

COUNCIL OF THE COUNTY OF MAUI
INFRASTRUCTURE AND
TRANSPORTATION COMMITTEE

October 7, 2022

Committee
Report No. _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Infrastructure and Transportation Committee, having met on September 12, 2022, makes reference to Resolution 22-208, entitled “ACCEPTING DEDICATION OF VARIOUS PARKS FROM ALEXANDER & BALDWIN, LLC AND A & B PROPERTIES, HAWAII, LLC SITUATED IN VARIOUS LOCATIONS ON MAUI, HAWAII, PURSUANT TO SECTION 3.44.015, MAUI COUNTY CODE.”

Resolution 22-208’s purpose is to accept the dedication of seven parks located at various locations in Maui, Hawai‘i, from Alexander and Baldwin, LLC and A & B Properties, Hawaii, LLC (“A & B”), as follows:

1. Lot A-1 of the “Spreckelsville Beach Right-of-Way Subdivision,” located at Wailuku, Maui, Hawai‘i, identified as Tax Map Key (2) 3-8-001:072 (Baby Beach), containing an area of 29.954 acres, more or less, and subject to an exclusive easement containing an area of 18.723 acres, more or less;
2. Lot C of the “Ulmer Lime Kiln Subdivision,” located at Pā‘ia, Hamakuapoko, Maui, Hawai‘i, identified as Tax Map Key (2) 2-5-005:046 (Baldwin Beach Park), containing an area of 17.47 acres, more or less;
3. Lot 2 of “The Mama’s Fish House Subdivision,” located at Kuau, Hamakuapoko, Maui, Hawai‘i, identified as Tax Map Key (2) 2-5-004:024 (Shoreline East of Mama’s Fish House), containing an area of 3.999 acres, more or less;

COUNCIL OF THE COUNTY OF MAUI
INFRASTRUCTURE AND
TRANSPORTATION COMMITTEE

Page 2

Committee
Report No. _____

4. Property located at Ha'ikū, Hamakuapoko, Maui, Hawai'i, identified as Tax Map Key (2) 2-7-004:027 (Maliko Gulch – Mauka of Hāna Highway), containing an area of 1.4 acres, more or less;
5. Property located at Pā'ia, Hamakuapoko, Maui, Hawai'i, identified as Tax Map Key (2) 2-5-005:038 (Rainbow Park), containing an area of 2.359 acres, more or less;
6. Lot 1 of the "First Hawaiian Bank Subdivision," located at Kalua, Wailuku, Maui, Hawai'i, identified as Tax Map Key (2) 3-7-008:008 (Commercial Lot next to Ho'aloa Park), containing an area of 64,259 square feet, more or less; and
7. Lot 2 of the "Maui Hukilau Hotel Subdivision," located at Kalua, Kahului, Maui, Hawai'i, identified as Tax Map Key (2) 3-7-003:002 (Shoreline, Community Plan "Park" – Ho'aloa), containing an area of 61,991 square feet, more or less.

The Council also referred Resolution 22-207, entitled "ACCEPTING DEDICATION OF ROADWAY LOTS FOR THE DAIRY ROAD PARCELS SITUATED IN KAHULUI, MAUI, HAWAII, PURSUANT TO SECTION 3.44.015, MAUI COUNTY CODE," to your Committee at its meeting of September 2, 2022.

The Budget Director confirmed Resolution 22-208 must be approved in conjunction with Resolution 22-207 as a package for acceptance.

She explained that as a result of further discussions with A & B, a portion of Lot A-1 (Baby Beach), or 6.917 acres, will be donated to the Maui Country Club as an exclusive easement. The remaining 23 acres will be dedicated to the County and placed in a land trust. The subdivision of the property is in accordance with Section 18.04.020(G), Maui County Code.

COUNCIL OF THE COUNTY OF MAUI
INFRASTRUCTURE AND
TRANSPORTATION COMMITTEE

Page 3

Committee
Report No. _____

Your Committee noted the acquisition of the 6.917 acres is solely between A & B and Maui Country Club, and is pending a revised metes and bounds description.

