalf of the Department of Public Works, please see attached preliminary title reports related to Resolution 25-186.

Should you have any questions, please contact me at ext. 8239.

Sincerely,

A handwritten signature in black ink, appearing to read "Lesley Milner".

LESLEY MILNER  
Budget Director

Attachments

cc: Jordan Molina, Director of Public Works

Received at BFED meeting on 10/07/2025



## **OLD REPUBLIC**

### **Title & Escrow of Hawaii**

#### **Will Any Of These Situations Affect your Transaction?**

1. Are your principals exchanging this property?
2. Will your principals be using a power of attorney?
3. Are any of the parties on title deceased?
4. Has there been a change of marital status?
5. Do any of the parties signing NOT have a photo ID or Driver's License?
6. Will there be a new entity formed (e.g. Partnership or Corporation)?
7. Have any of the principals recently filed bankruptcy?
8. Are the sellers of this property not residents of the State of Hawaii?
9. Are any of the principals minors?
10. Is this commercial property?

**If you answered "yes" to any of these questions,  
Please contact your escrow officer.**



**OLD REPUBLIC**  
TITLE & ESCROW OF HAWAII

33 Lono Avenue, Suite 195  
Kahului, HI 96732  
(808) 871-2800 Fax: (808) 871-8828

## PRELIMINARY REPORT

C-REVISION & UPDATE

WEST MAUI LAND COMPANY INC  
305 E Wakea Avenue  
Kahului, HI 96732

Our Order Number 6820019514-LA

Attention: HEIDI BIGELOW

When Replying Please Contact:

Buyer:  
COUNTY OF MAUI

Lynette Aipa  
Escrow Officer  
[LAipa@ortc.com](mailto:LAipa@ortc.com)  
(808) 871-2800

Property Address:

Lahaina, HI 96761

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE & ESCROW OF HAWAII, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit I attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 11, 2025, at 8:00 AM

**OLD REPUBLIC TITLE & ESCROW OF HAWAII**  
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

HOPE BUILDERS INC., a Hawaii corporation

The land referred to in this Report is situated in the State of Hawaii, and described as follows:

See Legal Description Exhibit.

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. AS TO PARCEL 1:
  - A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
Tax Map Key : 2-4-6-013-037
  - B. Mineral and water rights of any nature in favor of the State of Hawaii.
  - C. INTENTIONALLY DELETED
  - D. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the dated hereof, and thereafter  
From year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re: : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahiana of the Island of Maui in the State of Hawaii

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50720699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- I. Terms and provisions as contained in an instrument,
- Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS
- Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company
- Dated : November 21, 2013
- Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)
- J. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- K. INTENTIONALLY DELETED.
- L. INTENTIONALLY DELETED.
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.
- To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.
2. AS TO PARCEL 2:
- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:
- Tax Map Key : 2-4-6-034-052
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. Ditches as disclosed by the tax assessor map.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaiian corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising right-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT

Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company

Dated : January 16, 2001

Recorded : [January 16, 2001 in the Office of the Assistant Registrar of the Land Court, State of Hawaii, as Document No. 2001-006060](#)

G. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS

Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company

Dated : November 21, 2013

Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

3. AS TO PARCEL 3:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-031

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
From year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising right-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, A Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document [No. A-50730699](#) of Official Record.
- J. Cane haul road as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. INTENTIONALLY DELETED
- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

4. AS TO PARCEL 4:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-013-039
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. INTENTIONALLY DELETED
- D. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Lease and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT

Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation, and MAKILA LAND CO., LLC, a Hawaii limited liability company

Dated : January 16, 2001

Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS

Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY

Dated : November 21, 2013

Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

5. AS TO PARCEL 5:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-032

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
(now and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER  
COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii

F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, BY ITS Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. INTENTIONALLY DELETED

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

6. AS TO PARCEL SIX:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-046

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the dated hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising right-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii

D. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

7. AS TO PARCEL 7:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-019

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.

G. The effect of Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT

Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company

Dated : January 16, 2001

Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

I. Terms and provisions as contained in an instrument,

Entitled : USES AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS

Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company

Dated : November 21, 2013

Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

8. AS TO PARCEL 8:

A. Taxes and assessments, general and special, which are a lien, whether due, payable,  
delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-014-014

B. Mineral and water rights of any nature in favor of the State of Hawaii.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- C. The rights of the United States of America, State of Hawaii, the municipality and the public, in and to that part of the premises in question falling in the bed of Kauaula Stream; also the rights of the riparian owner in and to the free and unobstructed flow of the water of said stream, if any.

Any Easement for water course over that portion of said land lying within the banks of Kauaula Stream and any changes in the boundary lines of said land that have occurred or may hereafter occur from natural causes.

- D. INTENTIONALLY DELETED

- E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii

- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4792.

- G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

- H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. Restriction of rights of vehicular access into Honoapiilani Highway Realignment,  
Phase 1B-1, Federal Aid Project No. NH-30-1 (38), Lahainaluna Road to Hokiokio  
Place, except where access is permitted, which rights were acquired by the State of  
Hawaii, by its Department of Transportation, by Warranty Deed and Release  
recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-  
50730696B](#) of official Records.

K. The terms and provisions contained in the Warranty Deed and Releases recorded  
November 21, 2013 as Regular System Document No. [A-50730696A thru A-  
50730696B](#) of Official Records.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

9. AS TO PARCEL 9:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-014-007

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Plantation Railroad as disclosed by the tax assessor map.

- D. INTENTIONALLY DELETED

- E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.

- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.

- G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 15, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- H. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- I. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.
- J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- K. Terms and provisions as contained in an instrument,
- |             |   |  |
|-------------|---|--|
| Entitled    | : | USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS   |
| Executed By | : | STATE OF HAWAII, by its Director of Transporttion and PIONEER MILL COMPANY, LLC, a dDelaware limited liability company |
| Dated       | : | November 21, 2013  |
| Recorded    | : | <a href="#">November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699</a>            |
- L. INTENTIONALLY DELETED
- M. INTENTIONALLY DELETED
- N. INTENTIONALLY DELETED
- O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.
- To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

10. AS TO PARCEL 10:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-046

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the dated hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

- D. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.

- E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- F. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability Company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- G. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., now Hawaiian Telcom, Inc. a  
Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [September 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712](#)

- H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

- I. INTENTIONALLY DELETED

- J. INTENTIONALLY DELETED

- K. INTENTIONALLY DELETED

- L. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.



11. AS TO PARCEL 11:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-064

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Plantation Railroad as disclosed by the tax accessor map.

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- F. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

- G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT

Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company

Dated : January 16, 2001

Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- H. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC, now Hawaiian Telcom, Inc., a  
Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712](#)

- I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC a Delaware limited liability Company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#).

- J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

- K. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

- L. INTENTIONALLY DELETED

- M. INTENTIONALLY DELETED

- N. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

12. AS TO PARCEL 12:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-050

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years fro the date hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. An easement affecting that portion of said land and for the purposes stated herein  
and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., now Hawaiian Telcom, Inc., A  
Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [September 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712](#)

H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

13. AS TO PARCEL 13:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-065

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. Plantation Railroad as disclosed by the tax assessor map.

D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.

F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., now Hawaiian Telcom, Inc., A  
Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [September 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712](#)

H. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS

Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company

Dated : November 21, 2013

Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

14. AS TO PARCEL 14:

A. Taxes and assessments, general and special, which are a lien, whether due, payable,  
delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-061

B. Mineral and water rights of any nature in favor of the State of Hawaii.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

C. Plantation Railroad as disclosed by the tax assessor map.

D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii.

E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4792.

F. 5 feet wide overhead easement, as disclosed by Easement Sketch No. M87-40  
attached to instrument recorded March 23, 1988 in Book [21754, Page 189](#) of Official  
Records.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- H. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., now Hawaiian Telcom, Inc., A  
Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712](#)

- I. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

- J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- K. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

- L. INTENTIONALLY DELETED

- M. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

- N. INTENTIONALLY DELETED

O. INTENTIONALLY DELETED

P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

15. AS TO PARCEL 15:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-014-008

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. Ditches and Road, as disclosed by the tax assessor map.

D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii

E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. The terms and provisions contained in the Warranty Deed and Releases recorded  
November 21, 2013 as Regular System Document No. [A-50730696A thru A-  
50730696B](#) of Official Records.

H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

16. AS TO PARCEL 16:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-068

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditches as disclosed by the tax assessor map.

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.

- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. The terms and provisions contained in the Warranty Deed and Releases recorded  
November 21, 2013 as Regular System Document No. [A-50730696A thru A-  
50730696B](#) of Official Records.

H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

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- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

17. AS TO PARCEL 17:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-014-011

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditches as disclosed by the tax assessor map.

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.

- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.

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F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. Restriction of rights of vehicular access into Honoapiilani Highway Realignment, Phase 1B-1, Federal Aid Project No. NH-30-1 (38), Lahainaluna Road to Hokiokio Place, except where access is permitted, which rights were acquired by the State of Hawaii, by its Department of Transportation, by Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

J. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

K. A Grant of Easement (Easements 11 and 12) for drainage purposes in favor of the State of Hawaii, by its Department of Transportation, recorded November 21, 2013 as Regular System Document No. [A-50730697](#) of Official Records.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

18. AS TO PARCEL 18:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-056

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. Plantation Railroad and Road as disclosed by the tax assessor map.

D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.



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- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.
- F. 5 feet wide overhead easement, as disclosed by Easement Sketch No. M87-40 attached to instrument recorded March 23, 1988 as [Book 21754, Page 198](#) of Official Records.
- G. Terms and provisions as contained in an instrument,
- Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)
- H. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., now Hawaiian Telcom, Inc., A  
Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712](#)
- I. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.
- J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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K. Terms and provisions as contained in an instrument,

Entitled : USES AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS

Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company

Dated : November 21, 2013

Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

19. AS TO PARCEL 19:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-036

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five  
(25) feet in width, over, across and under all lands owned and  
held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii.

E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4792.

F. INTENTIONALLY DELETED

G. Terms and provisions as contained in an instrument,

Entitled : KAUAAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. Lack of recorded access to a public street of highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

20. AS TO PARCEL 20:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-041

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED

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E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT

Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii liability company

Dated : January 16, 2001

Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- I. Terms and provisions as contained in an instrument,
- Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS
- Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company
- Dated : November 21, 2013
- Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)
- J. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro Licensed Professional Surveyor.
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. INTENTIONALLY DELETED
- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.
- To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

21. AS TO PARCEL 21:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:
- Tax Map Key : 2-4-6-013-026
- B. Mineral and water rights of any nature in favor of the State of Hawaii.

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C. Ditches and Plantation Railroad as disclosed by the tax assessor map.

D. INTENTIONALLY DELETED

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii.

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the Warranty Deed and Releases recorded  
November 21, 2013 as Regular System Document No. [A-50730696A thru A-  
50730696B](#) of Official Records.

I. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS

Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company

Dated : November 21, 2013

Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

L. Any right, title and interest resulting from the potential overlap with a portion of  
Royal Patent 2714, Land Commission Award No. 6870, Apana 1 to Pupule as  
disclosed by the Wainee Exhibit Map.

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. INTENTIONALLY DELETED

P. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

22. AS TO PARCEL 22:

A. Taxes and assessments, general and special, which are a lien, whether due, payable,  
delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-055



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- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. Rights of native tenants, as reserved in Land Commission Award No. 10613, Part 2 to A. Paki.
- D. Plantation Railroad as disclosed by the tax assessor map.
- E. LEASE
- In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation
- Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated
- Dated : October 13, 1967
- Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)
- Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.
- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.
- G. 5 feet wide overhead easement, as disclosed by Easement Sketch No. M87-40 attached to instrument recorded March 23, 19088 in Book 21754, Page 189 of Official Records.
- H. Terms and provisions as contained in an instrument,
- Entitled : KAUAULA WATER SYSTEM AGREEMENT
- Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii liability company
- Dated : January 16, 2001
- Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- I. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., now Hawaiian Telcom, Inc., a  
Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712](#)

- J. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

- K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- L. Terms and provisions as contained in an instrument,

Entitled : USES AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

- M. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

- N. INTENTIONALLY DELETED

- O. INTENTIONALLY DELETED

P. INTENTIONALLY DELETED

Q. INTENTIONALLY DELETED

R. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

23. AS TO PARCEL 23:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-024

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii.

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- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4792.
- G. Terms and provisions as contained in an instrument,
- Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)
- H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- I. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- J. INTENTIONALLY DELETED
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.
- To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

24. AS TO PARCEL 24:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-015-005

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Plantation Railroad as disclosed by the tax assessor map.

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii.

- E. Any matters affecting the Land disclosed by Boundary Map dated May 29, 1985, by Robert T. Tanaka, Registered Professional Land Surveyor.

- F. Easement B for waterline purposes in favor of the Department of Water Supply, County of Maui, as disclosed by the Lahaina Recreation Center, L.U.C.A. File No. 4.496.

- G. Designation of Easement 3 for access and utility purposes in favor of Lots 1, 2 and 3, as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- H. Designation of Easement 4 for waterline purposes in favor of Lot 3 and the Department of Water Supply, as disclosed by Wainee subdivision, L.U.C.A. File No. 4.792.

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- I. A non-exclusive perpetual easement for access and utility purposes over, across and under Easement 3 in favor of Lot 2 of the Wainee Subdivision, as disclosed by instrument recorded April 16, 2001, as Regular System Document No. [2001-053961](#) of Official Records.
- J. A non-exclusive perpetual easement for access and utility purposes over, across and under Easement 3 and a non-exclusive perpetual easement for waterline purposes under and across Easement 4, in favor of Lot 3 of the Wainee Subdivision, as disclosed by instrument recorded June 7, 2001, as Regular System Document No. [2001-086079](#).
- K. Existing electrical easement (Maui Electric Co. Document 1395), as disclosed by Easement Sketch M02-44A attached to instrument recorded October 2, 2003, as Regular System Document No. [2003-215712](#) of Official Records.
- L. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- |            |   |  |
|------------|---|--|
| Instrument | : | QUITCLAIM UTILITY EASEMENT   |
| Granted To | : | MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and VERIZON HAWAII INC., now Hawaiian Telcom, Inc., a Hawaii corporation |
| For        | : | a perpetual right and non-exclusive easement for utility purposes  |
| Dated      | : | September 3, 2003  |
| Recorded   | : | <a href="#">October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712</a>                     |
- M. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following
- |            |   |  |
|------------|---|--|
| Instrument | : | UTILITY EASEMENT   |
| Granted To | : | MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and VERIZON HAWAII INC., now Hawaiian Telcom, Inc., A Hawaii corporation |
| For        | : | a non-exclusive right and easement for utility purposes  |
| Dated      | : | December 16, 2003  |
| Recorded   | : | <a href="#">February 4, 2004 in the Bureau of Conveyances, State of Hawaii, as Document No. 2004-023592</a>                    |

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

N. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

O. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS

Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company

Dated : November 21, 2013

Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

P. Any matters affecting the Land disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

Q. Rights of ingress and egress in favor of others entitled thereto.

R. INTENTIONALLY DELETED

S. INTENTIONALLY DELETED

T. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

25. AS TO PARCEL 25:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-054

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, Limited, situate in the District of Lahaina  
on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the dated hereof, and thereafter from year to year until terminated.

- D. Drainage Reserve (Proposed SCS Channel) as disclosed by the Wayne Subdivision, L.U.C.A. File No. 4.792.

- E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

- G. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

- H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recoded November 21, 2013 as Regular System Document No. [A-50730699](#) of Officials Records.

- I. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

- J. INTENTIONALLY DELETED

- K. INTENTIONALLY DELETED

- L. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

26. AS TO PARCEL 26:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-059

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly know as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated.

- D. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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C-REVISION & UPDATE

E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

F. An easement affecting that portion of said land and for the purposes stated herein  
and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

G. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

27. AS TO PARCEL 27:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-059

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

F. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
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H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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28. AS TO PARCEL 28:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-064

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

- E. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- J. Lack of recorded access to a public street or highway.
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

29. AS TO PARCEL 29:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-044
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
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D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

E. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. Lack of recorded access to a public street or highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

30. AS TO PARCEL 30:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-073

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

- F. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- K. Lack of recorded access to a public street or highway.
- L. INTENTIONALLY DELETED
- M. INTENTIONALLY DELETED
- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

31. AS TO PARCEL 31:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-072
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. INTENTIONALLY DELETED
- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

F. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.



