

STATUS REPORT

This Report (and any revisions thereto) is issued for the sole benefit of the Purchaser of this Report identified in the Order No. referenced below. Title Guaranty of Hawaii, LLC's responsibility for any actual loss incurred by reason of any incorrectness herein is limited to the lesser of \$3,500 or two times the amount paid for this Report.

SCHEDULE A

Title Guaranty of Hawaii, LLC (the "Company") hereby reports as follows as to the title of the Parties named in Schedule A in and to the title to land described in Schedule C, subject to the matters set forth in Schedule B, based solely upon an abstract and examination of the following Indices in the State of Hawaii: (a) the Office of the Clerks of the Circuit Court of the Judicial Circuit within which the land is located; (b) the Office of the Clerk of the District Court of the United States for the District of Hawaii; (c) the Office of the Registrar of Conveyances; and (d) the Office of the Real Property Tax Assessment Division of the County within which the land is located.

MAUI 61-5 LLC,
a Hawaii limited liability company,
as Lessee

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of September 16, 2019 at 8:00 a.m.

Inquiries concerning this report
should be directed to
RESIDENTIAL TITLE SERVICES.
Email rtscustomerservice@tghawaii.com
Fax (808) 521-0288
Telephone (808) 533-5874.
Refer to Order No. 201948322.

**SCHEDULE B
EXCEPTIONS**

1. Real Property Taxes, if any, that may be due and owing.

Tax Key: (2) 4-4-002-019 Area Assessed: 5.100 acres

2. Any and all matters not shown in the Indices described in Schedule A.

3. Mineral and water rights of any nature.

4. Honokowai pipeline right of way as referenced on Tax Map.

5. Twenty six (26) foot road as referenced on Tax Map.

6. The terms and provisions contained in the following:

INSTRUMENT : Land Patent Grant Number 7844

DATED : June 2, 1921

The foregoing includes, but is not limited to, matters relating conditions on reversion and to rights and privileges of the State of Hawaii to cross and use ditch right-of-ways, etc.

7. The terms and provisions contained in the following:

INSTRUMENT : LIMITED WARRANTY DEED

DATED : September 19, 2000

RECORDED : Document No. 2000-131099

8. The terms and provisions contained in LEASE referred to in Schedule C.

SCHEDULE B CONTINUED

9. Claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.
10. Reservoir(s) referenced on tax map and any matters arising out of Chapter 179D of the Hawaii Revised Statutes.
11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
12. Any unrecorded leases and matters arising from or affecting the same.

END OF SCHEDULE B

SCHEDULE C

UNRECORDED LEASE

LESSOR : MAUI LAND & PINEAPPLE COMPANY, INC., a Hawaii corporation

LESSEE : SOLAR HUB UTILITIES LLC, a Hawaii limited liability company

DATED : March 18, 2012

TERM : shall expire at midnight on the twentieth (20th) anniversary of the first day of the month immediately following the date of interconnection of the solar project installed on the Leased Premises to the MECO electrical grid

MEMORANDUM OF LEASE dated November 19, 2012, recorded as Document No. A-476506329

THE LESSEE'S INTEREST ASSIGNED

ASSIGNOR : SOLAR HUB UTILITIES LLC, a Hawaii limited liability company

ASSIGNEE : MAUI 61-5 LLC, a Hawaii limited liability company

DATED : April 23, 2014

RECORDED : Document No. A-[52260953A](#)

CONSENT : given by MAUI LAND AND PINEAPPLE COMPANY, INC., a Hawaii corporation, "Lessor", recorded as Document No. A-[52260953B](#).

Said LEASE demising the following described premises:

-PARCEL FIRST:-

All of that certain parcel of land (being portion of the land(s) described in and covered by Land Patent Grant Number 7844 to Lahaina Agricultural Company, Limited) situate, lying and being at Honokowai, Kaanapali, District of Lahaina, Island and County of Maui, State of Hawaii, being RESERVOIR SITE and thus bounded and described as follows:

SCHEDULE C CONTINUED

Beginning at the northwest corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU KOLII" being 7146.00 feet north and 8051.00 feet west, as shown on Government Survey Registered Map No. 2534 and running by true azimuths:

1. 266° 15' 220.00 feet;
2. 289° 00' 215.00 feet;
3. 341° 30' 120.00 feet;
4. 47° 45' 405.00 feet;
5. 146° 00' 340.00 feet;
6. 190° 18' 162.50 feet to the point of beginning and containing an area of 3.20 acres, more or less.

-PARCEL SECOND:-

All of that certain parcel of land (being portion of the land(s) described in and covered by Land Patent Grant Number 7844 to Lahaina Agricultural Company, Limited) situate, lying and being at Honokowai, Kaanapali, District of Lahaina, Island and County of Maui, State of Hawaii, being DITCH RIGHT-OF-WAY, 20 foot right of way for ditch from Reservoir Site to Honokowai-Mahinahina 1-4 boundary, the centerline of said ditch being and thus bounded and described as follows:

Beginning at a point on the north boundary of Reservoir Site 266° 15' 70.0 feet from the northwest corner of same, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU KOLII" being 7150.6 feet north and 7981.1 feet west, as shown on Government Survey Registered Map No. 2534, and running by true azimuths:

1. 119° 46' 105.0 feet to proposed discharge box;
2. 131° 25' 12.4 feet across discharge box;
3. 95° 02' 44.0 feet;