The Planning Director said the 6.917-acre portion is split zoned, half of which is zoned Residential, and the other half zoned Interim. Development on the property would require a Special Management Area permit, if exemptions are allowed, that are consistent with zoning and the community plan area.

A representative from A & B added that they do not support residential development on the 6.917 acres.

The Budget Director said Baby Beach is designated Open Space/Park as identified in the Maui Island Plan.

A representative from the University of Hawai'i Sea Grant College Program explained the importance of keeping the property as a natural buffer to protect infrastructure from coastal hazards.

The Director of Parks and Recreation said that the County currently manages and maintains Baldwin Beach Park, Rainbow Park, and Ho'aloa Park through a lease with A & B. The remaining donated parks not currently managed or maintained by the County will still need to be assessed.

She noted that a budget amendment to address maintenance costs for these parks would also be needed.

A representative from the Department of Parks and Recreation said the acquisition of Baby Beach and Baldwin Beach Park will integrate with the vulnerability study for the area and support the Dune Restoration Project in conjunction with the University of Hawai'i Sea Grant College Program. In addition, the acquisition will provide for a more complete study of the area covering Wawau Point to Paia Bay Park.

COUNCIL OF THE COUNTY OF MAUI

INFRASTRUCTURE AND TRANSPORTATION COMMITTEE

Page 4

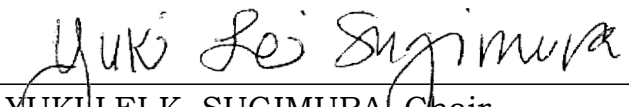
**Committee
Report No.** _____

Your Committee agreed to discharge the Infrastructure and Transportation Committee from further consideration of Resolution 22-208. The Administration will transmit a revised resolution incorporating revisions to Lot A-1, including a new map and property description, to be transmitted to the Council for consideration at its next meeting.

Your Committee voted 5-0 to recommend your Infrastructure and Transportation Committee be discharged from further consideration of Resolution 22-208. Committee Chair Sugimura, Vice-Chair Kama, and members Lee, Molina, and Rawlins-Fernandez voted “aye.” Committee members King and Paltin were excused.

Your Infrastructure and Transportation Committee RECOMMENDS that it be DISCHARGED from further consideration of Resolution 22-208, entitled “ACCEPTING DEDICATION OF VARIOUS PARKS FROM ALEXANDER & BALDWIN, LLC AND A & B PROPERTIES, HAWAII, LLC SITUATED IN VARIOUS LOCATIONS ON MAUI, HAWAII, PURSUANT TO SECTION 3.44.015, MAUI COUNTY CODE.”

This report is submitted in accordance with Rule 8 of the Rules of the Council.



YUKI LEI K. SUGIMURA, Chair

it:cr:22114aa:lma

Resolution

No. 22-208

ACCEPTING DEDICATION OF VARIOUS PARKS FROM
ALEXANDER & BALDWIN, LLC AND A & B PROPERTIES, HAWAII, LLC
SITUATED IN VARIOUS LOCATIONS ON MAUI, HAWAII,
PURSUANT TO SECTION 3.44.015, MAUI COUNTY CODE

WHEREAS, ALEXANDER & BALDWIN, LLC, a Delaware limited liability company, and A & B PROPERTIES, HAWAII, LLC, a Delaware limited liability company, (hereinafter called "Owner"), desire to dedicate the following roadways:

1. A & B Properties Hawaii, LLC, owner of Lot A-1 of the "Spreckelsville Beach Right-of-Way Subdivision" located at Wailuku, Maui, Hawaii, identified as Tax Map Key Number (2) 3-8-001-072 (Baby Beach), containing an area of 29.954 acres, more or less, as more fully described in Schedule C of the Status Report attached hereto as Exhibit "1" and the map attached hereto as Exhibit "2", and subject to an exclusive easement containing an area of 18.723 acres, more or less, in favor of Maui Country Club as described in Exhibit "3" and the map attached hereto as Exhibit "4" all of which are made a part hereof;