32. AS TO PARCEL 32:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-084

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map keys 4-6-016-005 and 4-6-016-039, which parcels are situated entirely within the subject premises.

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

- E. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:
- a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. Lack of recorded access to a public street or highway.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

33. AS TO PARCEL 33:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-004

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. Roadway as disclosed by the tax assessor map.

D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

E. INTENTIONALLY DELETED

F. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

G. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

H. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

I. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

J. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

M. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Land Surveyor.

N. Lack of recorded access to a public street or highway.

O. INTENTIONALLY DELETED

P. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- Q. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

34. AS TO PARCEL 34:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2024 - 2025:

Tax Map Key : 2-4-6-016-002

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- E. Abutter's rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as [Book 3231, Page 411](#) of Official Records.

- F. Restriction of rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), except where access is permitted, which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as [Book 3231, Page 411](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

G. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii

H. An easement affecting that portion of said land and for the purposes stated herein  
and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
For : Easement N for utility purposes  
Dated : November 18, 1974  
Recorded : [December 2, 1974 in the Bureau of Conveyances, State of  
Hawaii, in Book 10268, Page 94](#)

I. Encroachment, as shown on the Land Title Survey prepared by Harold Zane,  
Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc.,  
dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as  
disclosed by instrument recorded December 30, 1992 as Regular System Document  
No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

J. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

K. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

L. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

M. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

N. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Land Surveyor.

O. Lack of recorded access to a public street or highway.

P. INTENTIONALLY DELETED

Q. INTENTIONALLY DELETED

R. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

35. AS TO PARCEL 35:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-058

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

F. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

36. AS TO PARCEL 36:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-060

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-5-016-005 and 4-6-016-039, which parcels of land are situate entirely within the subject premises.

- D. INTENTIONALLY OMITTED

- E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

- F. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
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G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled	:	USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS
Executed By	:	STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company
Dated	:	November 21, 2013
Recorded	:	<a href="#">November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699</a>

J. Lack of recorded access to a public street or highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

37. AS TO PARCEL 37:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-077

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
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- E. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:
- a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.
- F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:
- a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.
- b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.
- c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.
- G. Terms and provisions as contained in an instrument,
- |             |   |   |
|-------------|---|---|
| Entitled    | : | KAUAULA WATER SYSTEM AGREEMENT  |
| Executed By | : | PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and<br>MAKILA LAND CO., LLC, a Hawaii limited liability company |
| Dated       | : | January 16, 2001  |
| Recorded    | : | <a href="#">January 16, 2001 in the Bureau of Conveyances, State of<br/>Hawaii, as Document No. 2001-006060</a>     |
- H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- I. Terms and provisions as contained in an instrument,
- Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS
- Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company
- Dated : November 21, 2013
- Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)
- J. Lack of recorded access to a public street or highway.
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.
- To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

38. AS TO PARCEL 38:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:
- Tax Map Key : 2-4-6-016-083
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

E. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

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G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. Lack of recorded access to a public street or highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

39. AS TO PARCEL 39:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-078

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. Abutter's rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as Book [3231](#), Page 411 of Official Records.

- E. Restriction of rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), except where access is permitted, which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as Book [3231](#), Page 411 of Official Records.

F. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- G. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:
- a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.
- H. The effect of The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:
- a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.
- b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.
- c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.
- I. Terms and provisions as contained in an instrument,
- Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)
- J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

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- K. Terms and provisions as contained in an instrument,
- Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS
- Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company
- Dated : November 21, 2013
- Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)
- L. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- M. Lack of recorded access to a public street or highway.
- N. INTENTIONALLY DELETED
- O. INTENTIONALLY DELETED
- P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.
- To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.
40. AS TO PARCEL 40:
- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:
- Tax Map Key : 2-4-6-016-080
- B. Mineral and water rights of any nature in favor of the State of Hawaii.

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C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893, Page 226](#)  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii

E. Encroachment, as shown on the Land Title Survey prepared by Harold Zane,  
Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc.,  
dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as  
disclosed by instrument recorded December 30, 1992 as Regular System Document  
No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

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F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

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- J. Lack of recorded access to a public street or highway.
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

41. AS TO PARCEL 41:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-069
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. INTENTIONALLY DELETED
- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
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E. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

F. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

L. Lack of recorded access to a public street or highway.

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

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- O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

42. AS TO PARCEL 42:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-050

- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.
- D. Abutter's rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as Book [3231](#), Page 411 of Official Records.
- E. Restriction of rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), except where access is permitted, which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as [Book 3231](#), [Page 411](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
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F. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, (now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

Term : For a term of 35 years from the date hereof, and thereafter from year to year until terminated

Dated : October 13, 1967

Recorded : December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in [Book 5893, Page 226](#)

Re : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

G. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

H. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
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- I. Terms and provisions as contained in an instrument,
- Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)
- J. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- K. Terms and provisions as contained in an instrument,
- Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)
- L. Pavement encroachment from Honoapiilani Highway as disclosed by Boundary  
Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land  
Surveyor.
- M. Lack of recorded access to a public street or highway.
- N. INTENTIONALLY DELETED
- O. INTENTIONALLY DELETED

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- P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

43. AS TO PARCEL 43:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-079

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. LEASE

In favor of : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation  
and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation,  
(now Hawaiian Telcom, Inc.), and LAHAINA LIGHT AND  
POWER COMPANY, LIMITED, a Hawaii corporation  
Term : For a term of 35 years from the date hereof, and thereafter  
from year to year until terminated  
Dated : October 13, 1967  
Recorded : December 8, 1967 in the Bureau of Conveyances,  
State of Hawaii, in [Book 5893](#), Page 226  
Re : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii

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- E. Encroachment, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:
- a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.
- F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:
- a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.
- b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.
- c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.
- G. Terms and provisions as contained in an instrument,
- Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)
- H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS

Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company

Dated : November 21, 2013

Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. Lack of recorded access to a public street or highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

44. AFFECTS TAX MAP KEY NO. (2) 4-6-016-004: (A & D Intentionally Deleted)

A. INTENTIONALLY DELETED



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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B. Terms and provisions as contained in an instrument,

Entitled : DECLARATION OF EASEMENT OVER MILL STREET  
Executed By : HOPE BUILDERS LLC, a Hawaii limited liability company  
Dated : May 16, 2019  
Recorded : [May 21, 2019 in the Bureau of Conveyances, State of Hawaii, as Document No. A-70800308](#)

Affects Lots 71-31, 71-34, 71-36, 71-50, 71-64, 71-65, 71-66, 71-69, and 71-70, besides other lands.

CONFIRMATION AND DEED OF EASEMENT dated March 25, 2020, recorded May 6, 2020 in the Bureau of Conveyance, State of Hawaii as Document No. [A-74310197](#).

C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : ACCESS AND WATERLINE EASEMENT "AU-1"  
Granted To : COUNTY OF MAUI, a political subdivision of the State of Hawaii  
For : waterline purposes affecting a portion of Tax Map Key No.: (2) 4-6-016-004  
Dated : May 29, 2020  
Recorded : [June 10, 2020 in the Bureau of Conveyances, State of Hawaii, as Document No. A-74660278](#)

Note: Affects Lots 71-50, 71-70, 71-31, 71-34, 71-69, 71-64, 71-66, 71-36, and 71-65.

D. INTENTIONALLY DELETED

E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and HAWAIIAN TELCOM, INC., a Hawaii corporation  
For : utility purposes  
Dated : October 19, 2020  
Recorded : [December 1, 2020 in the Bureau of Conveyances, State of Hawaii, as Document No. A-76400409](#)

Note: Unable to determine if this instrument affects any of the Lots described in Schedule "A".

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

45. Terms and provisions as contained in an instrument,

Entitled : DECLARATON OF GRANT OF EASEMENTS  
Executed By : HOPE BUILDERS LLC, a Hawaii limited liability company, and WAINEE  
LAND & HOMES, LLC, a Hawaii limited liability company  
Dated : August 10, 2020  
Recorded : [August 14, 2020 in the Bureau of Conveyances, State of Hawaii, as  
Document No. A-75310193](#)

Affects Tax Keys: (2) 4-6-013-001, 002, 015 through 046, inclusive; (2) 4-6-034-044 through  
068, inclusive (2) 4-6-014-001, 007, through 018, inclusive; (2) 4-6-015-005.

46. Rights of tenants in possession as tenants only under unrecorded leases.

47. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing  
authority that levies taxes or assessments on real property or by the Public Records; (b)  
proceedings by a public agency that may result in taxes or assessments, or notices of such  
proceedings, whether or not shown by the records of such agency or by the Public Records.

48. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of  
Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by  
persons or parties in possession of the Land.

49. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at  
Date of Policy.

50. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance  
affecting the Title that would be disclosed by an accurate and complete land survey of the  
Land and not shown by the Public Records at Date of Policy.

51. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts  
authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not  
the matters excepted under (a), (b), or (c) are shown by the Public Records.

52. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown  
by the Public Records at Date of Policy.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

53. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
54. Prior to the issuance of any policy of title insurance, the Company will require the following evidence, satisfactory to the Company, with respect to HOPE BUILDERS LLC:
- (a) Documentation as to the due formation and continued existence under the laws of the State of its incorporation or organization.
  - (b) Copies of its by-laws, operating agreement, or partnership agreement, as applicable, and any amendments thereto, together with a current list of all members or partners, as applicable.
  - (c) Documents from the board of directors or members authorizing this transaction and identifying the officers or individuals authorized to execute documents required for this transaction on behalf of the entity.
  - (d) The same documentation for each entity member or partner of HOPE BUILDERS LLC.

The Company reserves the right to make additional exceptions and/or requirements upon examination of the foregoing.

55. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
56. Rights of tenants in possession as tenants only under unrecorded leases.

57. Prior to the issuance of any policy of title insurance, the Company will require the following evidence, satisfactory to the Company, with respect to HOPE BUILDERS INC.:
- (a) Documentation as to the due formation and continued existence under the laws of the State of its incorporation or organization.
  - (b) Copies of its by-laws, operating agreement, or partnership agreement, as applicable, and any amendments thereto, together with a current list of all members or partners, as applicable.
  - (c) Documents from the board of directors or members authorizing this transaction and identifying the officers or individuals authorized to execute documents required for this transaction on behalf of the entity.
  - (d) The same documentation for each entity member or partner of HOPE BUILDERS INC.

The Company reserves the right to make additional exceptions and/or requirements upon examination of the foregoing.

Note: HOPE BUILDERS LLC, a Hawaii limited liability company, was converted to HOPE BUILDERS INC., a Hawaii corporation, pursuant to that certain Articles of Conversion filed with the Department of Commerce & Consumer Affairs of the State of Hawaii.

58. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

----- Informational Notes -----

- A. There is hereby omitted from any covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions, any covenants or restrictions, if any, based upon race, color, religion, sex, including gender identity or expression, sexual orientation, handicap, disability, age, marital status, familial status, national origin, ancestry, source of income, etc., as set forth in applicable state or federal law, unless and only to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019514-LA  
C-REVISION & UPDATE

- B. NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 36 months prior to the date hereof except as follows:

NONE

- C. We find no open Mortgages. A written statement must be provided by the current owner(s) attesting to whether any outstanding Mortgages exist.

- D. If This Transaction Involves A Construction Loan, we must inspect the subject property immediately prior to recordation to determine priority over potential mechanic's liens.

In the event of a loss of priority signed Indemnity Agreements and Financial Statements from all owners, developers and contractors must be submitted to the Title Department at least 3 days prior to the close of the escrow.

## LEGAL DESCRIPTION EXHIBIT

The land referred to in this Report is situated in the State of Hawaii, and described as follows:

Parcel 1:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 4555, Land Commission Award No. 6897, Apana 1 to Kiope, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-28, area 0.246 acres, more or less, being Tax Map Key No. (2) 4-6-013-037.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450331](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 2:

All of that certain parcel of Land being the Land described in Royal Patent No. 2718, Land Commission Award No. 4878-Y, Apana 3 to Mamaka for Muolo, situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-46, area 0.408 acres, more or less, being Tax Map Key No. (2) 4-6-034-052.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450332](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 3:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 5594, Land Commission Award No. 6913 to Mahiai, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-22, area 0.387 acres, more or less, being Tax Map Key No. (2) 4-6-013-031.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450334](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 4:

All of that certain parcel of Land being the Land described in Land Patent Grant No. 4686 (Lot 11) to L. M. Vettlesen, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-30, area 0.103 acres, more or less, being Tax Map Key No. (2) 4-6-013-039.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450335](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 5:

All of that certain parcel of Land being the Land described in Royal Patent No. 1854, Land Commission Award No. 6215 to Keoni, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-23, area 1.082 acres, more or less, being Tax Map Key No. (2) 4-6-013-032.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450336](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 6:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 4562, Apana 1, Land Commission Award No. 6801 to Opunui, situate at Polanui, Polaiiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-38, area 0.797 acres, more or less, being Tax Map Key No. (2) 4-6-034-046.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460375](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 7:

All of that certain parcel of Land being the Land described in Royal Patent No. 3456, Land Commission Award No. 9821, Apana 1 to Kalaiope, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-6, area 0.76 acres, more or less, being Tax Map Key No. (2) 4-6-013-019.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460376](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 8:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 2705, Land Commission Award No. 4878-F, Apana 3 to Pi, situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-69, area 1.002 acres, more or less, being Tax Map Key No. (2) 4-6-014-014.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460377](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 9:

All of that certain parcel of Land being the Land described in Royal Patent No. 2709, Apana 3, Land Commission Award No. 4878-LL, Apana 1 to Makanui, situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to that portion lying within Tax Map Key No. (2) 4-6-014-001-0000 and situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to that portion lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-9, area 0.886 acres, more or less, being Tax Map Key No. (2) 4-6-014-007.

Being the premises acquired by:



WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460378](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 10:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1877, Land Commission Award No. 4878-H, Apana 1 to Waihoioahu, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-44, area 0.530 acres, more or less, being Tax Map Key No. (2) 4-6-013-046.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490197](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 11:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1169, Land Commission Award No. 6858, Apana 3 to Napapaia, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006-0000 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-58, area 0.236 acres, more or less, being Tax Map Key No. (2) 4-6-034-064.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490198](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 12:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 7835, Land Commission Award No. 6876, Apana 2 to Kua, and situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-

006, now described as Lot SLD 73-42, area 0.019 acres, more or less, being Tax Map Key No. (2) 4-6-034-050.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490199](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 13:

All of that certain parcel of Land being the Land described in Royal Patent No. 1167, Land Commission Award No. 4878-W, Apana 2 to Kahoekaka, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-59, area 0.302 acres, more or less, being Tax Map Key No. (2) 4-6-034-065.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490200](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 14:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1664, Land Commission Award No. 10613, Part 2, Apana 1 to A. Paki, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-55, area 0.521 acres, more or less, being Tax Map Key No. (2) 4-6-034-061.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490201](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 15:

All of that certain parcel of Land being the Land described in Royal Patent No. 1711, Land Commission Award No. 6921, Apana 1 to Paikaualani, situate at Puehuhunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-45, area 1.348 acres, more or less, being Tax Map Key No. (2) 4-6-014-008.

Excepting therefrom any portion lying within Aholo Road.

Being the premises acquired by:

**WARRANTY DEED**

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490202](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 16:

All of that certain parcel of Land being the Land described in Royal Patent No. 1877, Land Commission Award No. 4878-H, Apana 2 to Waihoioahu, situate at Puehuhunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-63 area 1.405 acres, more or less, being Tax Map Key No. (2) 4-6-034-068.

Being the premises acquired by:

**WARRANTY DEED**

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490203](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 17:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1777, Land Commission Award No. 3423-B, Apana 1 to Iwa, situate at Puehuhunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-66, area 5.495 acres, more or less, being Tax Map Key No. (2) 4-6-014-011.

Being the premises acquired by:

**WARRANTY DEED**

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490204](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 18:

All of that certain parcel of Land being the Land described in Royal Patent No. 5587, Land Commission Award No. 6877, Apana 2 to Kahili, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-50, area 0.962 acres, more or less, being Tax Map Key No. (2) 4-6-034-056.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500113](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 19:

All of that certain parcel of Land being the Land described in Royal Patent No. 4507, Apana 3, Land Commission Award No. 6895, Apana 1 to Kauakahi, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-27, area 0.029 acres, more or less, being Tax Map Key No. (2) 4-6-013-036.

