

**MICHAEL P. VICTORINO**  
Mayor

**SCOTT K. TERUYA**  
Director

**MAY-ANNE A. ALIBIN**  
Deputy Director



**DEPARTMENT OF FINANCE**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.mauicounty.gov](http://www.mauicounty.gov)

July 21, 2022

Honorable Michael P. Victorino  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

*Michael P. Victorino* 7/25/22  
Mayor Date

For Transmittal to:

Honorable Alice L. Lee, Chair  
And Members of the Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Lee and Maui County Council Members:

**SUBJECT: MAUI BUSINESS PARK – PHASE II  
WARRANTY DEED – ROADWAY/ROAD WIDENING LOTS  
TMK: (2) 3-8-001:268, 270, & 272, (2) 3-8-006:080 & 091,  
(2) 3-8-101:037 - 039, (2) 3-8-102:002 & 003, and  
(2) 3-8-103:031 & 032 POR  
SUBDIVISION FILE NO: 3.2207, 3.2208, 3.2237, 3.2257,  
3.2322 & 3.2348**

Pursuant to Section 3.44.015 H. of the Maui County Code, this letter shall serve as a notice that the County of Maui has accepted a Warranty Deed for a Roadway/Road Widening Lots by the Department of Public Works – Development Services Administration Division. The parcels are identified by the subject Tax Map Key Numbers.

Please refer to the enclosed Exhibit A for the Legal Descriptions of the Roadway and Road Widening Lots.

In addition, the Department of Public Works has provided additional information pursuant to Section 3.44.015, F.4 of the Maui County Code.

COUNTY COMMUNICATION NO. 22-180

- 1) **County Funds**: No County funds used.
- 2) **Purpose**: Roadway and Road Widening Lots
- 3) **Standards**: This roadway lots were constructed to county standards and will service the surrounding developments for general access purposes. The road widening lots were constructed to county standards and provides the necessary right-of-way width to service the surrounding area for general access purposes.

Thank you for your attention in this matter. Should you have any questions, please feel free to contact me at Ext. 7474.

Sincerely,



SCOTT K. TERUYA  
Director of Finance

Enclosures  
SKT/gmh

Cc: Jordan Molina, Department of Public Works Director

EXHIBIT "A"

Item I - Tax Map Key ("TMK") (2) 3-8-001:268:

LAND DESCRIPTION

LOT 2 (HO'OKELE STREET)

FIRST ASSEMBLY OF GOD SUBDIVISION PHASE - II

All of that certain parcel of land, being a subdivision of a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at the northwest corner of this lot at a point on the southwesterly side of Parcel 2-B, First Assembly Of God Subdivision, being also the northeast corner of Lot 1, First Assembly Of God Subdivision – Phase II, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

351.77 feet North  
17,337.79 feet East

and running by azimuths measured clockwise from True South:

1. 288° 51' 11" 132.68 feet along said Parcel 2-B;
2. Thence along Hana Highway (DA - NC 8 (1)), also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 11509.16 feet (to which beginning a radial azimuth bears 22° 56' 35", to which end a radial azimuth bears 22° 37' 56.8"), the chord azimuth and distance being:  
292° 47' 15.9" 62.39 feet;
3. Thence along Lot 3-A and along Lot 3-B of the First Assembly Of God Subdivision – Phase II, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 98.00 feet (to which beginning a radial azimuth bears 172° 17' 15", to which end a radial azimuth bears 119° 24' 08"), the chord azimuth and distance being:  
55° 50' 41.5" 87.28 feet;
4. 28° 54' 35" 100.36 feet along said Lot 3-B;
5. Thence along same on a curve to the left having a radius of 88.50 feet and a central angle of 5° 47' 26", the chord azimuth and distance being:  
26° 00' 52" 8.94 feet;

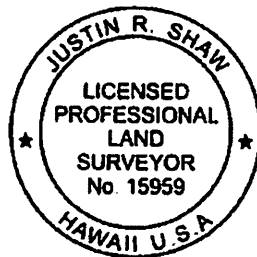
6. 23° 07' 09" 123.49 feet along same;
7. Thence along same on a curve to the right having a radius of 1040.00 feet and a central angle of 12° 35' 17", the chord azimuth and distance being:  
29° 24' 47.5" 228.03 feet;
8. 35° 42' 26" 37.60 feet along same;
9. Thence along same on a curve to the right having a radius of 1580.00 feet and a central angle of 1° 24' 01", the chord azimuth and distance being:  
36° 24' 26.5" 38.61 feet;
10. Thence along same on a reverse curve to the left having a radius of 30.00 feet and a central angle of 73° 43' 27", (to which beginning a radial azimuth bears 127° 06' 27", to which end a radial azimuth bears 53° 23' ), the chord azimuth and distance being:  
00° 14' 43.5" 35.99 feet;
11. 143° 23' 9.98 feet along Pulehu Road (width varies), also along the remainder of Grant 3343 to Claus Spreckels,
12. 140° 01' 15" 67.03 feet along same;
13. 145° 44' 34.22 feet along same;
14. Thence along Lot 1 of the First Assembly Of God Subdivision – Phase II on a non-tangent curve to the left having a radius of 30.00 feet (to which beginning a radial azimuth bears 342° 49' 29", to which end a radial azimuth bears 306° 25' 43"), the chord azimuth and distance being:  
234° 37' 36" 18.74 feet;
15. Thence along same on a compound curve to the left having a radius of 1500.00 feet and a central angle of 00° 43' 17" (to which beginning a radial azimuth bears 306° 25' 43", to which end a radial azimuth bears 305° 42' 26"), the chord azimuth and distance being:  
216° 04' 04.5" 18.89 feet;
16. 215° 42' 26" 37.60 feet along same;
17. Thence along same on a curve to the left having a radius of 960.00 feet and a central angle of 12° 35' 17", the chord azimuth and distance being:  
209° 24' 47.5" 210.49 feet,
18. 203° 07' 09" 242.61 feet along same;

19. Thence along same on a curve to the left having a radius of 53.00 feet and a central angle of 94° 15' 58", the chord azimuth and distance being:


155° 59' 10" 77.69 feet to the **POINT OF BEGINNING** and containing an area of 1.198 acres.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: April 23, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. Grant to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated October 26, 2012, recorded as Document No. A-49040892, granting a right and easement for utility purposes.
3. Grant to State of Hawaii, dated April 21, 2022, recorded as Document No. A-81530584, granting an avigation and noise easement.

Item II - TMK (2) 3-8-001:270:

LAND DESCRIPTION

LOT 5 (ROAD WIDENING)

FIRST ASSEMBLY OF GOD SUBDIVISION PHASE - II

All of that certain parcel of land, being a subdivision of a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at the southeast corner of this lot at a point on the northwest boundary of Lot 4-A, being also the south corner of Lot 3-B, both said lots being of the First Assembly Of God Subdivision – Phase II, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

789.28 feet South  
17,582.08 feet East

and running by azimuths measured clockwise from True South:

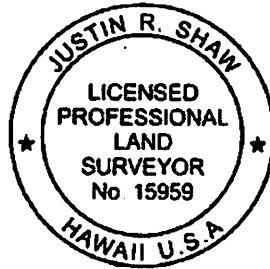
1. 34° 56' 48" 2.10 feet along Lot 4-A of the First Assembly Of God Subdivision – Phase II, also along the remainder of Grant 3343 to Claus Spreckels;
2. 141° 28' 71.26 feet along the northeast side of Pulehu Road (width varies), also along the remainder of Grant 3343 to Claus Spreckels;
3. 143° 23' 496.93 feet along same;
4. Thence along Lot 3-B of the First Assembly Of God Subdivision – Phase II, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the right having a radius of 1880.00 feet (to which beginning a radial azimuth bears 229° 28' 24", to which end a radial azimuth bears 232° 14' 22"), the chord azimuth and distance being:  
320° 51' 23" 90.75 feet;
5. 323° 23' 465.63 feet along same;

6. 321° 28'

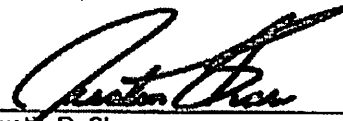
11.20 feet along same to the **POINT OF BEGINNING** and containing an area of 0.047 acres.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: April 23, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. Grant to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated October 26, 2012, recorded as Document No. A-49040892, granting a right and easement for utility purposes.
3. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui, "County", and Alexander & Baldwin, LLC, "A&B", formerly known as Alexander & Baldwin, Inc., and Maui Business Park Phase II Association, "Association".

Clarification of Sewer Service Billing Agreement, dated December 31, 2013, but effective as of October 7, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

Partial Release of Sewer Service Billing Agreement, dated July 18, 2017, recorded as Document No. A-64240608.

Item III - TMK (2) 3-8-001:272:

**FIRST ASSEMBLY OF GOD SUBDIVISION - PHASE II**

LOT 3-B

Being a portion of Lot 3 of the First Assembly of God Subdivision  
- Phase II, being also a portion of Grant 3343 to Claus Spreckels.