SCHEDULE C CONTINUED

- | | | | |
|-----|----------|-------|---|
| 4. | | | Thence on a curve to the right with a radius of 100 feet, the direct azimuth and distance being: |
| | 126° 25' | 104.1 | feet; |
| 5. | 157° 47' | 529.3 | feet; |
| 6. | | | Thence on a curve to the right with a radius of 100 feet, the direct azimuth and distance being: |
| | 163° 29' | 19.9 | feet; |
| 7. | 169° 11' | 159.8 | feet; |
| 8. | | | Thence on a curve to the left with a radius of 100 feet, the direct azimuth and distance being: |
| | 156° 21' | 44.4 | feet; |
| 9. | 143° 32' | 366.3 | feet; |
| 10. | | | Thence on a curve to the right with a radius of 100 feet, the direct azimuth and distance being: |
| | 159° 02' | 53.4 | feet; |
| 11. | 174° 32' | 156.6 | feet; |
| 12. | | | Thence on a curve to the right with a radius of 100 feet, the direct azimuth and distance being: |
| | 186° 25' | 41.2 | feet; |
| 13. | 198° 19' | 290.0 | feet, more or less, to the Honokowai-Mahinahina 1-4 boundary and containing an area of 0.88 acre, more or less. |

SCHEDULE C CONTINUED

-PARCEL THIRD:-

All of that certain parcel of land (being portion of the land(s) described in and covered by Land Patent Number 7844 to Lahaina Agricultural Company, Limited) situate, lying and being at Honokowai, Kaanapali, District of Lahaina, Island and County of Maui, State of Hawaii, being PIPELINE RIGHT-OF-WAY, 16 foot right-of-way for pipeline from Discharge Box in Ditch Right-of-way near Reservoir to a point across the Honokowai Stream, the centerline of which is and thus bounded and described as follows:

Beginning at a point on the west side of a proposed Discharged Box in 20 foot Ditch Right-of-Way, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU KOLII" being 7205.5 feet north and 8080.7 feet west, as shown on Government Survey Registered Map No. 2534, and running by true azimuths:

1. 81° 40' 836.8 feet;
2. 69° 08' 1782.2 feet;
3. 72° 46' 155.0 feet, a little more or less, to the northeasterly boundary of L.C.A. 4793-B, Apana 5 to Hanuna and containing an area of 1.02 acres, more or less.

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except 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.

SCHEDULE D

CONDITIONS AND STIPULATIONS

1. This Status Report (which term shall include any revisions thereto) is a report of the record title only, based solely upon an abstract and examination of the Indices described in Schedule A as of the date of the Report. No responsibility is assumed for (a) matters which may affect the title but either were not disclosed or were incorrectly disclosed in said indices at the date hereof; or (b) matters created, suffered, assumed, or agreed to by Purchaser; or (c) matters not shown herein but actually know to Purchaser. Title Guaranty of Hawaii, Inc. (the "Company") makes no representation as to the legal effect, validity or priority of matters shown or referred to herein.
2. If the Report is incorrect in any respect, the responsibility of the Company shall be limited to the resulting actual loss, including any attorney's fees and legal costs, but in no event shall exceed the lesser of \$3,500 or two times the amount paid for the Report. Upon payment of any loss hereunder, the Company shall be subrogated to all rights the Purchaser may have against any person or property as a result of such loss.
3. If the Purchaser of this Report shall suffer an actual loss by reason of the incorrectness of the Report, the Purchaser shall promptly notify the Company in writing. After receipt of such notice, the Company shall be allowed a reasonable time in which to investigate the claim. At its sole option, the Company may litigate the validity of the claim, negotiate a settlement or pay to Purchaser the amount the Company is obligated to pay under this Report. The Company's responsibility hereunder constitutes indemnity only and nothing herein shall obligate the Company to assume the defense of the Purchaser with respect to any claim made hereunder.
4. This report is the entire contract between the Purchaser and the Company and any claim by Purchaser against the Company, arising hereunder, shall be enforceable only in accordance with the provisions herein.
5. Notice required to be given the Company shall include the Order Number of this Report and shall be addressed to Title Guaranty of Hawaii, Inc., P.O. Box 3084, Honolulu, HI 96802, Attention: Legal Department.

DATE PRINTED: 9/20/2019

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(2) 4 4 002 019 0000

CLASS: AGRICULTURAL AREA ASSESSED: 5.100 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2019

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	\$	0
EXEMPTION	\$	0
NET VALUE	\$	0
LAND	\$	32,600 HIGHEST & BEST USE
EXEMPTION	\$	0
NET VALUE	\$	32,600
TOTAL NET VALUE	\$	32,600

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 9/18/2019

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2019	2	200.00				200.00	PENDING
2019	1	200.00				200.00	PAID
2018	2	200.00				200.00	PAID
2018	1	200.00				200.00	PAID
2017	2	200.00				200.00	PAID
2017	1	200.00				200.00	PAID

Total Amount Due: 200.00

Penalty and Interest Computed to: 9/18/2019

The real property tax information provided is based on information furnished by the respective counties, is deemed reliable but not guaranteed, and no warranties are given express or implied. Billing and tax collection details may have changed. Please refer to the appropriate county real property tax offices for any further information or updates for the subject property.