LOT 27  
A PORTION OF ROYAL PATENT NO. 4507, APANA 3,  
LAND COMMISSION AWARD 6895,  
APANA 1 TO KAUAKAHI

All of that certain parcel of land being a portion of Royal Patent No. 4507, Apana 3, Land Commission Award 6895, Apana 1 to Kauakahi, situate at Puehuehunui, Lahaina, Maui, Hawaii, lying within parcel 001 of Tax Map Key No. (2) 4-6-013, thus bounded and described as per surveys dated June 3 through August 2, 2019:

Beginning at a set 1/2-inch pipe with yellow plastic cap marked "LPLS 17011" at the South corner of this parcel of land. Said pipe also being the West corner of Lot 26, being a portion of Royal Patent No. 1851, Land Commission Award 6853, Apana 2 to Nuhi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being:

11,892.49 feet South  
68.23 feet East

and running by azimuths measured clockwise from true South:

1. 156° 15' 00" 72.33 feet along Lot 25, being a portion of Royal Patent No. 1853, Land Commission Award 4878-MM, Apana 1 to A. Moku to a set 1/2-

- inch pipe with yellow plastic cap marked "LPLS 17011";
2. 258° 25' 00" 21.76 feet along Lot 30 being a portion of Land Patent (Grant) 4686, Lot 11, to L. M. Vettlsen to a set 1/2-inch pipe with yellow plastic cap marked "LPLS 17011";
  3. 334° 13' 00" 67.68 feet along Lot 37, being Land Patent (Grant) 8195 to Pioneer Mill Company to a 1/2-inch pipe with yellow plastic cap marked 17011";
  4. 66° 00' 00" 23.67 feet along said Lot 26 to the point of beginning, containing an area of 1,259 square feet, more or less, as per survey of Kevin J. Clarke, dated October 16, 2019, revised June 23, 2025.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500114](#)  
 Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
 Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 20:

All of that certain parcel of Land being a portion of the Land described in Land Patent No. 8256, Land Commission Award No. 9817, Apana 1 to Makaele, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-32, area 0.130 acres, more or less, being Tax Map Key No. (2) 4-6-013-041.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, A-64450333  
 Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
 Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 21:

All of that certain parcel of Land being the Land described in Royal Patent No. 2708, Land Commission Award No. 6426, Apana 1 to Kalehoula, situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001 and situate Policy of Title Insurance (6-17-06) Hawaii at Puehuehu, Puehuehuiki, Puehuehunui,

Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-15, area 1.968 acres, more or less, being Tax Map Key No. (2) 4-6-013-026.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510490](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 22:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1664, Land Commission Award No. 10613, Part 2, Apana 1 to A. Paki, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map key no. (2) 4-6-014-001, now described as Lot SLD 73-49, area 0.040 acre, more or less, being Tax Map Key No. (2) 4-6-034-055.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. A-64490201  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 23:

All of that certain parcel of Land being the Land described in Royal Patent No. 2376, Land Commission Award No. 6916 to Honolii, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-13, area 0.405 acres, more or less, being Tax Map Key No. (2) 4-6-013-024.

Being the premises acquired by:

WARRANTY DEED

Recorded : May 24, 2024 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-89100175](#)  
Grantor : CATHRYN ELAINE QUINN-MINAMI, a married woman  
Grantee : HOPE BUILDERS INC., a Hawaii corporation

PARCEL 24:

All of that certain parcel of Land being a portion of the Land described in the following:  
 Royal Patent Grant No. 725, Apana 2 to Namaau;  
 Royal Patent No. 1183, Land Commission Award No. 6786 to Kamohomoho;  
 Royal Patent No. 1701, Land Commission Award No. 6787, Apana 1 to Hanaumua;  
 Royal Patent No. 8385, Land Commission Award No. 484, Apana 3 to Kaiheekai;  
 Land Patent No. 8246, Land Commission Award No. 3425-B, Apana 1 to Alu;  
 Royal Patent No. 2737, Land Commission Award No 4878-EE, Apana 1 to Makaiole;  
 Royal Patent No. 4369, Land Commission Award No 11158, Apana 3 to Nihiki for Pauloa;  
 Royal Patent No. 2735, Land Commission Award No 4878-GG, Apana 2 to Maluae;  
 Land Patent No. 8389, Land Commission Award No. 11216, Apana 17 to M. Kekauonohi;  
 Royal Patent No. 2759 & 3340, Land Commission Award No 496, Apana 1 to Pauloa;  
 Royal Patent No. 2737, Apana 3, Land Commission Award No 4478-EE, Apana 4 to Makaiole;  
 Royal Patent No. 1832, Land Commission Award No 6251 & 9150 to Kupa;  
 Royal Patent No. 25, Land Commission Award No 364, Apana 1 to John White;  
 Land Patent No. 8395, Land Commission Award No. 8559-B, Apana 25 to Wm. C. Lunailo;  
 Land Patent No. 8252, Land Commission Award No. 5230, Apana 4 to M. Keaweamahi;  
 Land Patent No. 88406, Part 1, Land Commission Award No. 11293, Part 3; to Isaaka Kaiama;  
 and Apana 1, described in Boundary Certificate No. 7, situate at Wainee, Waineenui, Pakala, Puaaiki, Puaa, Puaanui, Kooka, Polaiki, Polanui and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Mill Street between the Southern end of Tax Map Key No. (2) 4-6-016-004 and the Southern end of Tax Map Key No. (2) 4-6-015-004, now described as Lot SLD 73-61, area 0.121 acre, more or less, being TMK No. (2) 4-6-015-005.

Excepting therefrom any portion lying within Prison Road.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 31, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64520068](#)  
 Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
 Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 25:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1877, Land Commission Award 4878-H, Apana 1 to Waihoioahu, situate at Polanui, Polaiki, Puunau, Puuaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-48, area 1,621 square feet, more or less, being Tax Map Key No. (2) 4-6-034-054.

Being a portion of the premises acquired by:

#### WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490197](#)  
 Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company,  
 Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company



Parcel 26:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1877, Land Commission Award 4878-H, Apana 1 to Waihoioahu, situate at Polanui, Polaiki, Puunau, Puuaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-53, area 6,965 square feet, more or less, being Tax Map Key No. (2) 4-6-034-059.

Being a portion of the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490197](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 27:

All of that certain parcel of Land being the Land described in Royal Patent No. 1751, Land Commission Award No. 5441, Apana 1 to Ninia, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opa lua 1, Opa lua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-45, area 0.168 acres, more or less, being Tax Map Key No. (2) 4-6-016-059.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450337](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 28:

All of that certain parcel of Land being a portion of the Land described in Royal Patent Number 2738, Land Commission Award No. 4878-FF, Apana 2 to Poopuu, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opa lua 1, Opa lua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-50, area 0.164 acres, more or less, being Tax Map Key No. (2) 4-6-016-064.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450338](#)



Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 29:

All of that certain parcel of Land being a portion of Land described in Royal Patent Nos. 5578 and 5595, Land Commission Award No. 3049, Apana 1 to Kaluaokamano, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-27, area 0.053 acres, more or less, being Tax Map Key No. (2) 4-6-016-044.

Excepting therefrom any portion lying within Dickenson Street.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460371](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 30:

All of that certain parcel of Land being the Land described in Royal Patent No. 1753, Land Commission Award No. 9795, Apana 1 To Kaaumaiewa, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-59, area 0.502 acres, more or less, being Tax Map Key No. (2) 4-6-016-073.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460373](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 31:

All of that certain parcel of Land being the Land described in Land Patent Grant No. 5981 (Lot 16) to Lahaina Agricultural Company Limited, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-58, area 2.350 acres, more or less, being Tax Map Key No. (2) 4-6-016-072.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460374](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 32:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1173, Land Commission Award No. 5912, Apana 1 to Simeona Pahia, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-70, area 0.428 acres, more or less, being Tax Map Key No. (2) 4-6-016-084.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490206](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 33:

All of that certain parcel of Land being a portion of the Land described in Royal Patent Grant No. 309 to Kekauai, situate at Puuhoowali, Haleu, Waianae, Puako, Paunau and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii as to the portion lying within Tax Map Key No. (2) 4-6-011-012 and situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-31, area 2.200 acres, more or less, being Tax Map Key No. (2) 4-6-016-004.

LOT 31

Being a portion of Grant 309 to Kekauai  
at

Lahaina, Maui, Hawaii

Beginning at the Northern corner of this parcel. Also, being the Western corner of Lot 25, being a portion of Royal Patent 5578 & 5595, Land Commission Award 3049, Apana 2 to Kaluaokamano. The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 6,982.94 feet South and 1,901.59 feet West and running by azimuths measured clockwise from true South:

- |    |      |         |        |  |
|----|------|---------|--------|--|
| 1. | 325° | 01'     | 73.39  | feet along Grant 309 to Kekauai;   |
| 2. | 14°  | 27' 30" | 453.90 | feet along Lot 32, being a portion of Grant 310 to William A.P. Jones;               |
| 3. | 88°  | 21' 30" | 54.78  | feet along Lot 34, being a portion of Royal Patent 4475, Land Commission Award 7713, |

					Apana 26 to V. Kamamalu;
4.	13°	27'	30"	31.02	feet along the same;
5.	106°	27'	30"	59.40	feet along the same;
6.	41°	12'		13.14	feet along the same;
7.	144°	17'		210.41	along the West side of Mill Street;
8.	145°	10'	30"	7.46	along the same;
9.	220°	48'		187.38	feet along Royal Patent 3536, Land Commission Award 494, Apana 1 to Lono;
10.	224°	33'		63.44	feet along Lot 24, being a portion of Royal Patent 3582, Land Commission Award 7711, Apana 1 to Kaiheekai;
11.	226°	48'		172.99	feet along Royal Patent 3536, Land Commission Award 494, Apana 1 to Lono;
12.	218°	07'		53.29	feet along Lot 25, being a portion of Royal Patent 5578 & 5595, Land Commission Award 3049, Apana 2 to Kaluaokamano, to the point of beginning and containing an area of 2.200 acres, more or less, as per survey by Kevin J. Clarke, dated September 4, 2011, revised June 26, 2025.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. A-[64500108](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 34:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 4475, Land Commission Award No. 7713, Apana 26 to V. Kamamalu, situate at Puuhoowali, Haleu, Waianae, Puako, Paunau and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-011-012 and situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-34, area 0.959 acres, more or less, being Tax Map Key No. (2) 4-6-016-002.

LOT 34

Being a portion Royal Patent 4475, Land Commission Award 7713, Apana 26 to V. Kamamalu

at

Lahaina, Maui, Hawaii

Beginning at an Easterly corner of this parcel. Also, being the Northern corner of Lot 40, being Royal Patent 2732, Land Commission Award 7269, Apana 3 to Auwaa. The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 7,588.75 feet South and 1,769.51 feet West and running by azimuths measured clockwise from true South:

- |    |      |         |        |  |
|----|------|---------|--------|--|
| 1. | 83°  | 05'     | 252.34 | feet along Lot 40, being Royal Patent 2732, Land Commission Award 7269, Apana 3 to Auwaa and Lot 35, being a portion of Royal Patent 2733, Land Commission Award 493, Apana 1 to Kalalakoa;  |
| 2. | 144° | 17'     | 137.75 | feet along the East side Mill Street;  |
| 3. | 221° | 12'     | 13.14  | feet along Lot 31, being a portion of Grant 309 to Kekauai;  |
| 4. | 286° | 27' 30" | 59.40  | feet along the same;   |
| 5. | 193° | 27' 30" | 31.02  | feet along the same;   |
| 6. | 268° | 27' 30" | 54.78  | feet along the same;   |
| 7. | 239° | 57' 30" | 85.79  | feet along Lot 32, being a portion of Grant 310 to William Ap. Jones;  |
| 8. | 280° | 27' 30" | 146.52 | feet along the same;   |
| 9. | 7°   | 00'     | 123.43 | feet along Lot 41, being Royal Patent 1729, Land Commission Award 10667, Apana 1 to Pikanele, to the point of beginning and containing an area of 0.959 acres, as per survey by Kevin J. Clarke, dated September 6, 2021, revised June 23, 2025. |

Excepting therefrom any portion lying within Dickenson Street.

Being the premises acquired by:

WARRANTY DEED

Recorded	:	August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. <a href="#">A-64500109</a>
Grantor	:	PIONEER MILL COMPANY, a Delaware limited liability company
Grantee	:	HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 35:

All of that certain parcel of Land being the Land described in Land Patent Grant No. 4679 (Lot 4) to H. A. Isenberg, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-44, area 0.418 acres, more or less, being Tax Map Key No. (2) 4-6-016-058.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500111](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 36:

All of that certain parcel of Land being the Land described in Royal Patent No. 1876, Land Commission Award No. 8519-B, Part 1, Apana 6 to Fanny Young, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-46, area 0.139 acres, more or less, being Tax Map Key No. (2) 4-6-016-060.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500116](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 37:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1172, Land Commission Award No. 9793, Apana 3 to Mumuku, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-63, area 0.133 acres, more or less, being Tax Map Key No. (2) 4-6-016-077.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500118](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 38:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1172, Land Commission Award No. 9793, Apana 1 to Mumuku, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-69, area 0.484 acres, more or less, being Tax Map Key No. (2) 4-6-016-083.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500119](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 39:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1961, Land Commission Award No. 470, Apana 2 to Kuokoa, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-016-004 and situate at Puuhoowali, Haleu, Waianae, Puako, Paunau and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-011-012, now described as Lot SLD 71-64, area 0.069 acres, more or less, being Tax Map Key No. (2) 4-6-016-078.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510488](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 40:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1173, Land Commission Award No. 5912, Apana 2 to Simeona Pahia, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-66, area 0.198 acres, more or less, being Tax Map Key No. (2) 4-6-016-080.

Excepting therefrom any portion lying within Prison Road.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510489](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 41:

All that certain parcel of Land being a portion of the Land described in Land Patent Grant 6412 (Lot 14-A) to Lahaina Agricultural Company Limited situated at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii lying within Tax Map Key No. (2) 4-5-016-004-0000, now described as Lot SLD 71-55, area 5.409 acres, more or less, being Tax Map Key No. (2) 4-6-016-069.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 31, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510493](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 42:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 2732, Land Commission Award No. 7269, Apana 2 to Auwaa, situate at Puuhoowali, Haleu, Waianae, Puako, Paunau and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-011-012 and situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-36, area 0.083 acres, more or less, being Tax Map Key No. (2) 4-6-016-050.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 31, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510495](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Parcel 43:

All of that certain parcel of Land being a portion of Land described in Royal Patent No.1173, Land Commission Award No. 5912, Apana 2 to Simeona Pahia, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahulu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-65, are 0.295 acre, more or less, being Tax Map Key No. (2) 4-6-016-079.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. A-64510489  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

AS TO PARCELS 2 THRU 11, 13 THRU 18, 21 THRU 26:

TOGETHER ALSO WITH a perpetual non-exclusive easements over, under and across the shaded road system shown on the Exhibit "A" attached to the DECLARATION AND GRANT OF EASEMENTS recorded August 14, 2020, recorded as Document No. [A-75310192](#).

AS TO PARCELS 27 THRU 43:

TOGETHER WITH a non-exclusive perpetual easement over, under and across the Mill Street Easement, also identified as Easement AU-MIL and Easement AU-1 for access and utility purposes as set forth in DECLARATION OF EASEMENT OVER MILL STREET dated May 16, 2019, recorded May 21, 2019 as Document No. [A-70800308](#), and in CONFIRMATION AND DEED OF EASEMENT RIGHTS AND POWER OF ATTORNEY dated March 25, 2020, recorded May 6, 2020 as Document No. [A-74310197](#) in the Bureau of Conveyances, State of Hawaii.