Situated at Fuunene, Wailuku, Maui, Hawaii.

Beginning at the Northeast corner of this lot, being also the Southwest corner of Lot 3-A of First Assembly of God Subdivision - Phase II, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 788.87 feet South and 17,582.39 feet East thence running by azimuths measured clockwise from true South:

1. 34° 56' 48" 0.52 feet along Lot 4 of the First Assembly of God Subdivision - Phase II, also along remainder of Grant 3343 to Claus Spreckels;
2. 141° 28' 11.20 feet along Lot 5 of the First Assembly of God Subdivision - Phase II, also along remainder of Grant 3343 to Claus Spreckels;
3. 143° 23' 465.63 feet along same;  
  
Thence along same on a curve to the left, the radial azimuth to the point of curve being 232°14'22", the radial azimuth to the point of tangent being 229°28'24", having a radius of 1880.00 feet, the chord azimuth and distance being:
4. 140° 51' 23" 90.75 feet;
5. 143° 23' 82.76 feet along the East side of Pulehu Road;



Thence along the East side of Lot 2 (Ho'okele Street) of the First Assembly of God Subdivision - Phase II, also along remainder of Grant 3343 to Claus Spreckels, on a curve to the right, the radial azimuth to the point of curve being  $53^{\circ}23'$ , the radial azimuth to the point of tangent being  $127^{\circ}06'27''$ , having a radius of 30.00 feet, the chord azimuth and distance being:

6.  $180^{\circ} 14' 43.5''$  35.99 feet;

Thence along same on a curve to the left, the radial azimuth to the point of curve being  $307^{\circ}06'27''$ , the radial azimuth to the point of tangent being  $305^{\circ}42'26''$ , having a radius of 1580.00 feet, the chord azimuth and distance being:

7.  $216^{\circ} 24' 26.5''$  38.61 feet;

8.  $215^{\circ} 42' 26''$  37.60 feet along same;

Thence along same on a curve to the left, the radial azimuth to the point of curve being  $305^{\circ}42'26''$ , the radial azimuth to the point of tangent being  $293^{\circ}07'09''$ , having a radius of 1040.00 feet, the chord azimuth and distance being:

9.  $209^{\circ} 24' 47.5''$  228.03 feet;

10.  $203^{\circ} 07' 09''$  123.49 feet along same;

Thence along same on a curve to the right, the radial azimuth to the point of curve being  $113^{\circ}07'09''$ , the radial azimuth to the point of tangent being  $118^{\circ}54'35''$ , with a radius of 88.50 feet, the chord azimuth and distance being:

11.  $206^{\circ} 00' 52''$  8.94 feet;  
 12.  $208^{\circ} 54' 35''$  100.36 feet along same;

Thence along same on a curve to the right, the radial azimuth to the point of curve being  $119^{\circ}24'08''$ , the radial azimuth to the point of tangent being  $124^{\circ}43'18''$ , having a radius of 98.00 feet, the chord azimuth and distance being:

13.  $212^{\circ} 03' 43''$  9.10 feet;  
 14.  $28^{\circ} 54' 35''$  109.44 feet along Lot 3-A of First Assembly of God Subdivision - Phase II, also along remainder of Grant 3343 to Claus Spreckels;

Thence along same on a curve to the left, the radial azimuth to the point of curve being  $118^{\circ}54'35''$ , the radial azimuth to the point of tangent being  $113^{\circ}07'09''$ , having a radius of 88.00 feet, the chord azimuth and distance being:

15.  $26^{\circ} 00' 52''$  8.89 feet;  
 16.  $23^{\circ} 07' 09''$  123.49 feet along same;

Thence along same on a curve to the right, the radial azimuth to the point of curve being  $293^{\circ}07'09''$ , the radial azimuth to the point of tangent being  $305^{\circ}42'26''$ , having a radius of 1040.50 feet, the chord azimuth and distance being:

17.  $29^{\circ} 24' 47.5''$  226.14 feet;

18.  $35^{\circ} 42' 26''$  37.60 feet along same;

Thence along same on a curve to the right, the radial azimuth to the point of curve being  $305^{\circ}42'26''$ , the radial azimuth to the point of tangent being  $307^{\circ}06'27''$ , having a radius of 1580.50 feet, the chord azimuth and distance being:

19.  $36^{\circ} 24' 26.5''$  38.63 feet;

Thence along same on a curve to the left, the radial azimuth to the point of curve being  $127^{\circ}06'27''$ , the radial azimuth to the point of tangent being  $53^{\circ}23'$ , having a radius of 29.50 feet, the chord azimuth and distance being:

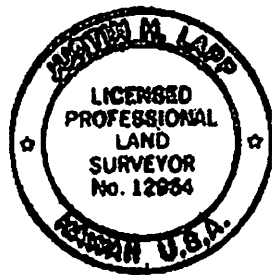
20.  $0^{\circ} 14' 43.5''$  35.39 feet;

21.  $323^{\circ} 23'$  82.73 feet along same;

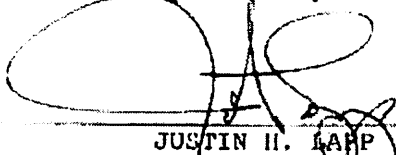
Thence along same on a curve to the right, the radial azimuth to the point of curve being  $229^{\circ}28'24''$ , the radial azimuth to the point of tangent being  $232^{\circ}14'22''$ , having a radius of 1880.50 feet, the chord azimuth and distance being:

22.  $320^{\circ} 51' 23''$  90.78 feet;

23. 323° 23' 465.63 feet along same;
24. 321° 28' 11.04 feet along same, to the point of beginning and containing an area of 0.014 acre.



Description Prepared By:

  
JUSTIN H. LAPP  
Licensed Professional Land Surveyor  
Certificate No. 12964

Being the premises acquired by Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. Grant to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated October 26, 2012, recorded as Document No. A-49040892, granting a right and easement for utility purposes.
3. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui, "County", and Alexander & Baldwin, LLC, "A&B", formerly known as Alexander & Baldwin, Inc., and Maui Business Park Phase II Association, "Association".

Clarification of Sewer Service Billing Agreement, dated December 31, 2013, but effective as of October 7, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

Partial Release of Sewer Service Billing Agreement, dated July 18, 2017, recorded as Document No. A-64240608.

4. Grant to T. J. Gomes Trucking Co., Inc, a Hawaii corporation, dated December 9, 2015, recorded as Document No. A-58260191, granting nonexclusive easement for underground sewer line, etc.

5. Grant to State of Hawaii, dated April 21, 2022, recorded as Document No. A-81530584, granting an avigation and noise easement.

LAND DESCRIPTION

LOT 2-C-4-C-1-F

(HO'OKELE STREET)

FIRST ASSEMBLY OF GOD SUBDIVISION

All of that certain parcel of land, being a portion of Lot 2-C-4-C-1 of the First Assembly Of God Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at northwest corner of this lot, being the southwest corner of Lot 1 of the Maui County Service Center Consolidation, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

1,038.43 feet South  
15,711.99 feet East

and running by azimuths measured clockwise from True South:

1. Thence along Lot 1 of the Maui County Service Center Consolidation on a curve to the right having a radius of 3090.00 feet (to which beginning a radial azimuth bears  $153^{\circ} 21' 35''$ , to which end a radial azimuth bears  $155^{\circ} 03' 05''$ ), the chord azimuth and distance being:  
  
244° 12' 20" 91.23 feet;
2. 245° 03' 05" 848.59 feet along same and along Lot 2-C-4-C-1-C-39 ('Ala'ihi Street) of the First Assembly Of God Subdivision and along Lot 1-A of the BMW Consolidation, and along Lots 2-C-4-C-1-C-17 and 2-C-4-C-1-C-38 ('Alae Street) of the First Assembly Of God Subdivision and along Lot 2-C-4-C-1-C-29-A of the First Assembly Of God Consolidation, also along the remainder of Grant 3343 to Claus Spreckels;
3. Thence along said Lot 2-C-4-C-1-C-29-A and along Lot 2-C-4-C-1-C-31 of the First Assembly Of God Subdivision and along Lot 2-C-4-C-1-C-23-A of the First Assembly Of God Consolidation and along Lot 2-C-4-C-1-C-37 (Pulehu Place) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the left having a radius of 1500.00 feet and a central angle of  $25^{\circ} 37' 29''$ , the chord azimuth and distance being:  
  
232° 14' 20.5" 665.28 feet;
4. 325° 44' 13.36 feet along the southwest side of Pulehu Road (width varies), also along the remainder of Grant 3343 to Claus Spreckels;