Exhibit I

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11/09/18)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses which arise by reason of:

1. (a) Any law, ordinance, or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the land;
  - (ii) the character, dimensions, or location of any improvement now or hereafter erected on the land;
  - (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing-business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE**

**SCHEDULE B - PART I**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

 <b>OLD REPUBLIC TITLE</b>	
<b>FACTS</b>	<b>WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?</b>

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you	No	We don't share
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

	Go to <a href="http://www.oldrepublictitle.com">www.oldrepublictitle.com</a> (Contact Us)
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## Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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## What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a>
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.</p>

## Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company</li> </ul>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• Old Republic Title does not share with non-affiliates so they can market to you</li> </ul>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• Old Republic Title doesn't jointly market.</li> </ul>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		





## **OLD REPUBLIC**

### **Title & Escrow of Hawaii**

#### **Will Any Of These Situations Affect your Transaction?**

1. Are your principals exchanging this property?
2. Will your principals be using a power of attorney?
3. Are any of the parties on title deceased?
4. Has there been a change of marital status?
5. Do any of the parties signing NOT have a photo ID or Driver's License?
6. Will there be a new entity formed (e.g. Partnership or Corporation)?
7. Have any of the principals recently filed bankruptcy?
8. Are the sellers of this property not residents of the State of Hawaii?
9. Are any of the principals minors?
10. Is this commercial property?

**If you answered "yes" to any of these questions,  
Please contact your escrow officer.**



**OLD REPUBLIC**  
TITLE & ESCROW OF HAWAII

33 Lono Avenue, Suite 195  
Kahului, HI 96732  
(808) 871-2800 Fax: (808) 871-8828

## PRELIMINARY REPORT

C REVISION & UPDATE\_v-2

WEST MAUI LAND COMPANY INC  
305 E Wakea Avenue  
Kahului, HI 96732

Our Order Number 6820019516-LA

Attention: HEIDI BIGELOW

When Replying Please Contact:

Buyer:  
COUNTY OF MAUI

Lynette Aipa  
Escrow Officer  
[LAipa@ortc.com](mailto:LAipa@ortc.com)  
(808) 871-2800

Property Address:

Lahaina, HI 96761

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE & ESCROW OF HAWAII, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit I attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of September 19, 2025, at 8:00 AM

**OLD REPUBLIC TITLE & ESCROW OF HAWAII**  
For Exceptions Shown or Referred to, See Attached

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

The land referred to in this Report is situated in the State of Hawaii, and described as follows:

See Legal Description Exhibit.

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. AS TO PARCEL 1:
  - A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-049
  - B. Mineral and water rights of any nature in favor of the State of Hawaii.



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- D. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792

- E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- F. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

G. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

H. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

I. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

2. AS TO PARCEL 2:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-044

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. Road as disclosed by the tax assessor map.
- D. The lien of the State of Hawaii for payment of commutation, if any, as provided for in Section 172, Hawaii Revised Statutes, no patent having been issued to Kaiwikokoole, the Awardee under Land Commission Award No. 6890.

E. INTENTIONALLY DELETED

- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- G. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792

- H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

I. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730696A thru A-50730696B](#)

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

3. AS TO PARCEL 3:

OLD REPUBLIC TITLE & ESCROW OF HAWAII

ORDER NO. 6820019516-LA

C REVISION & UPDATE\_v-2

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-042

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Rights of native tenants, as reserved in Land Commission Award No. 581 to S. Laahili.

- D. INTENTIONALLY DELETED

- E. INTENTIONALLY DELETED

- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE

Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

Dated : October 13, 1967

Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- G. Drainage Reserve (Proposed SCS Channel), as disclosed by the Waivee Subdivision, L.U.C.A. File No. 4.792

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
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H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. An easement affecting that portion of said land and for the purposes stated herein  
and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. INTENTIONALLY DELETED

P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

4. AS TO PARCEL 4:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-066

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. Ditch as disclosed by the tax assessor map.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
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- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792

- F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- G. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

H. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730696A thru A-50730696B](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

5. AS TO PARCEL 5:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-030

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditches as disclosed by the tax assessor map.

- D. INTENTIONALLY DELETED

- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

6. AS TO PARCEL 6:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-029

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED.

- D. INTENTIONALLY DELETED.

- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

- G. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- I. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- J. INTENTIONALLY DELETED
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

7. AS TO PARCEL 7:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-013-035
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. Ditches as disclosed by the tax assessor map.
- D. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Lack of recorded access to a public street or highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

8. AS TO PARCEL 8:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-014-012

B. Mineral and water rights of any nature in favor of the State of Hawaii.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- D. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- F. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 1, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730696A thru A-50730696B](#)



G. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. INTENTIONALLY DELETED

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

9. AS TO PARCEL 9:

A. Taxes and assessments, general and special, which are a lien, whether due, payable,  
delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-020

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. INTENTIONALLY DELETED

E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

10. AS TO PARCEL 10:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-023

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditches as disclosed by the tax assessor map.

- D. INTENTIONALLY DELETED

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

K. Any right, title and interest resulting from the potential overlap with a portion of Royal Patent No. 2708, Land Commission Award No. 6426, Apana 1 to Kalehoula as disclosed by the Wainee Exhibit Map.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

- O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

11. AS TO PARCEL 11:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-014-009

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. INTENTIONALLY DELETED

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Restriction of rights of vehicular access into and from Honoapiilani Highway Realignment, Phase 1B-1, Federal Aid Project No. NH-030-1 (38), Lahainaluna Road to Hokiokio Place, except where access is permitted, which rights were acquired by the State of Hawaii, by its Department of Transportation, by Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

I. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730696A thru A-50730696B](#)

J. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF DRAINAGE EASEMENT (Easements 11 and 12)  
Granted To : STATE OF HAWAII, Department of Transportation  
For : Drainage purposes  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730697](#)

- K. Terms and provisions as contained in an instrument,
- Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS
- Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company
- Dated : November 21, 2013
- Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)
- L. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- M. Lack of recorded access to a public street or highway.
- N. INTENTIONALLY DELETED
- O. INTENTIONALLY DELETED
- P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.
- To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.
12. AS TO PARCEL 12:
- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:
- Tax Map Key : 2-4-6-034-048
- B. Mineral and water rights of any nature in favor of the State of Hawaii.



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- D. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

G. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

13. AS TO PARCEL 13:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
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- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-062

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Plantation Railroad as disclosed by the tax assessor map.

- D. The lien of the State of Hawaii for payment of commutation, if any, as provided for in Section 172, Hawaii Revised Statutes, no patent having been issued to Kawau, the Awardee under Land Commission Award No. 6856, Part 2.

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. An easement affecting that portion of said land and for the purposes stated herein  
and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

I. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730696A thru A-50730696B](#)

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

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- K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- L. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- M. INTENTIONALLY DELETED
- N. INTENTIONALLY DELETED
- O. INTENTIONALLY DELETED
- P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

14. AS TO PARCEL 14:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-034-051
- B. Mineral and water rights of any nature in favor of the State of Hawaii.

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- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- D. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

G. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

15. AS TO PARCEL 15:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-060

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- D. Drainage Reserve (Proposed SCS Channel), as disclosed by the Waivee Subdivision,  
L.U.C.A. File No. 4.792.

- E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

- G. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

- H. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- I. Lack of recorded access to a public street or highway.

- J. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

- K. INTENTIONALLY DELETED

- L. INTENTIONALLY DELETED

- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

16. AS TO PARCEL 16:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-014-010

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditches as disclosed by the tax assessor map.

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

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F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730696A thru A-50730696B](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

17. AS TO PARCEL 17:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-038

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. INTENTIONALLY DELETED

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

18. AS TO PARCEL 18:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-025

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Road as disclosed by the tax assessor map.

- D. Restrictions of vehicular access, as disclosed by Deed recorded [in Book 3933, Page 36](#) of Official Records.

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

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- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

19. AS TO PARCEL 19:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-045

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditches, Plantation Railroad and Road, as disclosed by the tax assessor map.

- D. INTENTIONALLY DELETED

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated



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F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

I. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730696A thru A-50730696B](#)

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

20. AS TO PARCEL 20:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-017

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. The rights of the United States of America, State of Hawaii, the municipality and the public, in and to that part of the premises in question falling in the bed of Kauaula Stream; also the rights of the riparian owners in and to the free and unobstructed flow of the water of said stream, if any.

Any Easement for water course over that portion of said land lying within the banks of Kauaula Stream and any changes in the boundary lines of said land that have occurred or may hereafter occur from natural causes.

D. INTENTIONALLY DELETED

E. INTENTIONALLY DELETED

F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

G. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

21. AS TO PARCEL 21:

A. Taxes and assessments, general and special, which are a lien, whether due, payable,  
delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-034

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. Restrictions of vehicular access, as disclosed by Deed recorded in [Book 3933, Page 36](#) of Official Records.

E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

K. Encroachment of utility poles & guy wire as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

22. AS TO PARCEL 22:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-040

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditches and Plantation Railroad, as disclosed by the tax assessor map.

- D. INTENTIONALLY DELETED

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730696A thru A-50730696B](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

23. AS TO PARCEL 23:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-033

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditches and Plantation Railroad, as disclosed by the tax assessor map.

- D. INTENTIONALLY DELETED

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730696A thru A-50730696B](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

24. AS TO PARCEL 24:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-067

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. Rights of native tenants, as reserved in Land Commission Award No. 6400 to Kapu.

D. Ditches as disclosed by the tax assessor map.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- H. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

I. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730696A thru A-50730696B](#)

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. INTENTIONALLY DELETED

P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

25. AS TO PARCEL 25:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : (2) 4-6-013-027

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Rights of native tenants, as reserved in Land Commission Award No. 581 to S. Laahili.

- D. INTENTIONALLY DELETED

- E. INTENTIONALLY DELETED

- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- G. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision,  
L.U.C.A. File No. 4.792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. An easement affecting that portion of said land and for the purposes stated herein  
and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. INTENTIONALLY DELETED

P. INTENTIONALLY DELETED

Q. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

26. AS TO PARCEL 26:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-053

B. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- D. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- E. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

F. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

G. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

H. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

I. INTENTIONALLY DELETED

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

27. AS TO PARCEL 27:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-034-063

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Plantation Railroad as disclosed by the tax assessor map.

- D. The lien of the State of Hawaii for payment of commutation, if any, as provided for Section 172, Hawaii Revised Statutes, no patent having been issued to Kawau, the Awardee under Land Commission Award No. 6856, Part 2.

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
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F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

I. The terms and provisions contained in the Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

- K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- L. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- M. INTENTIONALLY DELETED
- N. INTENTIONALLY DELETED
- O. INTENTIONALLY DELETED
- P. INTENTIONALLY DELETED
- Q. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

28. AS TO PARCEL 28:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-034-057
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. Plantation Railroad and Road as disclosed by the tax assessor map.
- D. INTENTIONALLY DELETED

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
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- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. No. 4.792.

- G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- J. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- K. Any right, title and interest resulting from the potential overlap with a portion of Royal Patent No. 2708, Land Commission Award No. 6426, Apana 1 to Kalehoula as disclosed by the Wainee Exhibit Map.
- L. Lack of recorded access to a public street or highway.
- M. INTENTIONALLY DELETED
- N. INTENTIONALLY DELETED
- O. INTENTIONALLY DELETED
- P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

29. AS TO PARCEL 29:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-013-028
- B. Mineral and water rights of any nature in favor of the State of Hawaii.

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- C. Vehicle access will not be permitted into and from Lahaina-Wailuku Road, Federal Aid Project F-030-1 (1) over and across Course 5 of the Remnant 47-B described in Deed recorded October 7, 1960 in the Bureau of Conveyances, State of Hawaii in [Book 3933, Page 36](#).

30. AS TO PARCEL 30:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-022

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Vehicle access will not be permitted into and from Lahaina-Wailuku Road, Federal Aid Project F-030-1 (1) over and across Course 5 of the Remnant 47-B described in Deed recorded October 7, 1960 in the Bureau of Conveyances, State of Hawaii in [Book 3933, Page 36](#).

31. AS TO PARCEL 31:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-045

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Rights of native tenants, as reserved in Land Commission Award No. 581 to S. Laahili.

- D. Road as disclosed by the tax assessor map.

- E. The lien of the State of Hawaii for payment of commutation, if any, as provided for in Section 172, Hawaii Revised Statutes, no patent having been issued to Kaiwikokoole, the Awardee under Land Commission Award No. 6890.



F. INTENTIONALLY DELETED

G. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

H. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

I. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and VERIZON HAWAII, INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

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J. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

K. The terms and provisions contained in Warranty Deed and Releases recorded  
November 21, 2013, as Regular System Document No. [A-50730696A thru A-  
50730696B](#) of Official Records.

L. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

M. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

N. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

O. INTENTIONALLY DELETED

P. INTENTIONALLY DELETED

Q. INTENTIONALLY DELETED

R. INTENTIONALLY DELETED

S. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

T. INTENTIONALLY DELETED

U. There are seven Deeds for the acquisition of Lot SLD 73-37. Deeds A-64450340, A-64450341, A-64450345, 64500127, and A-64510503 conveyed title to WAINEE LAND & HOMES, LLC, a Hawaii limited liability company. Deeds A-64450335 and A-64500114 conveyed title to HOPE BUILDERS LLC, now known as HOPE BUILDERS INC. The interest owned by HOPE BUILDERS INC., should quitclaim their interest in Lot SLD 73-37 to WAINEE LAND & HOMES, LLC.

V. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

32. AS TO PARCEL 32:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-013-043

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. Rights of native tenants, as reserved in Land Commission Award No. 581 to S. Laahili.

D. Ditch as disclosed by the tax assessor map.

E. INTENTIONALLY DELETED

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- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- G. Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

- H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- I. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and VERIZON HAWAII, INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

- J. Terms and provisions as contained in an instrument,
- Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS
- Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company
- Dated : November 21, 2013
- Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)
- K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- L. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.
- M. Lack of recorded access to a public street or highway.
- N. INTENTIONALLY DELETED
- O. INTENTIONALLY DELETED
- P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.
- To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

33. AS TO PARCEL 33:

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- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-004-004

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Ditch, as disclosed by the Tax assessor map.

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

- E. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

- F. Restriction of rights of vehicular access into and from Honoapiilani Highway Realignment, Phase 1B-1, Federal Aid Project No. NH-20-1 (38), Lahainaluna Road to Hokiokio Place, except where access is permitted, which rights were acquired by the State of Hawaii, by its Department of Transportation, by Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

G. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Dated : November 21, 2013  
Recorded : [in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730696A thru 50730696B](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. INTENTIONALLY DELETED

J. INTENTIONALLY DELETED

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

34. AS TO PARCEL 34:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-067

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.



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G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- K. Lack of recorded access to a public street or highway.
- L. INTENTIONALLY DELETED
- M. INTENTIONALLY DELETED
- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

35. AS TO PARCEL 35:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-070
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. Unidentified Ditch as disclosed by the tax assessor map.
- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

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- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

36. AS TO PARCEL 36:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-062

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. Abutter's rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as Book [3231](#), Page [411](#) of Official Records.

- E. Restriction of rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), except where access is permitted, which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as [Book 3231](#), Page [411](#) of Official Records.

- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE

Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation

For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii

Dated : October 13, 1967

Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

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G. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

H. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

I. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Land Surveyor.

M. Lack of recorded access to a public street or highway.

N. INTENTIONALLY DELETED

O. INTENTIONALLY DELETED

P. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

37. AS TO PARCEL 37:

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- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-063

- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.
- D. Abutter's rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as Book [3231](#), Page [411](#) of Official Records.
- E. Restriction of rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), except where access is permitted, which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as Book [3231](#), Page [411](#) of Official Records.
- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated



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G. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

H. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

I. Terms and provisions as contained in an instrument,

Entitled	:	KAUAULA WATER SYSTEM AGREEMENT
Executed By	:	PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and MAKILA LAND CO., LLC, a Hawaii limited liability company
Dated	:	January 16, 2001
Recorded	:	<a href="#">January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060</a>

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. Lack of recorded access to a public street or highway.

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

P. INTENTIONALLY DELETED

38. AS TO PARCEL 38:

A. Taxes and assessments, general and special, which are a lien, whether due, payable,  
delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-074

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- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. INTENTIONALLY DELETED
- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.
- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

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G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- K. Lack of recorded access to a public street or highway.
- L. INTENTIONALLY DELETED
- M. INTENTIONALLY DELETED
- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

39. AS TO PARCEL 39:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-075
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

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- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Lack of recorded access to a public street or highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

40. AS TO PARCEL 40:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-066

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.



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F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Land Surveyor.

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

41. AS TO PARCEL 41:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-047

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. Roadway as disclosed by the tax assessor map.

D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

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- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights  
and practices, including without limitation those exercised for subsistence, cultural or  
religious purposes, and access, water, gathering rights, as reserved, existing or  
established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native  
Hawaiian rights.

42. AS TO PARCEL 42:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-048

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane,  
Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc.,  
dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as  
disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as  
Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

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G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- K. Lack of recorded access to a public street or highway.
- L. INTENTIONALLY DELETED
- M. INTENTIONALLY DELETED
- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

43. AS TO PARCEL 43:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-049
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.
- D. Abutter's rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as [Book 3231, Page 411](#) of Official Records.
- E. Restriction of rights of vehicular access into and from Lahaina-Wailuku Road, Federal Aid Project No. F-030-1 (1), except where access is permitted, which rights were acquired by the State of Hawaii by Deed recorded March 7, 1957 as [Book 3231, Page 411](#) of Official Records.

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- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- G. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- H. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.



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I. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

J. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

K. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

L. Lack of recorded access to a public street or highway.

M. INTENTIONALLY DELETED

N. INTENTIONALLY DELETED

O. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

44. AS TO PARCEL 44:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-056

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

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F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- J. Lack of recorded access to a public street or highway.
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

45. AS TO PARCEL 45:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-052
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

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- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Lack of recorded access to a public street or highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

46. AS TO PARCEL 46:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-046

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

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F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.



- J. Lack of recorded access to a public street or highway.
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

47. AS TO PARCEL 47:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-068
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. INTENTIONALLY DELETED
- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

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- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

48. AS TO PARCEL 48:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-071

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. Unidentified Ditch as disclosed by the tax assessor map.

- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane,  
Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc.,  
dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as  
disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as  
Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

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G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- K. Lack of recorded access to a public street or highway.
- L. INTENTIONALLY DELETED
- M. INTENTIONALLY DELETED
- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

49. AS TO PARCEL 49:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-043
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

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- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED



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- N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

50. AS TO PARCEL 50:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-081

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

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E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Any matters affecting the Land as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

51. AS TO PARCEL 51:

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-055

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

52. AS TO PARCEL 52:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-045

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. INTENTIONALLY DELETED

D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.



53. AS TO PARCEL 53:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-053

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
C REVISION & UPDATE\_v-2

F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

- J. Lack of recorded access to a public street or highway.
- K. INTENTIONALLY DELETED
- L. INTENTIONALLY DELETED
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.  
  
To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

54. AS TO PARCEL 54:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-016-085
- B. Mineral and water rights of any nature in favor of the State of Hawaii.
- C. INTENTIONALLY DELETED
- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
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- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019516-LA  
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H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. Lack of recorded access to a public street or highway.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

55. AS TO PARCEL 55:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-057

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. INTENTIONALLY DELETED

- D. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- E. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until  
terminated

- F. Encroachments, as shown on the Land Title Survey prepared by Harold Zane,  
Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc.,  
dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as  
disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as  
Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
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G. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

H. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

I. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

J. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

K. Any and all leases, subleases and/or tenancy agreements, the rights thereunder and encumbrances thereto.

L. INTENTIONALLY DELETED

M. INTENTIONALLY DELETED

N. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

56. AS TO PARCEL 56:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-061

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.



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- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

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G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Any and all leases, subleases and/or tenancy agreements, the rights thereunder and encumbrances thereto.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

57. AS TO PARCEL 57:

- A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-016-054

- B. Mineral and water rights of any nature in favor of the State of Hawaii.

- C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

- D. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet  
in width, over, across and under all lands owned and held by  
Pioneer Mill Company, situate in the District of Lahaina on the  
Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- E. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

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F. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

G. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of Hawaii, as Document No. 2001-006060](#)

H. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

I. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

J. Lack of access to a public street or highway.

K. INTENTIONALLY DELETED

L. INTENTIONALLY DELETED

M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

58. AS TO PARCEL 58:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : (2) 4-6-016-051

B. Mineral and water rights of any nature in favor of the State of Hawaii.

C. A right-of-way for access purposes in favor of Tax Map Keys 4-6-016-005 and 4-6-016-039, which parcels of land are situated entirely within the subject premises.

D. INTENTIONALLY DELETED

E. INTENTIONALLY DELETED

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- F. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, formerly known as Hawaiian Telephone Company, a Hawaii corporation and LAHAINA LIGHT AND POWER COMPANY, LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, situate in the District of Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- G. Encroachments, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by Instrument dated December 30, 1992, recorded December 30, 1992, as Document No. [92-214115](#).

(a) A sign (speed limit 20 MPH) encroaches upon the premises by 1.72 feet.

- H. The following matters, as shown on the Land Title Survey prepared by Harold Zane, Registered Professional Land Surveyor, with Austin, Tsutsumi & Associates, Inc., dated November 19, 1992, revised December 3, 1992 and December 21, 1992, as disclosed by instrument recorded December 30, 1992 as Regular System Document No. [92-214115](#) of Official Records, to-wit:

(a) At least one 5" waterline (with the possibility of another 5" waterline and a 2" waterline within the same trench) crosses Lahainaluna Road underground.

(b) Two (2) 24" water transmission lines extend underground under Lahainaluna Road. The exact route of these pipelines under Lahainaluna Road could not be determined by ground survey except to show their entry into the Mill building on TMK: 4-5-09:07.

(c) An underground tunnel extends from the premises under Lahainaluna Road to the Pioneer Mill building on TMK: 4-5-09:07. However, the route of the tunnel is approximate only and based on a map provided by Pioneer Mill Company, Limited.

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I. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

J. An easement affecting that portion of said land and for the purposes stated herein  
and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : Utility purposes  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

K. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY  
CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and  
PIONEER MILL COMPANY, LLC, a Delaware limited liability  
company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of  
Hawaii, as Document No. A-50730699](#)

L. The terms and provisions contained in the unrecorded Agreement between the State  
of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a  
Delaware limited liability company, as disclosed by instrument recorded November  
21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

M. Cane haul road, as disclosed by Boundary Survey Map dated April 18, 2016 by Erik S.  
Kaneshiro, Licensed Professional Land Surveyor.

N. INTENTIONALLY DELETED

O. INTENTIONALLY DELETED

P. INTENTIONALLY DELETED

Q. Any and all existing roadways, trails, rights of way, flumes and irrigation ditches.

R. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

59. Terms and provisions as contained in an instrument,

Entitled : DECLARATION OF EASEMENT OVER MILL STREET  
Executed By : HOPE BUILDERS LLC, a Hawaii limited liability company  
Dated : May 16, 2019  
Recorded : [May 21, 2019 in the Bureau of Conveyances, State of Hawaii, as Document No. A-70800308](#)

(Affects SLD Lots 71-35, 71-37, 71-38, 71-47, 71-48, 71-49, & 71-67)

CONFIRMATION AND DEED OF EASEMENT dated Marcy 25, 2020, recorded May 6, 2020 in the Bureau of Conveyances, State of Hawaii as Document No. [A-74310197](#).

60. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : ACCESS AND WATERLINE EASEMENT "AU-1"  
Granted To : COUNTY OF MAUI, a political subdivision of the State of Hawaii  
For : waterline purposes affecting a portion of Tax Map Key No.: (2) 4-6-016-004  
Dated : May 29, 2020  
Recorded : [June 10, 2010 in the Bureau of Conveyances, State of Hawaii, as Document No. A-74660278](#)

(Affects SLD Lots 71-35, 71-37, 71-38, 71-47, 71-48, 71,49 & 71-67)

61. INTENTIONALLY DELETED



62. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
HAWAIIAN TELCOM, INC., a Hawaii corporation  
For : utility purposes  
Dated : October 19, 2020  
Recorded : [December 1, 2010 in the Bureau of Conveyances, State of Hawaii, as Document No. A-76400409](#)

Unable to determine if this instruments affects any of the Lots described in the legal description.

63. Terms and provisions as contained in an instrument,

Entitled : DECLARATION OF GRANT OF EASEMENTS  
Dated : August 10, 2020  
Recorded : [August 14, 2020 in the Bureau of Conveyances, State of Hawaii, as Document No. A-75310192](#)

Affects Tax Keys: (2) 4-6-013-001, 2, 015 through 046, inclusive; (2) 4-6-034-044 through 068, inclusive; (2) 4-6-014-001, 007 through 018, inclusive; (2) 4-6-015-005

64. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

65. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.

66. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.

67. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.

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68. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
69. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
70. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
71. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.
72. Prior to the issuance of any policy of title insurance, the Company will require the following evidence, satisfactory to the Company, with respect to WAINEE LAND & HOMES, LLC:
- (a) Documentation as to the due formation and continued existence under the laws of the State of its incorporation or organization.
  - (b) Copies of its by-laws, operating agreement, or partnership agreement, as applicable, and any amendments thereto, together with a current list of all members or partners, as applicable.
  - (c) Documents from the board of directors or members authorizing this transaction and identifying the officers or individuals authorized to execute documents required for this transaction on behalf of the entity.
  - (d) The same documentation for each entity member or partner of WAINEE LAND & HOMES, LLC.

The Company reserves the right to make additional exceptions and/or requirements upon examination of the foregoing.

----- Informational Notes -----

A. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

NOTE: According to the public records, there have been no deeds conveying the property described in this report recorded within a period of 24 months prior to the date hereof except as follows:

NONE

## LEGAL DESCRIPTION EXHIBIT

The land referred to in this Report is situated in the State of Hawaii, and described as follows:

Parcel 1:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 2718, Land Commission Award No. 4878-Y, Apana 2 to Mamaka for Muolo, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-41, area 0.205 acre, more or less, being Tax Map Key No. (2) 4-6-034-049.

Being the premises acquired by:

### WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450339](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 2:

All of that certain parcel of Land being the Land described in Royal Patent No. ----, Land Commission Award No. 6890 to Kaiwikokoole, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-001 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-35, area 0.332 acre, more or less, being Tax Map Key (2) 4-6-013-044.

Being the premises acquired by:

### WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450340](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 3:

All of that certain parcel of Land being a portion of the Land described in Land Patent No. 8399, Land Commission Award No. 581, Pauku 1 to S. Laahili, situate at situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-001 and situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-33, area 0.472 acre, more or less, being Tax Map Key No. (2) 4-6-013-042.

Being a portion of the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450341](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 4:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1857, Land Commission Award No. 6216, Apana 4 to Hamanalau, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-60, area 0.725 acre, more or less, being Tax May Key (2) 4-6-034-066.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450342](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 5:

All of that certain parcel of Land being the Land described in Royal Patent No. 5703, Land Commission Award No. 6887 to Kuakaha, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-21, area 0.653 acre, more or less, being Tax Map Key (2) 4-6-013-030.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450343](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 6:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 4554, Apana 3, Land Commission Award No. 6920, Apana 4 to W. Poopuu, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-20, area 0.773 acre, more or less, being Tax Map Key (2) 4-6-013-029.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450344](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 7:

All of that certain parcel of Land being the Land described in Royal Patent No. 1851, Apana 2, Land Commission Award No. 6853 to Nuhi, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-013-001, now described as Lot 73-26, area 0.438 acre, more or less, being Tax Map Key No. (2) 4-6-013-035.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450345](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 8:

All of that certain parcel of Land being the Land described in Royal Patent No. 2748, Land Commission Award No. 2650, Apana 2 to Kekoalii, situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-67, area 0.432 acre, more or less, being Tax Map Key (2) 4-6-014-012.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450346](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 9:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 7458, Land Commission Award No. 4878-F, Apana 1 to Pi, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-7, area 0.967 acre, more or less, being Tax Map Key No. (2) 4-6-013-020.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460386](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 10:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 2714, Land Commission Award No. 6870, Apana 1 to Pupule, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-12, area 0.919 acre, more or less, being Tax Map Key No. (2) 4-6-013-023.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460387](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 11:

All of that certain parcel of Land being a portion of the Land described in Land Patent No. 8231, Land Commission Award No. 2546 to Lipi (w), situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-64, area 0.341 acre, more or less, being Tax Map Key No. (2) 4-6-014-009.

Being a portion of the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460388](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 12:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1711, Land Commission Award No. 6921, Apana 2 to Paikaualani, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-40, area 0.264 acre, more or less, being Tax Map Key No. (2) 4-6-034-048.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460390](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 13:

All of that certain parcel of Land being the Land described in Royal Patent No. ----, Land Commission Award No. 6856, Part 2 to Kawau, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-56, area 0.429 acre, more or less, being Tax Map Key No. (2) 4-6-034-062.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490209](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 14:

LOT 43  
ROYAL PATENT NO. 5559,  
LAND COMMISSION AWARD 6915-H,



TO HAUPU

All of that certain parcel of land being Royal Patent No. 5559, Land Commission Award 6915-H to Haupū, situate at Halakaa, Lahaina, Maui, Hawaii, thus bounded and described as per surveys dated June 3 through August 2, 2019, revised May 12, 2025, being Tax Map Key No. (2) 4-6-034-051:

Beginning at a set 1/2-inch pipe with yellow plastic cap marked "LPLS 17011" at the Northeast corner of this parcel of land. Said pipe also being the East corner of Lot 36, being a portion of Royal Patent No. 4556, Land Commission Award 6879, Apana 2 to Kuhaulua, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being:

11,216.47 feet South  
73.08 feet East

and running by azimuths measured clockwise from true South:

- |    |      |     |     |        |  |
|----|------|-----|-----|--------|--|
| 1. | 341° | 45' | 00" | 52.27  | feet along said Lot 36 to a set 1/2-inch pipe with yellow plastic cap marked "LPLS 17011";   |
| 2. | 68°  | 30' | 00" | 291.56 | feet along Lot 41, being a portion of Royal Patent No. 2718, Land Commission Award 4878-Y, Apana 2 to Mamaka for Muolo to a set 1/2-inch pipe with yellow plastic cap marked "LPLS 17011";   |
| 3. | 134° | 00' | 00" | 16.50  | feet along Lot 42, being a portion of Royal Patent No. 7835, Land Commission Award 6876 to Kua to a set 1/2-inch pipe with yellow plastic cap marked "LPLS 17011";   |
| 4. | 76°  | 00' | 00" | 39.25  | feet along same to a set 1/2-inch pipe with yellow plastic cap marked "LPLS 17011";  |
| 5. | 179° | 12' | 00" | 112.84 | feet along Lot 6 of the Komohana Hale Subdivision, T.M.K.: (2) 4-6-034: 006, being a portion of Royal Patent No. 1719, Land Commission Award 4878-Z, Apana 1 to Honokoa and Lot 7 of the Komohana Hale Subdivision, T.M.K.: (2) 4-6-034: 007, being a portion of Royal Patent No. 5559, Land Commission Award 6915, to Haupū and Lot 8 of the Komohana Hale Subdivision, T.M.K.: (2) 4-6-034: 008, being a portion of Royal Patent No. 5559, Land Commission |

Award 6915, to Haupū and Lot 9 of the Komohāna Hale Subdivision, T.M.K.: (2) 4-6-034: 009, being a portion of Royal Patent No. 5559, Land Commission Award 6915, to Haupū to a set 1/2-inch pipe with yellow plastic cap marked "LPLS 17011";

6.      262°   15'   00"   309.26      feet along Lot 47 being a portion of Royal Patent No. 1866, Land Commission Award 4878-I, Part 3, Apana 1 to Kupālii and Lot 50, being Royal Patent No. 5587, Land Commission Award 6877, Apana 2 to Kahili to the point of beginning, containing an area of 28,813 square feet, or 0.661 acres, more or less, as per survey of Kevin J. Clarke, with Clarkes Land Surveying, dated January 25, 2021, revised May 12, 2025.

Being the premises acquired by:

#### WARRANTY DEED

Recorded                    :    August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490210](#)  
Grantor                     :    PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee                     :    WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 15:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 4558, Land Commission Award No. 6219, Apana 2 to Maaweau, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-54, area 0.017 acre, more or less, being Tax Map Key No. (2) 4-6-034-060.