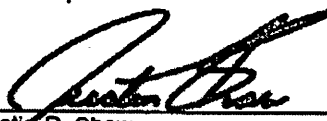
5. 320° 01' 15" 68.18 feet along same;
6. 323° 23' 37.58 feet along same;
7. Thence along Lot 2-C-4-C-1-B-3 (road widening) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 30.00 feet (to which beginning a radial azimuth bears 233° 23', to which end a radial azimuth bears 131° 21' 55"), the chord azimuth and distance being:  
92° 22' 27.5" 46.64 feet;
8. Thence along same and along Lot 2-C-4-C-1-B-1-F of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a reverse curve to the right having a radius of 1580.00 feet (to which beginning a radial azimuth bears 311° 21' 55", to which end a radial azimuth bears 335° 03' 05"), the chord azimuth and distance being:  
53° 12' 30" 648.53 feet;
9. 65° 03' 05" 848.59 feet along same and along Lot 2-C-4-C-1-B-1-E of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
10. Thence along said Lot 2-C-4-C-1-B-1-E on a curve to the left having a radius of 3010.00 feet and a central angle of 1° 44' 07", the chord azimuth and distance being:  
64° 11' 01.5" 91.16 feet;
11. 155° 00' 80.03 feet over and across Ho'okele Street along Lot 2-C-4-C-1-D-2-A (Ho'okele Street) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels to the POINT OF BEGINNING and containing an area of 2.982 acres.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: May 4, 2021



This work was prepared by me or under my direct supervision

  
 Justin R. Shaw  
 Licensed Professional Land Surveyor  
 Certificate No. LS-15959  
 Expiration Date: April 30, 2022

Being the premises acquired by Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. Easement "11" for electrical transmission purposes in favor of Maui Electric Company, Limited, as described in instrument dated November 20, 1996, recorded as Document No. 96-170196.
3. Utility Easement to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated March 17, 2011, recorded as Document No. 2011-053742, granting an easement right for underground power lines, etc.



**LAND DESCRIPTION**

**LOT 2-C-4-C-1-D-2-A**

**(HO'OKELE STREET)**

**FIRST ASSEMBLY OF GOD SUBDIVISION**

All of that certain parcel of land, being portions of Lot 2-C-4-C-1-B and Lot 2-C-4-C-1-D of the First Assembly Of God Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at the northeast corner of this lot, being the southeast corner of Lot 2-C-4-C-1-D-1 of the First Assembly Of God Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

1,038.43 feet South  
15,711.99 feet East

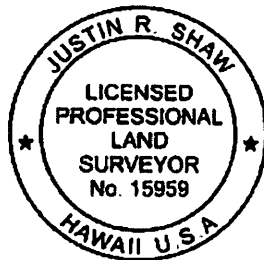
and running by azimuths measured clockwise from True South:

1. 335° 00' 80.03 feet along Lot 2-C-4-C-1-F of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
2. Thence along Lot 2-C-4-C-1-B-1-E of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 3010.00 feet (to which beginning a radial azimuth bears 153° 18' 58", to which end a radial azimuth bears 151° 30' 21"), the chord azimuth and distance being:  
62° 24' 39.5" 95.10 feet;
3. 61° 30' 21" 273.35 feet along same;
4. Thence along same and along Lot 2-C-4-C-1-B-1-D of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 560.00 feet and a central angle of 36° 38', the chord azimuth and distance being:  
79° 49' 21" 351.98 feet;
5. 98° 08' 21" 537.09 feet along said Lot 2-C-4-C-1-B-1-D and Lots 2-C-4-C-1-B-1-C, 2-C-4-C-1-B-1-B-3-A and 2-C-4-C-1-B-1-B-2-A of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;

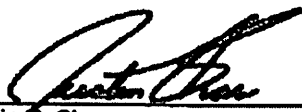
6. Thence along said Lot 2-C-4-C-1-B-1-B-2-A and along Lot 2-C-4-C-1-B-1-A of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the left having a radius of 400.00 feet and a central angle of 46° 08' 21", the chord azimuth and distance being:
- 75° 04' 10.5" 313.48 feet;
7. 52° 00' 120.87 feet along said Lot 2-C-4-C-1-B-1-A;
8. 142° 00' 80.00 feet along Lot 2-C-2-1 (Ho'okele Street) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
9. 232° 00' 120.87 feet along Lot 12-A of the Kahului Industrial Park – Phase 1B, also along the remainder of Grant 3343 to Claus Spreckels;
10. Thence along Lot 2-C-4-C-1-D-1 of the First Assembly Of God Subdivision; also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 480.00 feet and a central angle of 46° 08' 21", the chord azimuth and distance being:
- 255° 04' 10.5" 376.18 feet;
11. 278° 08' 21" 537.09 feet along same;
12. Thence along same on a curve to the left having a radius of 480.00 feet and a central angle of 36° 38', the chord azimuth and distance being:
- 259° 49' 21" 301.70 feet;
13. 241° 30' 21" 273.35 feet along same;
14. Thence along same on a curve to the right having a radius of 3090.00 feet and a central angle of 1° 51' 14", the chord azimuth and distance being:
- 242° 25' 58" 99.98 feet to the **POINT OF BEGINNING** and containing an area of 3.151 acres

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: April 16, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by:

1. Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8;
2. Quitclaim Deed from American Savings Bank, F.S.B., a federal savings bank, as Grantor, to Alexander & Baldwin, LLC, a Hawaii limited liability company, as Grantee, dated August 20, 2015, recorded as Document No. A-57140665; and
3. Quitclaim Deed of A & B Properties, LLC, a Delaware limited liability company, as Grantor, to Alexander & Baldwin, LLC, a Hawaii limited liability company, as Grantee, dated August 24, 2020, recorded as Document No. A-75411004.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. Utility Easement to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated March 17, 2011, recorded as Document No. 2011-053742, granting an easement right for underground power lines, etc.
3. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui ("County"), Alexander & Baldwin, LLC, a Hawaii limited liability company ("A&B"), and Maui Business Park Phase II Association, a Hawaii non-profit corporation ("Association").

Clarification of Sewer Service Billing Agreement dated December 31, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

4. Grant to Maui Business Park Phase II Association, a Hawaii nonprofit corporation, dated December 17, 2014, recorded as Document No. A-54650865, granting Easements HFH-4A, HFH-5A, HFH-6A and HFH-7A for waterline and fire hydrant purposes.
5. Indemnity Agreement by and among CFT NV Developments, LLC, a Nevada limited liability company, Alexander & Baldwin, LLC, a Delaware limited liability company, and Maui Business Park Phase II Association, a Hawaii nonprofit corporation, recorded as Document No. A-79230753.

Item VI - TMK (2) 3-8-101:037:

LAND DESCRIPTION

LOT 2-C-4-C-1-C-37

(PULEHU PLACE)

FIRST ASSEMBLY OF GOD SUBDIVISION

All of that certain parcel of land, being a portion of Lot 2-C-4-C-1-C of the First Assembly Of God Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at southeast corner of this lot at a point on the northwesterly boundary of Lot 2-C-4-C-1-F (Ho'okele Street) of the First Assembly Of God Subdivision, being also the southeast corner of Lot 2-C-4-C-1-C-23-A of the First Assembly Of God Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

276.70 feet South  
17,052.48 feet East

and running by azimuths measured clockwise from True South:

1. Thence along said Lot 2-C-4-C-1-C-23-A on a non-tangent curve to the left having a radius of 30.00 feet (to which beginning a radial azimuth bears  $311^{\circ} 36' 08''$ , to which end a radial azimuth bears  $223^{\circ} 07' 45''$ ), the chord azimuth and distance being:  

$177^{\circ} 21' 56.5''$  41.86 feet;
2. Thence along same on a compound curve to the left having a radius of 1813.00 feet and a central angle of  $2^{\circ} 06' 41''$  (to which beginning a radial azimuth bears  $223^{\circ} 07' 45''$ , to which end a radial azimuth bears  $221^{\circ} 01' 04''$ ), the chord azimuth and distance being:  

$132^{\circ} 04' 24.5''$  66.81 feet;
3. Thence along same on a compound curve to the left having a radius of 313.00 feet and a central angle of  $3^{\circ} 10' 37''$  (to which beginning a radial azimuth bears  $221^{\circ} 01' 04''$ , to which end a radial azimuth bears  $217^{\circ} 50' 27''$ ), the chord azimuth and distance being:  

$129^{\circ} 25' 45.5''$  17.35 feet;
4.  $139^{\circ} 45' 01''$  28.16 feet along same;