Being the premises acquired by:

#### WARRANTY DEED

Recorded                    :    August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490211](#)  
Grantor                     :    PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee                     :    WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 16:

All of that certain parcel of Land being the Land described in Land Patent No. 8284, Apana 3, Land Commission Award No. 6867 to Poepoe, situate at Puehuehunui, Puunaunui, Halakaa,

Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-65, area 2.025 acres, more or less, being Tax Map Key No. (2) 4-6-014-010.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490212](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 17:

All of that certain parcel of Land being the Land described in School Grant No. 15, Apana 4 to The Board of Education, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-29, area 0.391 acre, more or less, being Tax Map Key No. (2) 4-6-013-038.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500120](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 18:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1199, Land Commission Award No. 4878-E, Apana 1 to Holi, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-14, area 0.997 acre, more or less, being Tax Map Key No. (2) 4-6-013-025.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500123](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 19:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 4556, Land Commission Award No. 6879 Apana 2 to Kuhaulua, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of

Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key no. (2) 4-6-013-001 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-36, area 1.677 acres, more or less, being Tax Map Key No. (2) 4-6-034-045.

Excepting therefrom any portion lying within Aholo Road.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500127](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 20:

All of that certain parcel of Land being the Land described in Royal Patent No. 2706, Land Commission Award No. 6210 to Kapuka, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-3, area 2.439 acres, more or less, being Tax Map Key No. (2) 4-6-013-017.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500131](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 21:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1853, Land Commission Award No. 4878-MM, Apana 1 to A. Moku, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-25, area 2.408 acres, more or less, being Tax Map Key No. (2) 4-6-013-034.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510502](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company

Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 22:

All of that certain parcel of Land being the Land described in Royal Patent No. 5582 Apana 3, Land Commission Award No. 6868 to Hanakaipo, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-001 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-31, area 1.294 acres, more or less, being Tax Map Key No. (2) 4-6-013-040.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510503](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 23:

All of that certain parcel of Land being the Land described in Land Patent Grant No. 4687 (Lot 12) to H. A. Isenberg, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-001 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-24, area 3.122 acres, more or less, being Tax Map Key No. (2) 4-6-013-033.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510505](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 24:

All of that certain parcel of Land being a portion of the Land described in Land Patent No. 8286, Land Commission Award No. 6400, Apana 3 to Kapu, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki, and Makila, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-62, area 1.262 acre, more or less, being Tax Map Key No. (2) 4-6-034-067.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510506](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 25:

All of that certain parcel of Land being a portion of the Land described in Land Patent No. 8399, Land Commission Award No. 581, Pauku 1 to S. Laahili, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-001 and situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-16 area 0.217 acre, more or less, being Tax Map Key (2) 4-6-013-027.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450341](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company, as Tenant in Severalty

Parcel 26:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1866, Land Commission Award No. 4878-I, Part 3, Apana 1 to Kupalii, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-47 area 0.106 acre, more or less, being Tax Map Key (2) 4-6-034-053.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490208](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company, as Tenant in Severalty

Parcel 27:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. ----, Land Commission Award 6856, Part 2 to Kawau, situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying Tax Map Key No. (2) 4-6-013-006 and situate at Puehuehunui, Puunaunui, Halakaa, Polanui, Polaiki, Puunau, Paunauiki and Makila, District of Lahaina, Island and County of Maui, State of Hawaii lying within Tax Map Key No. (2) 4-6-014-001, now described as Lot SLD 73-57 area 0.362 acre, more or less, being Tax Map Key (2) 4-6-034-063.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490209](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 28:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 2714, Land Commission Award No. 6870, Apana 1 to Pupule, situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-51 area 0.008 acre, more or less, being Tax Map Key (2) 4-6-034-057.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460387](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 29:

All of that certain parcel of land being a portion of REMNANT 47-B being a portion of Government Road (Wainee Street) in the Deed dated October 5, 1960, recorded October 7, 1960 in the Bureau of Conveyances, State of Hawaii in Liber [3933](#), Page 36 situate in Lahaina, County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-17, area 8,230 square feet, more of less, being Tax Map Key No. (2) 4-6-013-028.

Being a portion of the premises acquired by:

#### DEED

Recorded : September 5, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64570096](#)  
Grantor : PIONEER MILL COMPANY, Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 30:

All of that certain parcel of land being a portion of REMNANT 47-C being a portion of Government Road (Wainee Street) in the Deed dated October 5, 1960, recorded October 7, 1960 in the Bureau of Conveyances, State of Hawaii in Liber [3933](#), Page 36 situate in Lahaina, County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-11, area 9,616 square feet, more of less, being Tax Map Key No. (2) 4-6-013-022.

Being a portion of the premises acquired by:

DEED

Recorded : September 5, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64570096](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 31:

All of that certain parcel of land being Land Patent Grant No. 8195 to Pioneer Mill Company, being also a portion of Land Commission Award No. 581, Apana 1 to S. Laahila, a portion of Land Commission Award No. 6879, Apana 2 to Kuhaulua, a portion of Land Commission Award No. 6890 to Kaiwi Kakooe, a portion of Land Commission Award No. 6868 to Hanakaipo, a portion of Land Commission Award No. 6895, Apana 3 to Kauakahi, a portion of Land Commission Award No. 6853, Apana 2 to Nuhi, and a portion of Grant No. 4686 to L. M. Vettlesen, situate in Puehuehu, Lahaina, County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-013-001, now described as Lot SLD 73-37, being Tax Map Key No. (2) 4-6-013-045, more particularly described, as follows:

Beginning at a set ½-inch pipe with yellow plastic cap marked "LPLS 17011" at the West corner of this parcel of land. Said pipe also being the North corner of Lot 33, being a portion of Royal Patent No. 8399, Land Commission Award 581, Apana 1 to S. Laahili, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being, 11,543.72 feet South, 73.97 feet West, and running by azimuths measured clockwise from true South:

- |    |      |     |     |        |  |
|----|------|-----|-----|--------|--|
| 1. | 244° | 13' | 00" | 415.00 | feet along Lot 44, being a Roadway Lot, to a set ½-inch pipe with yellow plastic cap marked "LPLS 17011";  |
| 2. | 313° | 54' | 00" | 216.28 | feet along Lot 36, being a portion of Royal Patent No. 4556, Land Commission Award 6879, Apana 2 to Kuhaulua and Lot 35, being a portion of Royal Patent No. 8351, Land Commission Award 6890, to Kaiwiokooe to a set ½-inch pipe with yellow plastic cap marked "LPLS 17011"; |



3.	28°	40'	00"	82.00	feet along said Lot 35 and Lot 34, being a portion of Royal Patent No. 8399, Land Commission Award 581, Apana 1 to Laahili to a set ½-inch pipe with yellow plastic cap marked "LPLS 17011";
4.	358°	30'	00"	88.00	feet along Lot 31, being a portion of Royal Patent No. 5582, Land Commission Award 6868, Apana 3 to Hanakaipo to a set ½-inch pipe with yellow plastic cap marked "LPLS 17011";
5.	328°	00'	00"	97.40	feet along same to a set 1/2 –inch pipe with yellow plastic cap marked "LPLS 17011";
6.	343°	25'	00"	73.40	feet along Lot 26, being a portion of Royal Patent No. 1851, Land Commission Award 6853, Apana 2 to Nuhi to a set ½-inch pipe with yellow plastic cap marked "LPLS 17011";
7.	64°	13'	00"	386.00	feet along same to a set 1/2 –inch pipe with yellow plastic cap marked "LPLS 17011";
8.	154°	13'	00"	500.00	feet along said Lot 26 and Lot 27, being a portion of Royal Patent No. 4507, Land Commission Award 6895 to Kuakahi and Lot 30 being a portion of Land Patent Grant 4686, Lot 11, L. M. Vettlesen and said Lot 33 to the point of beginning, containing an area of 212,466 square feet, more or less, as per survey of Kevin J. Clarke, Licensed Professional Land Surveyor Certificate NO. 17011-LS, of Clarkes Land Surveying, dated October 19, 2019.

Being the premises acquired by the following:

(1) WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450335](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

(2) WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450340](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

(3) WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450345](#)

Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

(4) WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450341](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

(5) WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500114](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

(6) WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500127](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

(7) WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510503](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 32:

All of that certain parcel of Land being a portion of the Land described in Land Patent No. 8399, Land Commission Award No. 581, Pauku 1 to S. Laahili, situate at situate at Puehuehu, Puehuehuiki, Puehuehunui, Kaulalo, Makila, Paunauiki, Halakaa, and Kalualepo, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-001 and situate at Polanui, Polaiki, Puunau, Puunaunui, Kooka, Paunauiki, Paunau, Halakaa, Puehuehuiki and Ilikahi, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-013-006, now described as Lot SLD 73-34, area 0.015 acre, more or less, being Tax Map Key No. (2) 4-6-013-043.

Being a portion of the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450341](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company

Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 33:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1890, Land Commission Award No. 6854, Apana 2 to Ohule, situate at Puunau, District of Lahaina, Island and County of Maui, State of Hawaii, bearing Tax Map Key No. (2) 4-6-014-004, and containing an are of 0.619 acres, more or less.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 27, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490213](#)

Grantor : PIONEER MILL COMPANY, a Delaware limited liability company

Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 34:

All of that certain parcel of Land being the Land described in Royal Patent No. 1751, Land Commission Award No. 5441, Apana 2 to Ninia, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-53, area 0.373 acre, more or less, being Tax Map Key No. (2) 4-6-016-067.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450347](#)

Grantor : PIONEER MILL COMPANY, a Delaware limited liability company

Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 35:

All of that certain parcel of Land being the Land described in Royal Patent No. 1960, Land Commission Award No. 4320, Apana 3 to Kaua, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-56, area 9.836 acres, more or less, being Tax May Key No. (2) 4-6-016-070.

Excepting that portion lying within Prison Road.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450348](#)

Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 36:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1875, Land Commission Award No. 9795-C, Apana 1 to W. Kealohapalani, situate at Puuhoowali, Haleu, Waianae, Puako, Paunau and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-011-012 and situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-48, area 0.042 acre, more or less, being Tax Map Key No. 4-6-016-062.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450349](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 37:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 2731, Land Commission Award No. 7229, Apana 2 to Lono, situate at Puuhoowali, Haleu, Waianae, Puako, Paunau and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-011-012 and situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-49, area 0.071 acre, more or less, being Tax Map Key No. (2) 4-6-016-063.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64450350](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 38:

All of that certain parcel of Land being the Land described in Royal Patent No. 1171, Land Commission Award No. 6788 to Kamauoha, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-60, area 0.814 acre, more or less, being Tax Map Key No (2) 4-6-016-074.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460383](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 39:

All of that certain parcel of Land being the Land described in Land Patent Grant 5980 (Lot 14) to Lahaina Agricultural Company Limited, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-61, area 1.017 acres, more or less, being Tax Map Key No. (2) 4-6-016-075.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460384](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 40:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1753, Land Commission Award No. 9795, Apana 2 to Kaaumaiewa, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-52, area 0.371 acre, more or less, being Tax Map Key (2) 4-6-016-066.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460385](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 41:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 310 to William Ap. Jones, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-

016-004, now described as Lot SLD 71-32, area 1.453 acres, more or less, being Tax Map Key No. (2) 4-6-016-047.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490215](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 42:

All of that certain parcel of Land being a portion of the Land described in Royal Patent Grant No. 482 to James Young Kanehoa, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-33, area 0.456 acre, more or less, being Tax Map Key No. (2) 4-6-016-048.

LOT 33

Being a portion Grant 482 to James Young Kanehoa

at  
Lahaina, Maui, Hawaii

Beginning at the Northern corner of this parcel. Also, being the Eastern corner of Lot 32, being a portion of Grant 310 to William Ap. Jones. The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 7,255.56 feet South and 1,710.81 feet West and running by azimuths measured clockwise from true South:

1. 325° 01' 282.15 feet along Grant 482 to Kekauai;
2. 101° 41' 205.31 feet along Lot 43, being a portion of Royal Patent 1729, Land Commission Award 10667, Apana 2 to Pikanele, Lot 42, being Grant 4678 (Lot 3) to H. A. Isenberg and Lot 41, being a portion of Royal Patent 1729, Land Commission Award 10667, Apana 1 to Pikanele;
3. 191° 42' 30" 193.62 feet along Lot 32, being a portion of Grant 310 to William Ap. Jones, to the point of beginning and containing an area of 0.456 acres, more or less, as per survey of Kevin J. Clarke, dated September 6, 2021, revised June 23, 2025.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490216](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 43:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 2733, Land Commission Award No. 493, Apana 1 to Kalalakoa, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaclua 1, Opaclua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-016-004 and situate at Puuhoowali, Haleu, Waianae, Puako, Paunau and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-011-012, now described as Lot SLD 71-35, area 0.156 acre, more or less, being Tax Map Key No. (2) 4-6-016-049.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490217](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 44:

All of that certain parcel of Land being the Land described in Land Patent Grant No. 4678 (Lot 3) to H. A. Isenberg, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaclua 1, Opaclua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-42, area 0.211 acre, more or less, being Tax Map Key No. (2) 4-6-016-056.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 28, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64490219](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 45:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1876, Land Commission Award No. 8519-B, Part 1, Apana 5 to Fanny Young, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaclua 1, Opaclua, Puou, and Polapola, District of Lahaina, Island and County of

Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-38, area 0.103 acre, more or less, being Tax Map Key No. (2) 4-6-016-052.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500121](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 46:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1876, Land Commission Award No. 8519-B, Part 1, Apana 7 to Fanny Young, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-29, area 0.073 acre, more or less, being Tax Map Key No. (2) 4-6-016-046.

Excepting that portion lying within Dickenson Street.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500122](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 47:

All of that certain parcel of Land being the Land described in Royal Patent No. 2738, Land Commission Award No. 4878-FF, Apana 3 to Poopuu, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-54, area 0.144 acre, more or less, being Tax Map Key No. (2) 4-6-016-068.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500125](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 48:



All of that certain parcel of Land being a portion of the Land described in Land Patent No. 8255, Land Commission Award No. 10785 to Paniani, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-57, area 1.287 acres, more or less, being Tax Map Key No. (2) 4-6-016-071.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500126](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 49:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 3582, Land Commission Award No. 7711, Apana 2 to Kaiheekai, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-26, area 0.058 acre, more or less, being Tax Map Key No. (2) 4-6-016-043.

Excepting that portion lying within Dickenson Street.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 29, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64500129](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 50:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1961, Land Commission Award No. 470, Apana 1 to Kuokoa, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-67, area 0.054 acre, more or less, being Tax Map Key No. (2) 4-6-016-081.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510501](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 51:

All of that certain parcel of Land being the Land described in Royal Patent No. 1729, Apana 5, Land Commission Award No. 10667, Apana 1 to Pikanele, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaclua 1, Opaclua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-41, area 0.502 acre, more or less, being Tax Map Key No. (2) 4-6-016-055.

LOT 41

Being Royal Patent 1729, Land Commission Award 10667, Apana 1 to Pikanele

Lahaina, Maui, Hawaii

Beginning at the Southeastern corner of this parcel. Also, being the Northeastern corner of Lot 45, being Royal Patent 1751, Land Commission Award 5441, Apana 2 to Ninia. The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being South 7,636.02 and 1,648.58 West and running by azimuths measured clockwise from true South:

- |    |      |         |        |  |
|----|------|---------|--------|--|
| 1. | 98°  | 26'     | 125.83 | feet along Lot 45, being Royal Patent 1751, Land Commission Award 5441, Apana 2 to Ninia and Lot 40, being Royal Patent 2732, Land Commission Award 7269 Apana 3 to Auwaa;   |
| 2. | 187° | 00'     | 152.46 | feet along Lot 40, being Royal Patent 1751, Land Commission Award 7269, Apana 3 to Auwaa and Lot 34, being Royal Patent 4475, Land Commission Award 7713, Apana 26 to Kamamalu;  |
| 3. | 191° | 42' 30" | 21.53  | feet along Lot 32, being a portion of Grant 310 to William Ap. Jones;  |
| 4. | 281° | 41'     | 129.55 | feet along Lot 33, being a portion of Lot 33 to Kekauai;   |
| 5. | 8°   | 45'     | 166.56 | feet along Lot 42, being Grant 4678 (Lot 3) to H. A. Isenberg to the point of beginning and containing an area of 0.502 acres, more or less, as per survey of Kevin J. Clarke, dated September 4, 2021, revised June 25, 2025. |

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64510504](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 52:

All of that certain parcel of Land being a portion of the Land described in Land Patent Grant No. 5979 (Lot 8) to Lahaina Agricultural Company Limited, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaclua 1, Opaclua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-28, area 0.093 acre, more or less, being Tax Map Key No. (2) 4-6-016-045.