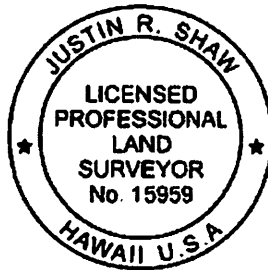
5. Thence along same on a non-tangent curve to the left having a radius of 320.00 feet and a central angle of 46° 33' 22" (to which beginning a radial azimuth bears 212° 54' 04", to which end a radial azimuth bears 166° 20' 42"), the chord azimuth and distance being:  
99° 37' 23" 252.92 feet;
6. Thence along same and along Lots 2-C-4-C-1-C-25 and 2-C-4-C-1-C-26 and 2-C-4-C-1-C-38 ('Alae Street) and 2-C-4-C-1-C-22 and 2-C-4-C-1-C-10 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a reverse curve to the right having a radius of 2065.00 feet and a central angle of 26° 47' 05" (to which beginning a radial azimuth bears 346° 20' 42", to which end a radial azimuth bears 13° 07' 47"), the chord azimuth and distance being:  
89° 44' 14.5" 956.58 feet;
7. Thence along said Lot 2-C-4-C-1-C-10 and along Lots 2-C-4-C-1-C-39 ('Ala'ihī Street) and 2-C-4-C-1-C-9 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a reverse curve to the left having a radius of 870.00 feet and a central angle of 13° 50' 22" (to which beginning a radial azimuth bears 193° 07' 47", to which end a radial azimuth bears 179° 17' 25"), the chord azimuth and distance being:  
96° 12' 36" 209.63 feet;
8. Thence along said Lot 2-C-4-C-1-C-9 on a compound curve to the left having a radius of 58.00 feet and a central angle of 39° 08' 21" (to which beginning a radial azimuth bears 179° 17' 25", to which end a radial azimuth bears 140° 09' 04"), the chord azimuth and distance being:  
69° 43' 14.5" 38.85 feet;
9. Thence along same and along Lots 2-C-4-C-1-C-40, 2-C-4-C-1-C-35 and 2-C-4-C-1-C-36-A of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a reverse curve to the right having a radius of 52.00 feet and a central angle of 253° 38' 13" (to which beginning a radial azimuth bears 320° 09' 04", to which end a radial azimuth bears 213° 47' 17"), the chord azimuth and distance being:  
176° 58' 10.5" 83.26 feet;

10. Thence along said Lot 2-C-4-C-1-C-36-A on a reverse curve to the left having a radius of 58.00 feet and a central angle of  $34^{\circ} 54' 41''$  (to which beginning a radial azimuth bears  $33^{\circ} 47' 17''$ , to which end a radial azimuth bears  $358^{\circ} 52' 36''$ ), the chord azimuth and distance being:  
 $286^{\circ} 19' 56.5''$  34.80 feet;
11. Thence along Lots 2-C-4-C-1-C-36-B and 2-C-4-C-1-C-36-C of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a reverse curve to the right having a radius of 930.00 feet and a central angle of  $14^{\circ} 15' 11''$  (to which beginning a radial azimuth bears  $178^{\circ} 52' 36''$ , to which end a radial azimuth bears  $193^{\circ} 07' 47''$ ), the chord azimuth and distance being:  
 $276^{\circ} 00' 11.5''$  230.75 feet;
12. Thence along Lot 2-C-4-C-1-C-36-D of the First Assembly Of God Subdivision, and along Lot 2-C-4-C-1-C-36-G-1 of the First Assembly Of God Consolidation, also along the remainder of Grant 3343 to Claus Spreckels on a reverse curve to the left having a radius of 2005.00 feet and a central angle of  $26^{\circ} 47' 05''$  (to which beginning a radial azimuth bears  $13^{\circ} 07' 47''$ , to which end a radial azimuth bears  $346^{\circ} 20' 42''$ ), the chord azimuth and distance being:  
 $269^{\circ} 44' 14.5''$  928.79 feet;
13. Thence along Lot 2-C-4-C-1-C-36-H of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a reverse curve to the right having a radius of 380.00 feet and a central angle of  $47^{\circ} 03' 43''$  (to which beginning a radial azimuth bears  $166^{\circ} 20' 42''$ , to which end a radial azimuth bears  $213^{\circ} 24' 25''$ ), the chord azimuth and distance being:  
 $279^{\circ} 52' 33.5''$  303.43 feet;
14.  $325^{\circ} 44' 00''$  150.45 feet along Pulehu Road (width varies);

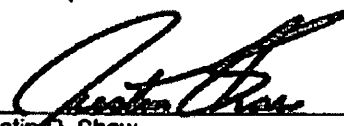
- 15 Thence along Lot 2-C-4-C-1-F (Ho'okele Street) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the right having a radius of 1500.00 feet (to which beginning a radial azimuth bears 309° 25' 36", to which end a radial azimuth bears 311° 36' 08"), the chord azimuth and distance being:
- 40° 30' 52" 56.95 feet to the **POINT OF BEGINNING** and containing an area of 2.380 acres.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: May 5, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui ("County"), Alexander & Baldwin, LLC, a Hawaii limited liability company ("A&B"), and Maui Business Park Phase II Association, a Hawaii non-profit corporation ("Association").

Clarification of Sewer Service Billing Agreement dated December 31, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

3. Utility Easement to Maui Electric Company, Limited and Hawaiian Telcom, Inc. dated June 27, 2014, recorded as Document No. A-53370505, granting right and easement for utility purposes.

LAND DESCRIPTION

LOT 2-C-4-C-1-C-38

(‘ALAE STREET)

FIRST ASSEMBLY OF GOD SUBDIVISION

All of that certain parcel of land, being a portion of Lot 2-C-4-C-1-C of the First Assembly Of God Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at southeast corner of this lot at a point on the northwesterly boundary of Lot 2-C-4-C-1-F (Ho’okele Street) of the First Assembly Of God Subdivision, being also the southwest corner of Lot 2-C-4-C-1-C-29-A of the First Assembly Of God Consolidation, the coordinates of said point of beginning referred to Government Survey Triangulation Station “LUKE” being:

680.54 feet South  
16,478.10 feet East

and running by azimuths measured clockwise from True South:

1. 65° 03' 05" 120.00 feet along said Lot 2-C-4-C-1-F (Ho’okele Street);
2. Thence along Lot 2-C-4-C-1-C-17 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 30.00 feet (to which beginning a radial azimuth bears 335° 03' 05", to which end a radial azimuth bears 245° 00' ), the chord azimuth and distance being:  
200° 01' 32.5" 42.45 feet;
3. 155° 00' 348.13 feet along same and along Lot 2-C-4-C-1-C-19-A of the First Assembly Of God Consolidation and along Lot 2-C-4-C-1-C-20 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
4. Thence along said Lot 2-C-4-C-1-C-20 and along Lots 2-C-4-C-1-C-21 and 2-C-4-C-1-C-22 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 365.00 feet and a central angle of 25° 00', the chord azimuth and distance being:  
167° 30' 158.00 feet;



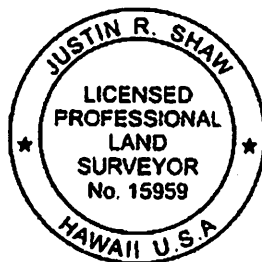
5. 180° 00' 20.62 feet along said Lot 2-C-4-C-1-C-22;
6. Thence along same on a curve to the left having a radius of 28.00 feet and a central angle of 88° 24' 43", the chord azimuth and distance being:  
135° 47' 38.5" 39.05 feet;
7. Thence along Lot 2-C-4-C-1-C-37 (Pulehu Place) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 2065.00 feet (to which beginning a radial azimuth bears 1° 35' 17", to which end a radial azimuth bears 358° 24' 44"), the chord azimuth and distance being:  
270° 00' 00.5" 114.45 feet;
8. Thence along Lot 2-C-4-C-1-C-26 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 28.00 feet (to which beginning a radial azimuth bears 178° 24' 44", to which end a radial azimuth bears 90° 00'), the chord azimuth and distance being:  
44° 12' 22" 39.05 feet;
9. 00° 00' 20.62 feet along same;
10. Thence along same and along Lot 2-C-4-C-1-C-27 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the left having a radius of 305.00 feet and a central angle of 25° 00', the chord azimuth and distance being:  
347° 30' 132.03 feet;
11. 335° 00' 348.24 feet along said Lot 2-C-4-C-1-C-27 and along Lot 2-C-4-C-1-C-28 of the First Assembly Of God Subdivision and along Lot 2-C-4-C-1-C-29-A of the First Assembly Of God Consolidation, also along the remainder of Grant 3343 to Claus Spreckels;

12. Thence along said Lot 2-C-4-C-1-C-29-A on a curve to the left having a radius of 30.00 feet and a central angle of 89° 56' 55", the chord azimuth and distance being:


290° 01' 32.5" 42.41 feet to the **POINT OF BEGINNING** and containing an area of 0.804 acres

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: May 3, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui ("County"), Alexander & Baldwin, LLC, a Hawaii limited liability company ("A&B"), and Maui Business Park Phase II Association, a Hawaii non-profit corporation ("Association").

Clarification of Sewer Service Billing Agreement dated December 31, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

3. Utility Easement to Maui Electric Company, Limited and Hawaiian Telcom, Inc. dated June 27, 2014, recorded as Document No. A-53370505, granting right and easement for utility purposes.

LAND DESCRIPTION

LOT 2-C-4-C-1-C-39

('ALA'IHI STREET)

FIRST ASSEMBLY OF GOD SUBDIVISION

All of that certain parcel of land, being a portion of Lot 2-C-4-C-1-C of the First Assembly Of God Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at southeast corner of this lot at a point on the northwestern boundary of Lot 2-C-4-C-1-F (Ho'okele Street) of the First Assembly Of God Subdivision, being also the southwest corner of Lot 1-A of the BMW Consolidation, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

893.97 feet South  
16,019.31 feet East

and running by azimuths measured clockwise from True South:

1. 65° 03' 05" 120.00 feet along said Lot 2-C-4-C-1-F (Ho'okele Street);
2. Thence along Lot 1 of the Maui County Service Center Consolidation, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 30.00 feet (to which beginning a radial azimuth bears 335° 03' 05", to which end a radial azimuth bears 245° 00'), the chord azimuth and distance being:  
200° 01' 32.5" 42.45 feet;
3. 155° 00' 484.20 feet along same;
4. Thence along same and along Lots 2-C-4-C-1-C-8 and 2-C-4-C-1-C-9 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 630.00 feet and a central angle of 31° 14' 56", the chord azimuth and distance being:  
170° 37' 28" 339.36 feet;

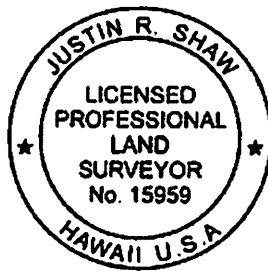
5. Thence along said Lot 2-C-4-C-1-C-9 on a reverse curve to the left having a radius of 28.00 feet and a central angle of  $91^{\circ} 22' 41''$  (to which beginning a radial azimuth bears  $276^{\circ} 14' 56''$ , to which end a radial azimuth bears  $184^{\circ} 52' 15''$ ), the chord azimuth and distance being:  
  
140° 33' 35.5" 40.07 feet;
6. Thence along Lot 2-C-4-C-1-C-37 (Pulehu Place) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the right having a radius of 870.00 feet (to which beginning a radial azimuth bears  $184^{\circ} 52' 15''$ , to which end a radial azimuth bears  $192^{\circ} 46' 49''$ ), the chord azimuth and distance being:  
  
278° 49' 32" 120.00 feet;
7. Thence along Lot 2-C-4-C-1-C-10 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 28.00 feet (to which beginning a radial azimuth bears  $192^{\circ} 46' 49''$ , to which end a radial azimuth bears  $95^{\circ} 41' 48''$ ), the chord azimuth and distance being:  
  
54° 14' 18.5" 41.97 feet;
8. Thence along same and along Lot 2-C-4-C-1-C-11 of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a compound curve to the left having a radius of 570.00 feet and a central angle of  $30^{\circ} 41' 48''$  (to which beginning a radial azimuth bears  $95^{\circ} 41' 48''$ , to which end a radial azimuth bears  $65^{\circ} 00'$ ), the chord azimuth and distance being:  
  
350° 20' 54" 301.74 feet;
9. 335° 00' 484.31 feet along Lots 2-C-4-C-1-C-11 and 2-C-4-C-1-C-12 of the First Assembly Of God Subdivision and along Lot 1-A of the BMW Consolidation, also along the remainder of Grant 3343 to Claus Spreckels;

10. Thence along said Lot 1-A on a curve to the left having a radius of 30.00 feet and a central angle of 89° 56' 55", the chord azimuth and distance being:

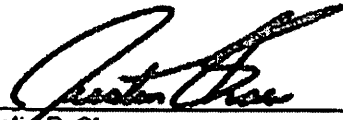
290° 01' 32.5" 42.41 feet to the **POINT OF BEGINNING** and containing an area of 1.214 acres.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: May 3, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date April 30, 2022

Being the premises acquired by Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui ("County"), Alexander & Baldwin, LLC, a Hawaii limited liability company ("A&B"), and Maui Business Park Phase II Association, a Hawaii non-profit corporation ("Association").

Clarification of Sewer Service Billing Agreement dated December 31, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

3. Utility Easement to Maui Electric Company, Limited and Hawaiian Telcom, Inc. dated June 27, 2014, recorded as Document No. A-53370505, granting right and easement for utility purposes.

Item IX - TMK (2) 3-8-102:002:

LAND DESCRIPTION

LOT 2-C-4-C-1-B-2

(PAKAULA STREET)

FIRST ASSEMBLY OF GOD SUBDIVISION

All of that certain parcel of land, being a portion of Lot 2-C-4-C-1-B of the First Assembly Of God Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at the northwest corner of this lot at a point on the southerly side of Ho'okele Street (80 feet wide), said point being also the northeast corner of Lot 2-C-4-C-1-A of the First Assembly Of God Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

1,519.87 feet South  
14,025.83 feet East

and running by azimuths measured clockwise from True South:

1. 232° 00' 140.00 feet along the southerly side of Ho'okele Street (80 feet wide);
2. Thence along Lot 2-C-4-C-1-B-1-A of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 30.00 feet (to which beginning a radial azimuth bears 142° 00', to which end a radial azimuth bears 52° 00'), the chord azimuth and distance being:  
7° 00' 42.43 feet;
3. 322° 00' 69.57 feet along same;
4. Thence along same and along Lots 2-C-4-C-1-B-1-B-1 and 2-C-4-C-1-B-1-C of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 435.00 feet and a central angle of 31° 30', the chord azimuth and distance being:  
337° 45' 236.15 feet,
5. 353° 30' 41.38 feet along said Lot 2-C-4-C-1-B-1-C;
6. Thence along same on a curve to the left having a radius of 420.00 feet and a central angle of 19° 51', the chord azimuth and distance being:  
343° 34' 30" 144.78 feet;
7. 333° 39' 202.88 feet along same;

8. 63° 39' 80.00 feet along Lot 2-C-4-C-1-B-1-G (Road Reserve) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
9. 153° 39' 202.88 feet along said Lot 2-C-4-C-1-A;
10. Thence along same on a curve to the right having a radius of 500.00 feet and a central angle of 19° 51', the chord azimuth and distance being:  
163° 34' 30" 172.36 feet;
11. 173° 30' 41.38 feet along same;
12. Thence along same on a curve to the left having a radius of 355.00 feet and a central angle of 31° 30', the chord azimuth and distance being:  
157° 45' 192.72 feet;
13. 142° 00' 69.57 feet along same;
14. Thence along same on a curve to the left having a radius of 30.00 feet and a central angle of 90° 00', the chord azimuth and distance being:  
97° 00' 42.43 feet to the **POINT OF BEGINNING**  
and containing an area of 1.331 acres.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: April 16, 2021



This work was prepared by me or under my direct supervision

A handwritten signature in black ink, appearing to read "Justin R. Shaw", written over a horizontal line.

Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by:

1. Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8; and
2. Quitclaim Deed from American Savings Bank, F.S.B., a federal savings bank, as Grantor, to Alexander & Baldwin, LLC, a Hawaii limited liability company, as Grantee, dated August 20, 2015, recorded as Document No. A-57140665.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.

2. Utility Easement to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated March 17, 2011, recorded as Document No. 2011-053742, granting an easement right for underground power lines, etc.
3. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui ("County"), Alexander & Baldwin, LLC, a Hawaii limited liability company ("A&B"), and Maui Business Park Phase II Association, a Hawaii non-profit corporation ("Association").

Clarification of Sewer Service Billing Agreement dated December 31, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

4. Designation of Easement "W-2" for waterline purposes, as shown on subdivision map prepared by Ken T. Nomura, Professional Land Surveyor, dated May 28, 2008, last revised March 10, 2011, approved by the Department of Public Works, County of Maui, on May 31, 2011 (Subdivision File No. 3.2208). Said subdivision map was corrected May 11, 2012, and approved by said Department of Public Works on May 18, 2012.
5. Designation of Easement "SA-1" for access and utility purposes, as shown on subdivision map prepared by Justin R. Shaw, Professional Land Surveyor, dated January 26, 2015, last revised on July 9, 2015, approved by the Department of Public Works, County of Maui, on August 5, 2015, (Subdivision File No. 3.2322).
6. Grant to Property Development Centers LLC, a Delaware limited liability company, and PDC I, INC., a Delaware limited liability company, dated November 8, 2013, recorded as Document No. A-50600300, granting a nonexclusive easement for access purposes over and across Easement "SA-1".
7. Grant of Water System Easement (W-2, W-2A, W-2B, W-2C, BW-1, WME-14, WME-15 & WME-16) dated December 2, 2014, recorded as Document No. A-54490621, granting a nonexclusive easement on, over, across, under and through Easement "W-2" for water lines and related equipment and appurtenances, said easement being more particularly described in Exhibit "2" attached thereto.

Said Grant of Water System Easement was amended by instrument dated as of August 20, 2015, recorded as Document Nos. A-57140666A thru A-57140666C.