LOT 28

Being a portion of Grant 5979 (Lot 8) to Lahaina Ag. Co. LTD

Lahaina, Maui, Hawaii

Beginning at the Eastern corner of this parcel. Also, being the Southern corner of Lot 29, being a portion of Royal Patent 1876, Land Commission Award 8519-B Part 1, Apana 7 to Fanny Young. The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 6,565.10 feet South and 1,574.17 feet West and running by azimuths measured clockwise from true South:

- |    |          |        |   |
|----|----------|--------|---|
| 1. | 47° 26'  | 246.88 | feet along Royal Patent 5578 & 5595, Land Commission Award 3049, Apana 1 to Kaluaokamo;   |
| 2. | 137° 20' | 16.96  | feet along Lot 27, being a portion of Royal Patent 5578 & 5595, Land Commission Award 3049, Apana 1 to Kaluaokamo;  |
| 3. | 227° 55' | 262.84 | feet along the South side of Old Dickenson Street;  |
| 4. | 4° 39'   | 21.70  | feet along Lot 29, being a Portion of Royal Patent 1876, Land Commission Award 8519-B, Part 1, Apana 7 to Fanny Young, to the point of beginning and containing an area of 0.093 acres, more or less, as per survey of Kevin J. Clarke, dated September 6, 2021, revised June 23, 2025. |

Being the premises acquired by:

WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as

Document No. [A-64510507](#)

Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 53:

All of that certain parcel of Land being the Land described in Land Patent Grant No. 7855 (Parcel 1) to The Lahaina Agricultural Company, Limited, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaclua 1, Opaclua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-39, area 0.236 acre, more or less, being Tax Map Key No. (2) 4-6-016-053.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as  
Document No. [A-64510509](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 54:

All of that certain parcel of Land being a portion of the Land described in Land Patent Grant No. 5981 (Lot 15) to Lahaina Agricultural Company Limited, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaclua 1, Opaclua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-71, area 0.042 acre, more or less, being Tax Map Key No. (2) 4-6-016-085.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 30, 2017 in the Bureau of Conveyances, State of Hawaii, as  
Document No. [A-64510510](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 55:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1729, Apana 6, Land Commission Award No. 10667, Apana 2 to Pikanele, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaclua 1, Opaclua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-43, area 1.201 acres, more or less, being Tax Map Key No. (2) 4-6-016-057.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 31, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64520070](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 56:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 1962, Land Commission Award Nos. 10221 and 10218, Apana 1 to Makaulia, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-47, area 0.462 acre, more or less, being Tax Map Key No. (2) 4-6-016-061.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 31, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64520071](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 57:

All of that certain parcel of Land being the Land described in Royal Patent No. 2732, Land Commission Award No. 7269, Apana 3 to Auwaa, situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-40, area 0.243 acre, more or less, being Tax Map Key No. (2) 4-6-016-054.

#### LOT 40

Being Royal Patent 2732, Land Commission Award 7269, Apana 3 to Auwaa

Lahaina, Maui, Hawaii

Beginning at the Southwestern corner of this parcel. Also, being the Northeastern corner of Lot 38, being a portion of Royal Patent 1876, Land Commission Award 8519-B, Part 1, Apana 5 to Fanny Young. The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 7,653.81 feet South and feet 1,881.49 West and running by azimuths measured clockwise from true South:

1. 172° 00' 51.11 feet along Lot 35, being a portion of Royal Patent 2733, Land Commission Award 493, Apana 1 to Kalalakoa;
2. 263° 05' 119.96 feet along Lot 34, being a portion of Royal Patent 4475, Land Commission Award 7713, Apana 26 to Kamamalu;

- |    |      |     |       |  |
|----|------|-----|-------|--|
| 3. | 7°   | 00' | 29.03 | feet along Lot 41, being Royal Patent 1729, Land Commission Award 10667, Apana 1 to Pikanele;  |
| 4. | 278° | 26' | 42.61 | feet along the same;   |
| 5. | 6°   | 47' | 89.09 | feet along Lot 45, being Royal Patent 1751, Land Commission Award 5441, Apana 2 to Ninia;  |
| 6. | 96°  | 23' | 49.72 | feet along lot 46, being Royal Patent 1876, Land Commission Award 8519-B, Part 1 Apana 6 to Fanny Young;   |
| 7. | 172° | 05' | 63.72 | feet along Lot 46, being Royal Patent 1876, Land Commission Award 8519-B, Part 1 Apana 6 to Fanny Young and Lot 39, being Grant 7855 (Parcel 1) to Lahaina Ag. Co. LTD;  |
| 8. | 82°  | 55' | 82.50 | feet along Grant 7855 (Parcel 1) to Lahaina Ag. Co. LTD to the point of beginning and containing an area of 0.243 acres, more or less, as per survey of Kevin J. Clarke, dated September 6, 2021, revised June 23, 2025. |

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 31, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64520072](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company

Parcel 58:

All of that certain parcel of Land being a portion of the Land described in Royal Patent No. 2731, Land Commission Award No. 7229, Apana 2 to Lono, situate at Puuhoowali, Haleu, Waianae, Puako, Paunau and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-011-012 and situate at Waianae, Haleu, Puako, Kapewakua, Pauakua, Paunau, Puuhoowali, Waianaenui, Wainee, Kulahuhu, Opaelua 1, Opaelua, Puou, and Polapola, District of Lahaina, Island and County of Maui, State of Hawaii, as to the portion lying within Tax Map Key No. (2) 4-6-016-004, now described as Lot SLD 71-37 area 0.023 acre, more or less, being Tax Map Key (2) 4-6-016-051.

Being the premises acquired by:

#### WARRANTY DEED

Recorded : August 24, 2017 in the Bureau of Conveyances, State of Hawaii, as

Document No. [A-64450350](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company, as  
Tenant in Severalty

AS TO PARCELS 1 THRU 33 EXCLUDING PARCELS 7, 11, 16 & 29:

TOGETHER ALSO WITH a perpetual non-exclusive easements over, under and across the shaded road system shown on the Exhibit "A" attached to the DECLARATION AND GRANT OF EASEMENTS recorded August 14, 2020, recorded as Document No. [A-75310192](#), affecting SLD Lots 73-3, 73-7, 73-11, 73-12, 73-14, 73-16, 73-17, 73-20, 73-21, 73-24, 73-25, 73-26, 73-29, 73-31, 73-33 THRU 73-37, 73-40, 73-41, 73-43, 73-47, 73-51, 73-53, 73-54, 73-56, 73-57, 73-60, 73-62, 73-64, 73-65, & 73-67.

Exhibit I

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11/09/18)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses which arise by reason of:

1. (a) Any law, ordinance, or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the land;
  - (ii) the character, dimensions, or location of any improvement now or hereafter erected on the land;
  - (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing-business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE**


**SCHEDULE B - PART I**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.



 <b>OLD REPUBLIC TITLE</b>	
<b>FACTS</b>	<b>WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?</b>

<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"><li>• Social Security number and employment information</li><li>• Mortgage rates and payments and account balances</li><li>• Checking account information and wire transfer instructions</li></ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you	No	We don't share
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

	Go to <a href="http://www.oldrepublictitle.com">www.oldrepublictitle.com</a> (Contact Us)
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## Who we are

Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
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## What we do

How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a>
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.</p>

## Definitions

Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., and Mississippi Valley Title Services Company</li> </ul>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• Old Republic Title does not share with non-affiliates so they can market to you</li> </ul>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• Old Republic Title doesn't jointly market.</li> </ul>

Affiliates Who May be Delivering This Notice				
American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		



## **OLD REPUBLIC**

### **Title & Escrow of Hawaii**

#### **Will Any Of These Situations Affect your Transaction?**

1. Are your principals exchanging this property?
2. Will your principals be using a power of attorney?
3. Are any of the parties on title deceased?
4. Has there been a change of marital status?
5. Do any of the parties signing NOT have a photo ID or Driver's License?
6. Will there be a new entity formed (e.g. Partnership or Corporation)?
7. Have any of the principals recently filed bankruptcy?
8. Are the sellers of this property not residents of the State of Hawaii?
9. Are any of the principals minors?
10. Is this commercial property?

**If you answered "yes" to any of these questions,  
Please contact your escrow officer.**



**OLD REPUBLIC**  
TITLE & ESCROW OF HAWAII

33 Lono Avenue, Suite 195  
Kahului, HI 96732  
(808) 871-2800 Fax: (808) 871-8828

## PRELIMINARY REPORT

Our Order Number 6820019517-LA

WEST MAUI LAND COMPANY INC  
305 E Wakea Avenue  
Kahului, HI 96732

Attention: HEIDI BIGELOW

When Replying Please Contact:

Lynette Aipa  
Escrow Officer  
[LAipa@ortc.com](mailto:LAipa@ortc.com)  
(808) 871-2800

Buyer:  
COUNTY OF MAUI

Property Address:

Lahaina, HI 96761

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE & ESCROW OF HAWAII, as issuing Agent of Old Republic National Title Insurance Company, hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in Exhibit I attached. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of July 17, 2025, at 8:00 AM

**OLD REPUBLIC TITLE & ESCROW OF HAWAII**  
For Exceptions Shown or Referred to, See Attached

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019517-LA

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

AS TO PARCEL 1: WAINEE LAND & HOMES, LLC, a Hawaii limited liability company, as Tenant in Severalty

AS TO PARCEL 2: HOPE BUILDERS LLC, a Hawaii limited liability company

The land referred to in this Report is situated in the State of Hawaii, and described as follows:

See Legal Description Exhibit.

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. AS TO PARCEL 1:
  - A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:  
  
Tax Map Key : 2-4-6-015-006
  - B. Mineral and water rights of any nature in favor of the State of Hawaii.
  - C. Rights of native tenants, as reserved in Land Commission Award No. 5207-B, Apana 3 to R. Kalaipaihala; Land Commission Award No. 11216, Apana 17 to M. Kekauonohi; and Land Commission Award No. 8559-B, Apana 25 to Wm. C. Lunailo.
  - D. Ditches, Plantation Railroads, Pipe, Pipe Lines, Reservoir, Roads, Roadway and Kauaula Road, as disclosed by the tax assessor map.
  - E. Access to Exclusion 1 (Cemetery) of the Wainee Subdivision, L.U.C.A. File No. 4.792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019517-LA

F. The lien of the State of Hawaii for the payment of commutation, if any, as provided for in Section 172, Hawaii Revised Statutes, no patent having been issued to Koalakai, the Awardee under Land Commission Award No. 6794 Apana 2.

G. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

H. A Grant of Easement (Easements J and K) for utility purposes, in favor of Maui Electric Company, Limited, recorded December 2, 1974 as [Book 10268, Page 94](#) of Official Records.

I. The terms and provisions contained in the Private Water System Agreement recorded January 15, 1982 as [Book 16106, Page 214 of Official Records](#).

J. Existing Reservoir and Drainage Reserve (Proposed SCS Channel), as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

K. Designation of Easement 2 for access and utility purposes in favor of Lots 2 and 3, as disclosed by the Wainee Subdivision, L.U.C.A. File No. 4.792.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019517-LA

L. Terms and provisions as contained in an instrument,

Entitled : KAUAULA WATER SYSTEM AGREEMENT  
Executed By : PIONEER MILL COMPANY, LIMITED, a Hawaii corporation and  
MAKILA LAND CO., LLC, a Hawaii limited liability company  
Dated : January 16, 2001  
Recorded : [January 16, 2001 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2001-006060](#)

M. A non-exclusive perpetual easement for access and utility purposes over, across and under Easement 2 in favor of Lot 2 of the Wainee Subdivision, as disclosed by instrument recorded April 16, 2001 as Regular System Document No. [2001-053961](#) of Official Records.

N. A non-exclusive perpetual easement for access and utility purposes over, across and under Easement 2 in favor of Lot 3 of the Wainee Subdivision, as disclosed by instrument recorded June 7, 2001 as Regular System Document No. [2001-086079](#) of Official Records.

O. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : QUITCLAIM UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
Dated : September 3, 2003  
Recorded : [October 3, 2003 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2003-215712 thru 2003-215713](#)

P. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : UTILITY EASEMENT  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation,  
and VERIZON HAWAII INC., a Hawaii corporation  
For : utility purposes  
Dated : December 16, 2003  
Recorded : [February 4, 2004 in the Bureau of Conveyances, State of  
Hawaii, as Document No. 2004-023592](#)



OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019517-LA

Q. Restriction of rights of vehicular access into and from Honoapiilani Highway Realignment, Phase 1B-1, Federal Aid Project No. NH-30-1 (38), Lahainaluna Road to Hokiokio Place, Except where access is permitted, which rights were acquired by the State of Hawaii, by its Department of Transportation, by Warranty Deed and Releases recorded November 21, 2013 as Regular System Document No. [A-50730696A thru A-50730696B](#) of Official Records.

R. Terms and provisions as contained in an instrument,

Entitled : WARRANTY DEED AND RELEASES  
Dated : September 18, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730696A thru A-50730696B](#)

S. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : GRANT OF DRAINAGE EASEMENT  
Granted To : STATE OF HAWAII, by its Department of Transportation  
For : Easement 6, 7 and 8 for drainage purposes  
Dated : November 21, 2013  
Recorded : November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50930697

T. Terms and provisions as contained in an instrument,

Entitled : USE AND OCCUPANCY AGREEMENT AND GRANT OF UTILITY CROSSING RIGHTS  
Executed By : STATE OF HAWAII, by its Director of Transportation and PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Dated : November 21, 2013  
Recorded : [November 21, 2013 in the Bureau of Conveyances, State of Hawaii, as Document No. A-50730699](#)

U. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019517-LA

V. Any matters affecting the land disclosed by Boundary Survey Map Dated April 18, 2016 by Erik S. Kaneshiro, Licensed Professional Land Surveyor.

W. INTENTIONALLY DELETED

X. INTENTIONALLY DELETED

Y. INTENTIONALLY DELETED

Z. Lack of recorded access to a public street or highway.

AA. INTENTIONALLY DELETED

AB. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

AC. No title insurance with respect to the excluded parcels can be provided.

2. AS TO PARCEL 2:

A. Taxes and assessments, general and special, which are a lien, whether due, payable, delinquent or otherwise, for the fiscal year 2025 - 2026:

Tax Map Key : 2-4-6-011-000

Exempt - Roadway (Mill Street North)

B. Mineral and water rights of any nature in favor of the State of Hawaii.

OLD REPUBLIC TITLE & ESCROW OF HAWAII  
ORDER NO. 6820019517-LA

- C. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument : LEASE  
Granted To : MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation and  
GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED,  
formerly known as Hawaiian Telephone Company, a Hawaii  
corporation and LAHAINA LIGHT AND POWER COMPANY,  
LIMITED, a Hawaii corporation  
For : Leasing and demising rights-of-way, each twenty-five (25)  
feet in width, over, across and under all lands owned and held  
by Pioneer Mill Company, Limited, situate in the District of  
Lahaina on the Island of Maui in the State of Hawaii  
Dated : October 13, 1967  
Recorded : [December 8, 1967 in the Bureau of Conveyances, State of  
Hawaii, in Book 5893, Page 226](#)

For a term of 35 years from the date hereof, and thereafter from year to year until terminated

- D. Any matters affecting the Land disclosed by Boundary Map dated May 29, 1985, by Robert T. Tanaka, Registered Professional Land Surveyor.
- E. The terms and provisions contained in the unrecorded Agreement between the State of Hawaii, by its Director of Transportation, and Pioneer Mill Company, LLC, a Delaware limited liability company, as disclosed by instrument recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- F. The terms and provisions contained in the Use and Occupancy Agreement and Grant of Utility Crossing Rights recorded November 21, 2013 as Regular System Document No. [A-50730699](#) of Official Records.
- G. Any matter affecting the Land disclosed by Boundary Survey Map dated April 18, 2016 by Erik K. Kaneshiro, Licensed Professional Land Surveyor.
- H. Rights of ingress and egress in favor of others entitled thereto.
- I. INTENTIONALLY DELETED
- J. INTENTIONALLY DELETED

- K. Rights of others who may have an easement or access right, in said parcel.
- L. Any facts, rights, interests or claims which an accurate survey would show.
- M. Matters relating to the exercise of Native Hawaiian customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural or religious purposes, and access, water, gathering rights, as reserved, existing or established under the Constitution, law and usage of the State of Hawaii.