8. Non-exclusive easement for ingress and egress over and across Easement "SA-1", appurtenant to Unit B-1 of the "MBP Ho'okele Condominium", as granted by instrument dated December 3, 2014, recorded as Document Nos. A-54510177A thru A-54510177B, said easement being more particularly described therein.
9. Non-exclusive easement for ingress and egress over and across Easement "SA-1", appurtenant to Unit B-2 of the "MBP Ho'okele Condominium", as granted by instrument dated December 3, 2014, recorded as Document Nos. A-54510178A thru A-54510178B, said easement being more particularly described therein.



10. Grant to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated June 29, 2015, recorded as Document No. A-56950605, granting Easement BE-4 for utility purposes.
11. Grant to Maui Business Park Phase II Association, a Hawaii nonprofit corporation, dated November 8, 2016, recorded as Document No. A-61581170, granting a nonexclusive easement for fire protection improvements, water laterals, water lines, and related equipment and appurtenances, being Easements "WS-1", "WS-2", "WS-3", "WS-4", "WS-5", "WS-6", and "WS-7", being more particularly described therein.

LAND DESCRIPTION

LOT 2-C-4-C-1-B-3

FIRST ASSEMBLY OF GOD SUBDIVISION

All of that certain parcel of land, being a portion of Lot 2-C-4-C-1-B of the First Assembly Of God Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Puunene, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at the most southerly corner of this lot at a point on the southwesterly side of Pulehu Road (width varies), being the northwesterly terminus of that certain course along the northeast boundary of Lot 2-C-4-C-1-B-1-F of the First Assembly Of God Subdivision shown as  $323^{\circ} 23' 405.65$  feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

443.81 feet South  
17,250.14 feet East

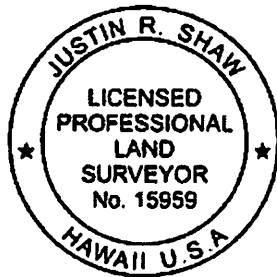
and running by azimuths measured clockwise from True South:

1. Thence along Lot 2-C-4-C-1-B-1-F of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels, on a curve to the left having a radius of 1820.00 feet (to which beginning a radial azimuth bears  $232^{\circ} 15' 10''$ , to which end a radial azimuth bears  $227^{\circ} 36' 55''$ ), the chord azimuth and distance being:  
 $139^{\circ} 56' 02.5''$  147.27 feet;
2. Thence along same on a compound curve to the left having a radius of 30.00 feet and a central angle of  $91^{\circ} 35' 50''$  (to which beginning a radial azimuth bears  $227^{\circ} 36' 55''$ , to which end a radial azimuth bears  $136^{\circ} 01' 05''$ ), the chord azimuth and distance being:  
 $91^{\circ} 49' 43.01$  feet ;
3. Thence along Lot 2-C-4-C-1-F (Ho'okele Street) of the First Assembly Of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 1580.00 feet (to which beginning a radial azimuth bears  $311^{\circ} 35' 57''$ , to which end a radial azimuth bears  $311^{\circ} 21' 55''$ ), the chord azimuth and distance being:  
 $221^{\circ} 28' 56''$  6.45 feet;

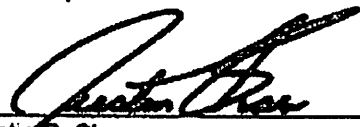
4. Thence along same on a reverse curve to the right having a radius of 30.00 feet (to which beginning a radial azimuth bears 131° 21' 55", to which end a radial azimuth bears 233° 23'), the chord azimuth and distance being:
- 272° 22' 27.5" 46.64 feet;
5. 323° 23' 145.73 feet along Pulehu Road (width varies) to the **POINT OF BEGINNING** and containing an area of 805 square feet.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: April 16, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by:

1. Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8; and
2. Quitclaim Deed from American Savings Bank, F.S.B., a federal savings bank, as Grantor, to Alexander & Baldwin, LLC, a Hawaii limited liability company, as Grantee, dated August 20, 2015, recorded as Document No. A-57140665.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. Utility Easement to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated March 17, 2011, recorded as Document No. 2011-053742, granting an easement right for underground power lines, etc.
3. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui

("County"), Alexander & Baldwin, LLC, a Hawaii limited liability company ("A&B"), and Maui Business Park Phase II Association, a Hawaii non-profit corporation ("Association").

Clarification of Sewer Service Billing Agreement dated December 31, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

4. Grant to Maui Business Park Phase II Association, a Hawaii nonprofit corporation, dated December 17, 2014, recorded as Document No. A-54650865, granting Easement PFH-2A for waterline and fire hydrant purposes.
5. Grant to Maui Electric Company, Limited, a Hawaii corporation, and Hawaiian Telcom, Inc., a Hawaii corporation, dated June 29, 2015, recorded as Document No. A-56950605, granting Easement BE-1 for utility purposes.

Item XI - TMK (2) 3-8-103:031:

**LAND DESCRIPTION**  
**LOT 17-A-31 (LAU'O LOOP)**  
**AIRPORT INDUSTRIAL SUBDIVISION**

All of that certain parcel of land, being a portion of Lot 17-A of the Airport Industrial Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Kahului, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at the northwesterly corner of this lot at a point on the southerly side of Lot 17-A-32 (Road Widening) of the Airport Industrial Subdivision, being also the northeasterly corner of Lot 17-A-1 of the Airport Industrial Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

2,847.11 feet North  
17,359.30 feet East

and running by azimuths measured clockwise from True South:

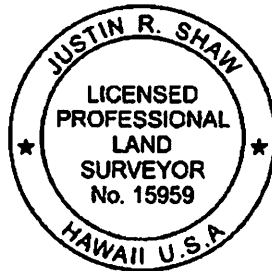
1. 267° 32' 52" 120.00 feet along said Lot 17-A-32 (Road Widening) of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
2. Thence along Lot 17-A-28 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 30.00 feet (to which beginning a radial azimuth bears 177° 32' 52", to which end a radial azimuth bears 87° 35' 17"), the chord azimuth and distance being:  
42° 34' 04.5" 42.41 feet;
3. 357° 35' 17" 151.17 feet along same;
4. Thence along same and along Lot 17-A-27 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 665.00 feet and a central angle of 22° 46' 51", the chord azimuth and distance being:  
8° 58' 42.5" 262.67 feet;
5. 20° 22' 08" 28.96 feet along same;
6. Thence along same and along Lot 17-A-26 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the left having a radius of 180.00 feet and a central angle of 84° 30' 08", the chord azimuth and distance being:  
338° 07' 04" 242.06 feet;
7. 295° 52' 00" 0.38 feet along said Lot 17-A-26;

8. Thence along same on a curve to the left having a radius of 180.00 feet and a central angle of 62° 06' 08", the chord azimuth and distance being:  
264° 48' 56" 185.69 feet;
9. 233° 45' 52" 607.26 feet along Lots 17-A-25 through 17-A-20, inclusive, of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
10. Thence along said Lot 17-A-20 and Lot 17-A-19 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the left having a radius of 344.50 feet and a central angle of 62° 01' 01", the chord azimuth and distance being:  
202° 45' 21.5" 354.95 feet;
11. 171° 44' 51" 59.13 feet along said Lot 17-A-19;
12. Thence along same on a curve to the left having a radius of 31.30 feet and a central angle of 90° 24' 59", the chord azimuth and distance being:  
126° 32' 21.5" 44.43 feet;
13. 261° 19' 52" 124.29 feet along said Lot 17-A-32 (Road Widening);
14. Thence along Lot 17-A-18 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a non-tangent curve to the left having a radius of 33.00 feet (to which beginning a radial azimuth bears 171° 19' 52", to which end a radial azimuth bears 81° 44' 51"), the chord azimuth and distance being:  
36° 32' 21.5" 46.50 feet;
15. 351° 44' 51" 58.35 feet along same;
16. Thence along same and along Lots 17-A-15, 17-A-14 and 17-A-13 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 404.50 feet and a central angle of 62° 01' 01", the chord azimuth and distance being:  
22° 45' 21.5" 416.77 feet;
17. 53° 45' 52" 607.26 feet along said Lot 17-A-13 and along Lots 17-A-12 through 17-A-7, inclusive, of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
18. Thence along said Lot 17-A-7 and along Lots 17-A-6 and 17-A-5 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 240.00 feet and a central angle of 62° 06' 08", the chord azimuth and distance being:  
84° 48' 56" 247.59 feet;

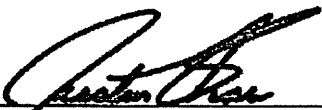
19. 115° 52' 00" 0.38 feet along said Lot 17-A-5;
20. Thence along same and along Lots 17-A-2 and 17-A-1 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 240.00 feet and a central angle of 84° 30' 08", the chord azimuth and distance being:  
158° 07' 04" 322.74 feet;
21. 200° 22' 08" 28.96 feet along said Lot 17-A-1;
22. Thence along same on a curve to the left having a radius of 605.00 feet and a central angle of 22° 46' 51", the chord azimuth and distance being:  
188° 58' 42.5" 238.97 feet;
23. 177° 35' 17" 151.09 feet along same;
24. Thence along same on a curve to the left having a radius of 30.00 feet and a central angle of 90° 02' 25", the chord azimuth and distance being:  
132° 34' 04.5" 42.44 feet to the **POINT OF BEGINNING** and containing an area of 2.917 acres.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: April 8, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by:

1. Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8; and
2. Quitclaim Deed from Costco Wholesale Corporation, a Washington corporation, as Grantor, to Alexander & Baldwin, LLC, a Hawaii limited liability company, as Grantee, dated September 23, 2016, recorded as Document No. A-61141073.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. Lease to Maui Electric Company, Limited and Hawaiian Telephone Company, now known as Hawaiian Telcom, Inc., dated August 5, 1960, recorded in Liber 3906 on Page 64, leasing rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned by Hawaiian Commercial and Sugar Company, Limited, a Hawaii corporation, for a term of thirty-five (35) years from the date thereof and thereafter from year to year.
3. Utility Easement to Maui Electric Company, Limited and Hawaiian Telcom, Inc. dated November 30, 2011, recorded as Document No. A-44570936, granting a perpetual right and easement for utility purposes, said easement being more particularly described in Exhibit "A" attached thereto.
4. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui ("County"), Alexander & Baldwin, LLC, a Hawaii limited liability company ("A&B"), and Maui Business Park Phase II Association, a Hawaii non-profit corporation ("Association").

Clarification of Sewer Service Billing Agreement dated December 31, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.



LAND DESCRIPTION

LOT 17-A-32 (ROAD WIDENING)  
AIRPORT INDUSTRIAL SUBDIVISION

All of that certain parcel of land, being a portion of Lot 17-A of the Airport Industrial Subdivision, being also a portion of Grant 3343 to Claus Spreckels situated at Kahului, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

**BEGINNING** at the southwesterly corner of this lot at a point on the southerly side of Haleakala Highway (F.A.P. No. 5-C), being also the northeast corner of Lot 21-A of the Airport Industrial Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

2,736.65 feet North  
16,199.04 feet East

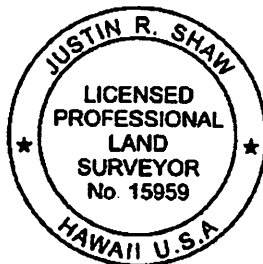
and running by azimuths measured clockwise from True South:

1. 214° 24' 11.25 feet along southerly side of Haleakala Highway (F.A.P. No. 5-C), also along the remainder of Grant 3343 to Claus Spreckels.
2. 267° 32' 52" 442.36 feet along same;
3. Thence along same on a curve to the left having a radius of 2892.93 feet and a central angle of 6° 13', the chord azimuth and distance being:  
264° 26' 22" 313.73 feet;
4. 261° 19' 52" 594.40 feet along same;
5. Thence along same on a curve to the right having a radius of 1882.08 feet and a central angle of 11° 03', the chord azimuth and distance being:  
266° 51' 22" 362.41 feet,
6. 272° 22' 52" 270.09 feet along same;
7. Thence along Lot 17-C (Kahului Airport Access Road) of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 40.00 feet and a central angle of 39° 11' 48", the chord azimuth and distance being:  
291° 58' 46" 26.83 feet;
8. 92° 22' 52" 295.37 feet along Lot 17-A-16 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;

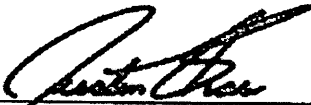
9. Thence along same and along Lots 17-A-17 and 17-A-18 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the left having a radius of 1873.08 feet and a central angle of 11°03', the chord azimuth and distance being:
- 86° 51' 22" 360.68 feet;
10. 81° 19' 52" 594.40 feet along said Lot 17-A-18 and along Lots 17-A-31 (Lau'o Loop), 17-A-19, 17-A-30 and 17-A-29 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;
11. Thence along said Lot 17-A-29 and Lot 17-A-28 of the Airport Industrial Subdivision, also along the remainder of Grant 3343 to Claus Spreckels on a curve to the right having a radius of 2901.93 feet and a central angle of 6° 13', the chord azimuth and distance being:
- 84° 26' 22" 314.71 feet;
12. 87° 32' 52" 449.11 feet along said Lots 17-A-28, 17-A-31 (Lau'o Loop) and 17-A-1 to the **POINT OF BEGINNING** and containing an area of 0.414 acres.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: April 8, 2021



This work was prepared by me or under my direct supervision

  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

Being the premises acquired by:

1. Deed from Hawaiian Commercial and Sugar Company, a California corporation, as Grantor, to Hawaiian Commercial and Sugar Company Limited, a Hawaii corporation, as Grantee, dated effective as of December 31, 1926, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 865 on Page 8; and
2. Quitclaim Deed from Costco Wholesale Corporation, a Washington corporation, as Grantor, to Alexander & Baldwin, LLC, a Hawaii limited liability company, as Grantee, dated September 23, 2016, recorded as Document No. A-61141073.

SUBJECT, HOWEVER, to the following:

1. Mineral and water rights of any nature.
2. Lease to Maui Electric Company, Limited and Hawaiian Telephone Company, now known as Hawaiian Telcom, Inc., dated August 5, 1960, recorded in Liber 3906 on Page 64, leasing rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned by Hawaiian Commercial and Sugar Company, Limited, a Hawaii corporation, for a term of thirty-five (35) years from the date thereof and thereafter from year to year.
3. Utility Easement to Maui Electric Company, Limited and Hawaiian Telcom, Inc. dated November 30, 2011, recorded as Document No. A-44570936, granting a perpetual right and easement for utility purposes, said easement being more particularly described in Exhibit "A" attached thereto.
4. The terms and provisions contained in Sewer Service Billing Agreement dated October 7, 2013, recorded as Document No. A-50420868, by and between County of Maui ("County"), Alexander & Baldwin, LLC, a Hawaii limited liability company ("A&B"), and Maui Business Park Phase II Association, a Hawaii non-profit corporation ("Association").

Clarification of Sewer Service Billing Agreement dated December 31, 2013, recorded as Document Nos. A-51290700A thru A-51290700B.

SAID ITEMS I THROUGH XII, INCLUSIVE, ALSO BEING SUBJECT TO:

Grant of Easements for Waterlines (Roadway Lots) to the Maui Business Park Phase II Association, a Hawaii nonprofit corporation, dated April 26, 2022 and recorded as Document No. A-81571000.

SAID ITEMS I THROUGH VIII AND ITEMS X THROUGH XII, INCLUSIVE, ALSO BEING SUBJECT TO:

Grant of Easements for Sewerlines (Roadway Lots) to the Maui Business Park Phase II Association, a Hawaii nonprofit corporation, dated April 26, 2022 and recorded as Document No. A-81570999.

NOTES AS TO ALL ITEMS:

1. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration) is the merger of HAWAIIAN COMMERCIAL AND SUGAR COMPANY, LIMITED with and into ALEXANDER & BALDWIN, LIMITED on January 2, 1962.
2. The name of ALEXANDER & BALDWIN, LIMITED was changed to ALEXANDER & BALDWIN, INC. by instrument dated January 2, 1962, recorded in Liber 4191 on Page 481.
3. Change of name of ALEXANDER & BALDWIN, INC., a Hawaii corporation, to ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, on June 7, 2012, as set forth by Order T-8267279, filed on August 20, 2012.

4. **ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, was converted to ALEXANDER & BALDWIN, LLC, a Delaware limited liability company, as set forth in Certificate of Conversion of Other Entity to a Limited Liability Company dated December 19, 2016 (effective December 21, 2016) filed with the Secretary of State, Divisions of Corporations in the State of Delaware.**

Form P-64A STATE OF HAWAII—DEPARTMENT OF TAXATION  
(REV. 2019) **CONVEYANCE TAX CERTIFICATE**  
(Please Type or Print)

BOC Document Number

**PART I**

**1. TAX MAP KEY INFORMATION:**

TAX MAP KEY				SEE ATTACHED
Z	S	PLAT	PARCEL	CPR NO.
3	8	001	268	N/A
3	8	001	270	N/A

ISLAND MAUI APT. NO. N/A

CLIP THIS FORM TO DOCUMENT TO BE RECORDED AND MAIL OR DELIVER TO THE BUREAU OF CONVEYANCES. DO NOT STAPLE. All parts of this Form MUST be completed. If any area is incomplete, Form P-64A will not be accepted.

Before completing this form, please read the Instructions for Form P-64A and Form P-64B. To obtain the Instructions, go to the Department of Taxation's website at [tax.hawaii.gov](http://tax.hawaii.gov) or call the Department to request forms at 808-587-4242 or 1-800-222-3229 (toll-free).

**2. NAMES/EMAIL OF PARTIES TO THE DOCUMENT:**

**SELLER(S) / TRANSFEROR(S) / GRANTOR(S), ETC.**  
ALEXANDER & BALDWIN, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY

**PURCHASER(S) / TRANSFEREE(S) / GRANTEE(S), ETC.**  
COUNTY OF MAUI, A POLITICAL SUBDIVISION  
OF THE STATE OF HAWAII

**3. REAL PROPERTY TAX INFORMATION:**

If the document will not be recorded, please provide: (1) land area; and (2) address or short legal description of property: \_\_\_\_\_

Please provide mailing address for assessment notice (do not enter "Same" or "No Change"):

NAME ADDRESS POSTAL/ZIP CODE  
COUNTY OF MAUI 200 SOUTH HIGH STREET, WAILUKU, HI 96793

Please provide real property tax billing address, if different from assessment address (do not enter "Same" or "No Change"):

NAME ADDRESS POSTAL/ZIP CODE

**PART II. TAX COMPUTATION AND BALANCE DUE:**

1. DATE OF TRANSACTION (For Transactions dated prior to July 1, 2009 see Instructions for rates.)	1.	
2. Amount from Page 2, Part IV, line 1, 2c, 3c, or 4c	2.	1,000.00
3. Less: personal property included in amount on line 2, if applicable	3.	
4. Difference — Actual and full consideration (line 2 minus line 3)	4.	1,000.00
5. By checking this box and signing below, the Purchaser(s)/Transferee(s)/Grantee(s), etc. attest under penalties set forth in the declaration below, that this transaction, is EITHER: • Not a sale of a condominium or single family residence OR • The purchaser is ELIGIBLE for a county real property tax homeowner's exemption with respect to the property conveyed. 5. <input checked="" type="checkbox"/>		
6. Enter the applicable Conveyance Tax Rate: (For Transactions dated prior to July 1, 2009 see Instructions for rates.)		
If the amount on line 4 is:	And the box on line 5 ...	
Less than \$600,000	Is NOT checked.	IS checked.
\$600,000 or more but less than \$1,000,000	.0015	.0010
\$1,000,000 or more but less than \$2,000,000	.0025	.0020
\$2,000,000 or more but less than \$4,000,000	.0040	.0030
\$4,000,000 or more but less than \$6,000,000	.0060	.0050
\$6,000,000 or more but less than \$10,000,000	.0085	.0070
\$10,000,000 or more	.0110	.0090
	.0125	.0100
7. Conveyance Tax (Multiply line 4 by line 6 and round to the nearest ten cents (\$.10))	7.	1.00
8a. Penalty. For late filing (See Instructions)	8a.	
8b. Interest. For late payment (See Instructions)	8b.	
9. Total Balance Due (Add lines 7 and 8) (Minimum tax due is \$1.00)	9.	1.00

**DECLARATION**

I (We) declare, under the penalties prescribed for false declaration in section 231-36, Hawaii Revised Statutes (HRS), that this certificate (including accompanying schedules or statements) has been examined by me (us) and, to the best of my (our) knowledge and belief, is a true, correct, and complete certificate, made in good faith, for the actual and full consideration paid on the conveyance to which this certificate is appended, pursuant to the Conveyance Tax Law, chapter 247, HRS. Note: You must have a power of attorney if signing as agent.

**SIGNATURE(S) - Seller(s)/Transferor(s)/Grantor(s), Etc.**  
(If agent is signing, print or type name below signature)

ALEXANDER & BALDWIN, LLC, a Delaware limited liability company

By: 

Name: Derek T. Kanehira, Vice President,  
DAYTIME PHONE NO.: (808) 525-6663 Series T  
EMAIL: dkanehira@abhi.com

**SIGNATURE(S) - Purchaser(s)/Transferee(s)/Grantee(s), Etc.**  
(If agent is signing, print or type name below signature)

COUNTY OF MAUI, a political subdivision of the State of Hawaii

By: 

SCOTT K. TERUYA, Finance Director  
DAYTIME PHONE NO.: (808) 270-7722  
EMAIL: finance@mauicounty.gov

**PART III. Enter all amounts paid or required to be paid for the real property interest conveyed (cash and/or noncash). See Instructions.**

1. Cash.....	1	1,000.00
2. Relief/assumption of debt.....	2	0.00
3. Value of tangible good(s) e.g. equipment, furniture, etc. ....	3	0.00
4. Value of shares of stock .....	4	0.00
5. Value of interest in limited liability company/limited liability partnership/partnership .....	5	0.00
6. Value of any other economic benefit .....	6	0.00
7. Total amount of actual and full consideration (add lines 1 through 6) .....	7	1,000.00

**PART IV. Fill in the appropriate line(s) for the transfer taking place and the amount of consideration. For more information, see Instructions.**

**SALE, AGREEMENT OF SALE (A/S), ASSIGNMENT OF A/S, OR OTHER TRANSFER/CONVEYANCE:**

1. Total amount of actual and full consideration paid or required to be paid (From Part III, line 7) .....	1	1,000.00
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**EXCHANGE OF PROPERTIES:**

2a. Market value of all property(ies) exchanged .....	2a	
2b. Total amount of other actual and full consideration paid or required to be paid (From Part III, line 7) .....	2b	
2c. Total (Add lines 2a and 2b) .....	2c	

**ASSIGNMENT OF LEASE:**

3a. Total amount of actual and full consideration paid or required to be paid (From Part III, line 7) .....	3a	
3b. Value of any increase in lease rental capitalized at 6% (See Instructions) .....	3b	
3c. Total (Add lines 3a and 3b) .....	3c	

**LEASE OR SUBLEASE:**

4a. Rent capitalized at 6% (See Instructions) Term _____ years beginning: _____ 1st period _____ yrs @ \$ _____/yr. 2nd period _____ yrs @ \$ _____/yr. 3rd period _____ yrs @ \$ _____/yr. 4th period _____ yrs @ \$ _____/yr. Total rent capitalized at 6% .....	4a	
4b. Total amount of actual and full consideration paid or required to be paid for the leasehold, including improvements (from Part III, line 7) .....	4b	
4c. Total (Add lines 4a and 4b) .....	4c	

Mail or deliver this form with all applicable documents to the Bureau of Conveyances at:

Bureau of Conveyances  
P.O. Box 2867  
Honolulu, Hawaii, 96803-2867

OR

Bureau of Conveyances  
1151 Punchbowl Street  
Honolulu, Hawaii, 96813

**INWOOD FACTORS AT 6%**

Years	Factor	Years	Factor	Years	Factor	Years	Factor	Years	Factor	Years	Factor	Years	Factor
1	0.943	16	10.105	31	13.929	46	15.524	61	16.190	76	16.467	91	16.583
2	1.833	17	10.477	32	14.084	47	15.589	62	16.217	77	16.479	92	16.588
3	2.673	18	10.827	33	14.230	48	15.650	63	16.242	78	16.489	93	16.592
4	3.465	19	11.158	34	14.368	49	15.707	64	16.266	79	16.499	94	16.596
5	4.212	20	11.469	35	14.498	50	15.761	65	16.289	80	16.509	95	16.600
6	4.917	21	11.764	36	14.620	51	15.813	66	16.310	81	16.518	96	16.604
7	5.582	22	12.041	37	14.736	52	15.861	67	16.330	82	16.526	97	16.608
8	6.209	23	12.303	38	14.846	53	15.906	68	16.349	83	16.534	98	16.611
9	6.801	24	12.550	39	14.949	54	15.949	69	16.367	84	16.541	99	16.614
10	7.360	25	12.783	40	15.046	55	15.990	70	16.384	85	16.548	100	16.617
11	7.886	26	13.003	41	15.138	56	16.028	71	16.400	86	16.555		
12	8.383	27	13.210	42	15.224	57	16.064	72	16.415	87	16.561		
13	8.852	28	13.406	43	15.306	58	16.098	73	16.429	88	16.567		
14	9.294	29	13.590	44	15.383	59	16.131	74	16.443	89	16.573		
15	9.712	30	13.764	45	15.455	60	16.161	75	16.455	90	16.578		

For leases with terms of more than 100 years, refer to Inwood Tables or an equivalent table that computes present value of \$1.00 per period at an interest rate of 6% per period.

**EXHIBIT A TO CONVEYANCE TAX CERTIFICATE  
ALEXANDER & BALDWIN, LLC to COUNTY OF MAUI**

**PART I., ITEM 1.**

**Tax Map Key**

<b>Z</b>	<b>S</b>	<b>PLAT</b>	<b>PARCEL</b>	<b>CPR NO.</b>
3	8	001	268	N/A
3	8	001	270	N/A
3	8	001	272	N/A
3	8	006	080	N/A
3	8	006	091	N/A
3	8	101	037	N/A
3	8	101	038	N/A
3	8	001	039	N/A
3	8	102	002	N/A
3	8	102	003	N/A
3	8	103	031	N/A
3	8	103	032	N/A

**Island:** Maui

**Apt. No.:** N/A