To obtain information on such matters, please contact: your legal counsel on Native Hawaiian rights.

- 3. Prior to the issuance of any policy of title insurance, the Company will require the following evidence, satisfactory to the Company, with respect to HOPE BUILDERS LLC:
  - (a) Documentation as to the due formation and continued existence under the laws of the State of its incorporation or organization.
  - (b) Copies of its by-laws, operating agreement, or partnership agreement, as applicable, and any amendments thereto, together with a current list of all members or partners, as applicable.
  - (c) Documents from the board of directors or members authorizing this transaction and identifying the officers or individuals authorized to execute documents required for this transaction on behalf of the entity.
  - (d) The same documentation for each entity member or partner of HOPE BUILDERS LLC.

The Company reserves the right to make additional exceptions and/or requirements upon examination of the foregoing.

4. Prior to the issuance of any policy of title insurance, the Company will require the following evidence, satisfactory to the Company, with respect to WAINEE LAND & HOMES LLC:
- (a) Documentation as to the due formation and continued existence under the laws of the State of its incorporation or organization.
  - (b) Copies of its by-laws, operating agreement, or partnership agreement, as applicable, and any amendments thereto, together with a current list of all members or partners, as applicable.
  - (c) Documents from the board of directors or members authorizing this transaction and identifying the officers or individuals authorized to execute documents required for this transaction on behalf of the entity.
  - (d) The same documentation for each entity member or partner of WAINEE LAND & HOMES LLC.

The Company reserves the right to make additional exceptions and/or requirements upon examination of the foregoing.

5. The requirement that this Company be provided with a suitable Owner's Declaration (form ORT 174). The Company reserves the right to make additional exceptions and/or requirements upon review of the Owner's Declaration.

----- Informational Notes -----

- A. There is hereby omitted from any covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions, any covenants or restrictions, if any, based upon race, color, religion, sex, including gender identity or expression, sexual orientation, handicap, disability, age, marital status, familial status, national origin, ancestry, source of income, etc., as set forth in applicable state or federal law, unless and only to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
- B. We find no open Mortgages. A written statement must be provided by the current owner(s) attesting to whether any outstanding Mortgages exist.

## LEGAL DESCRIPTION EXHIBIT

The land referred to in this Report is situated in the State of Hawaii, and described as follows:

Parcel 1:

PORTION OF LOT 1 OF THE WAINEE SUBDIVISION  
(L.U.C.A. FILE NO. 4.792)

Being portion(s) of Royal Patent Grant 1183, Land Commission Award 6786 to Kamohomoho, Royal Patent Grant 1701, Land Commission Award 6787 to Hanaumua, Royal Patent Grant 2738, Land Commission Award 4878-FF, Apana 1 to Poopuu, Royal Patent 3583 & 8385, Land Commission Award 484, Apana 1 to Kaiheekai, Grant 4683 to H. A. Isenberg, Grant 4684 to H. A. Isenberg, Royal Patent Grant 8246, Land Commission Award 3245-B, Apana 1 to Alu, Royal Patent Grant 2737, Land Commission Award 4878-EE, Apana 1 to Makaiole, Royal Patent Grant 410, Land Commission Award 241 to Soloman D Burrows, Royal Patent Grant 2759 & 3340, Land Commission Award 496, Apana 1 to Popolo, Royal Patent Grant 8362, Land Commission Award 6784, Apana 1 to Naai, Royal Patent Grant 2664, Land Commission Award 4878-0, Apana 3 to Olala, Royal Patent Grant 8362, Land Commission Award 6784, Apana 2 to Naai, Royal Patent Grant 5660, Land Commission Award 5207-B to R. Kalaipaihala, Royal Patent Grant 5580, Land Commission Award 8587, Apana 3 to Kaupena, Land Commission Award 725, Apana 3 to Namauu, Royal Patent 8395, Land Commission Award 8559-B, Apana 25 to William C Lunailo, Land Commission Award 6795, Apana 1 to Ukukua, Royal Patent Grant 1959, Land Commission Award 4878-G, Apana 3 to Malaekahana, Royal Patent Grant 1157, Land Commission Award 5832 to Kaaumaiewa & Royal Patent 1857, Land Commission Award 4878-G, Apana 3 to Hamanolau at District of Lahaina, Island and County of Maui, State of Hawaii.

Beginning at the Northwesterly corner of this parcel, also being along the boundary of Mill Street. The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 8,885.11 feet South and 1,270.61 feet East and running by azimuths measured clockwise from true South:

- |    |          |        |   |
|----|----------|--------|---|
| 1. | 244° 07' | 871.45 | feet along Royal Patent Grant 1173, Land Commission Award 5912, Apana 1 to Simeona Pahia, and thence along Royal Patent Grant 1171, Land Commission Award 6788 to Kamauoha; |
| 2. | 219° 30' | 65.08  | feet along Grant 5981 (Lot 16) to Lahaina Ag. Co. LTD;  |
| 3. | 234° 45' | 378.42 | feet along the same;  |
| 4. | 311° 55' | 106.56 | feet along Royal Patent Grant 8146, Land Commission Award 7716, Apana 11.1 to Ruth Keelikolani;   |

5. 307° 55' 387.00 feet along the same;
6. 335° 40' 559.00 feet along the same;
7. 300° 25' 703.00 feet along the same;
8. 298° 20' 12.62 feet along the same;
9. Thence on a curve to the left with a radius of 6,140.00 feet and the chord azimuth and distance being:  
359° 10' 51" 181.84 feet along the Lahaina Bypass;
10. 88° 20' 40.00 feet along the same;
11. Thence on a curve to the left with a radius of 6,180.00 feet and the chord azimuth and distance being:  
357° 47' 30" 116.85 feet along the same;
12. 267° 15' 20.00 feet along the same;
13. Thence on a curve to the left with a radius of 6,160.00 feet and the chord azimuth and distance being:  
353° 10' 03" 877.07 feet along the same;
14. 19° 36' 92.75 feet along the same;
15. 73° 50' 235.28 feet along Royal Patent Grant 1890, Land Commission Award 6854, Apana 2 to Ohule, and thence along Royal Patent Grant 8286, Land Commission Award 6400, Apana 3 to Kapu;
16. 60° 00' 180.00 feet along Royal Patent Grant 8286, Land Commission Award 6400, Apana 3 to Kapu;
17. 79° 20' 324.00 feet along the same;
18. 92° 30' 309.60 feet along the same;
19. 127° 18' 274.86 feet along the same and thence along Royal Patent Grant 1857, Land Commission Award 6212, Apana 4 to Hamanalau;
20. 250° 50' 240.18 feet along Royal Patent Grant 8252, Land Commission Award 5230, Apana 4 to Keaweamahi;

21. Thence on a curve to the left with a radius of 360.00 feet and the chord azimuth and distance being:
- |      |     |     |        |   |
|------|-----|-----|--------|---|
| 191° | 24' | 12" | 371.58 | feet along a portion of Royal Patent Grant 1157, Land Commission Award 5832 to Kaaumaiewa, and thence along a portion of Royal Patent Grant 8395, Land Commission Award 8559-B, Apana 25 to Wm. C. Lunailo, and thence along a portion of Royal Patent Grant 1959, Land Commission Award 4878-G, Apana 4 to Malaekahana, and also along Royal Patent Grant 2728, Land Commission Award 6796 to Kui; |
|------|-----|-----|--------|---|
22. 160° 20' 185.00 feet along the same;
23. Thence on a curve to the left with a radius of 570.00 feet and the chord azimuth and distance being:
- |      |     |     |       |                      |
|------|-----|-----|-------|----------------------|
| 157° | 05' | 05" | 64.60 | feet along the same; |
|------|-----|-----|-------|----------------------|
24. 243° 50' 10" 380.19 feet along Ipu Aumakua Ln., and thence along a portion of Land Commission Award 6795, Apana 1 to Ukukua, and thence along a portion of Land Commission Award 725, Apana 3 to Namauu;
25. Thence on a curve to the left with a radius of 1,692.50 feet and the chord azimuth and distance being:
- |      |     |     |        |   |
|------|-----|-----|--------|---|
| 181° | 52' | 46" | 169.49 | feet along a portion of Land Commission Award 725, Apana 3 to Namauu, and also along a portion of Grant 4684 to H. A. Isenberg; |
|------|-----|-----|--------|---|
26. 179° 00' 160.00 feet along a portion of the same;
27. 94° 42' 552.83 feet along a portion of the same, and thence along a portion of Royal Patent Grant 5580, Land Commission Award 8587, Apana 3 to Kaupeno;
28. 21° 00' 219.90 feet along a portion of the same, and thence along a portion of Royal Patent Grant 2759 & 3340, Land Commission Award 496, Apana 1 to Popolo;
29. Thence on a curve to the left with a radius of 630.00 feet and the chord azimuth and distance being:



	97°	34'	292.72	feet along Ipu Aumakua Ln.;
30.	84°	08'	358.94	feet along a portion of Royal Patent Grant 2759 & 3340, Land Commission Award 496, Apana 1 to Popolo, and thence along Ipu Aumakua Ln, and thence along Royal Patent Grant 2759 & 3340, Land Commission Award 496, Apana 1 to Popolo, and thence along Royal Patent 8389, Land Commission Award 11216, Apana 17 to M. Kekauonohi;
31.	149°	21'	102.24	feet along Mill Street;
32.	254°	11'	82.91	feet along lands described in Boundary Certificate No. 7;
33.	339°	28'	101.00	feet along the same;
34.	250°	47'	93.58	feet along the same;
35.	253°	37'	417.00	feet along the same;
36.	145°	00'	143.55	feet along the same;
37.	154°	30'	316.20	feet Royal Patent 1184, Land Commission Award 6218, Apana 1 to Mauae;
38.	63°	00'	183.39	feet along the same;
39.	329°	40'	127.30	feet along the same;
40.	70°	53'	259.51	feet along lands described in Boundary Certificate No. 7;
41.	69°	50'	140.11	feet along the same;
42.	149°	21'	659.06	feet along Mill Street same to the point of beginning and containing an area of 63.102 acres, more or less, as per survey of Kevin J. Clarke, dated November 7, 2024.

EXCLUDING:

#### EXCLUSION 1

Being a portion of Royal Patent Grant 410, Land Commission Award 241 to Soloman D Burrows

at  
Haiku, Hamakualoa, Maui, Hawaii

Beginning at the Westerly corner of this lot, also being the Westerly boundary of said portion of Lot 1 of The Wainee Subdivision (L.U.C.A. File No. 4.792). The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 9,265.29 feet South and 814.78 feet East and running by azimuths measured clockwise from true South:

- |    |          |        |  |
|----|----------|--------|--|
| 1. | 245° 34' | 62.00  | feet along Royal Patent 2737, Land Commission Award 4878-EE, Apana 1 to Makaiole;  |
| 2. | 326° 52' | 109.57 | feet along a portion of Royal Patent 410, Land Commission Award 241 to Soloman D. Burrows;   |
| 3. | 58° 50'  | 65.60  | feet along a portion of the same;  |
| 4. | 148° 58' | 116.78 | feet along a portion of to the point of beginning and containing an area of 0.165 acres, more or less, as per survey of Kevin J. Clarke, dated November 7, 2024. |

ALSO EXCLUDING:

#### EXCLUSION 2

Being a portion of Royal Patent Grant 8248, Land Commission Award 6785 to Kaluahinenui,  
at  
Haiku, Hamakualoa, Maui, Hawaii

Beginning at the Northwestern corner of this Lot, also being the Westerly boundary of said portion of Lot 1 of The Wainee Subdivision (L.U.C.A. File No. 4.792). The coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 9,048.49 feet South and 992.80 feet East and running by azimuths measured clockwise from true South:

- |    |              |        |   |
|----|--------------|--------|---|
| 1. | 236° 51'     | 363.70 | feet along Grant 4683 to H. A. Isenberg, and thence along Royal Patent 2738, Land Commission Award 4878-FF, Apana 1 to Poopuu;                          |
| 2. | 340° 36'     | 296.30 | feet along the same and thence along Grant 4684 to H. A. Isenberg;  |
| 3. | 65° 36'      | 304.30 | feet along the same and thence along Royal Patent 2737, Land Commission Award 4878-EE, Apana 1 to Makaiole;   |
| 4. | 148° 37' 30" | 241.63 | feet along Royal Patent 8246, Land Commission Award 3245-B, Apana 1 to Alu, and thence along Royal Patent 3583 & 8385, Land Commission Award 484, Apana |

1 to Kaiheekai to the point of beginning and containing an area of 2.039 acres, more or less, as per survey of Kevin J. Clarke, dated November 7, 2024.

Being a portion of the premises acquired by:

WARRANTY DEED

Recorded : August 25, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64460379](#)  
Grantor : PIONEER MILL COMPANY, LLC, a Delaware limited liability company  
Grantee : WAINEE LAND & HOMES, LLC, a Hawaii limited liability company, as Tenant in Severalty

PARCEL 2:

All of that certain parcel of Land being a portion of the Land described in the following:  
Royal Patent Grant No. 309 to Kekauai;  
Land Patent Grant No. 7855 (Parcel 2) to the Lahaina Agricultural Company, Limited;  
Royal Patent No. 3536, Land Commission Award No. 494, Apana 1 to Lono;  
Royal Patent No. 4475, Land Commission Award No. 7713, Apana 26 to V. Kamamalu;  
Royal Patent No. 2733, Land Commission Award No. 493, Apana 1 to Kalalakoa;  
Royal Patent No. 2732, Land Commission Award No. 7269, Apana 2 to Auwaa;  
Royal Patent No. 2731, Land Commission Award No. 7229, Apana 2 to Lono;  
Royal Patent No. 1876, Land Commission Award No. 8519-B, Part 1, Apana 5 to Fanny Young;  
Royal Patent No. 1875, Land Commission Award No. 9795-C, Apana 1 to W. Kealohapalani;  
Royal Patent No. 1962, Land Commission Award Nos. 10221 and 10218, Apana 1 to Makaulia;  
Royal Patent No. 2738, Land Commission Award No. 4878-FF, Apana 2 to Poopuu;  
Royal Patent No. 1961, Land Commission Award No. 470, Apana 1 and Apana 2 to Kuokoa;  
Royal Patent No. 1172, Land Commission Award No. 9793, Apana 1 and Apana 2 to Mumuku;  
Royal Patent No. 1173, Land Commission Award No. 5912, Apana 1 and Apana 2 to Simeona;  
Pahia, situate at Puuhoowali, PaLihau, Haleu, Polapola, Waianae, 'Wainee and Puako, District of Lahaina, Island and County of Maui, State of Hawaii, being a portion of Mill Street between the Southern side of Dickenson Street and the Southern end of Tax Map Key (2) 4-6-016-004.

Excepting therefrom any portion lying within Prison Road.

Being the premises acquired by:

WARRANTY DEED

Recorded : August 31, 2017 in the Bureau of Conveyances, State of Hawaii, as Document No. [A-64520069](#)  
Grantor : PIONEER MILL COMPANY, a Delaware limited liability company  
Grantee : HOPE BUILDERS LLC, a Hawaii limited liability company

Exhibit I

**CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11/09/18)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses which arise by reason of:

1. (a) Any law, ordinance, or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the land;
  - (ii) the character, dimensions, or location of any improvement now or hereafter erected on the land;
  - (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or
  - (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing-business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE**

**SCHEDULE B - PART I**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the public records at Date of Policy.

 <b>OLD REPUBLIC TITLE</b>	
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<b>What?</b>	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you	No	We don't share
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

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Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at <a href="https://www.oldrepublictitle.com/privacy-policy">https://www.oldrepublictitle.com/privacy-policy</a> for your rights under state law.</p>

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