2. Alexander & Baldwin, LLC, owner of Lot C of the "Ulmer Lime Kiln Subdivision" located at Paia, Hamakuapoko, Maui, Hawaii, identified as Tax Map Key Number (2) 2-5-005-046 (Baldwin Beach Park), containing an area of 17.47 acres, more or less, as more fully described in Schedule C of the Status Report attached hereto as Exhibit "5" and the map attached hereto as Exhibit "6", both of which are made a part hereof;

3. Alexander & Baldwin, LLC, owner of Lot 2 of "The Mama's Fish House Subdivision" located at Kuau, Hamakuapoko, Maui, Hawaii, identified as Tax Map Key Number (2) 2-5-004-024 (Shoreline East of Mama's Fish House), containing an area of 3.999 acres, more or less, as more fully described in Schedule C of the Status Report attached hereto as Exhibit "7" and the map attached hereto as Exhibit "8", both of which are made a part hereof;

4. Alexander & Baldwin, LLC, owner of property located at Haiku, Hamakuapoko, Maui, Hawaii, identified as Tax Map Key Number

Resolution No. 22-208

(2) 2-7-004-027 (Maliko Gulch – Mauka of Hana Highway), containing an area of 1.400 acres, more or less, as more fully described in Schedule C of the Status Report attached hereto as Exhibit "9" and the map attached hereto as Exhibit "10", both of which are made a part hereof;

5. Alexander and Baldwin, LLC, owner of property located at Paia, Hamakuapoko, Maui, Hawaii, identified as Tax Map Key Number (2) 2-5-005-038 (Rainbow Park), containing an area of 2.359 acres, more or less, as more fully described in Schedule C of the Status Report attached hereto as Exhibit "11" and the map attached hereto as Exhibit "12", both of which are made a part hereof;

6. Alexander & Baldwin, LLC, owner of Lot 1 of the "First Hawaiian Bank Subdivision" located at Kalua, Wailuku, Maui, Hawaii, identified as Tax Map Key Number (2) 3-7-008-008 (Commercial Lot next to Hoaloha Park), containing an area of 64,259 square feet, more or less, as more fully described in Schedule C of the Status Report attached hereto as Exhibit "13" and the map attached hereto as Exhibit "14", both of which are made a part hereof;

7. Alexander & Baldwin, LLC, owner of Lot 2 of the "Maui Hukilau Hotel Subdivision" located at Kalua, Kahului, Maui, Hawaii, identified as Tax Map Key Numbers (2) 3-7-003-002 (Shoreline, Community Plan "Park" – Hoaloha), containing an area of 61,991 square feet, more or less, as more fully described in Schedule C of the Status Report attached hereto as Exhibit "15" and the map attached hereto as Exhibit "16", both of which are made a part hereof;

WHEREAS, the Director of Public Works has reviewed said dedication and recommends approval of the same; and

WHEREAS, pursuant to Section 3.44.015(D), Maui County Code, the County Council may accept any interest in real property by the passage of a resolution approved by a majority of its members; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it hereby accepts Lot A-1 of the "Spreckelsville Beach Right-of-Way Subdivision" located at Wailuku, Maui, Hawaii identified as Tax Map Key Number (2) 3-8-001-072 (Baby

Resolution No. 22-208

Beach), attached hereto as Exhibit "1" and the map attached hereto as Exhibit "2", to be dedicated by the Owner to the County of Maui, subject to an exclusive easement containing an area of 18.723 acres, more or less, in favor of Maui Country Club as described in Exhibit "3" and the map attached hereto as Exhibit "4";

2. That it hereby accepts Lot C of the "Ulmer Lime Kiln Subdivision" located at Paia, Hamakuapoko, Maui, Hawaii identified as Tax Map Key Number (2) 2-5-005-046 (Baldwin Beach Park), attached hereto as Exhibit "5" and the map attached hereto as Exhibit "6", to be dedicated by the Owner to the County of Maui;
3. That it hereby accepts Lot 2 of "The Mama's Fish House Subdivision" located at Kuau, Hamakuapoko, Maui, Hawaii identified as Tax Map Key Number (2) 2-5-004-024 (Shoreline East of Mama's Fish House), attached hereto as Exhibit "7" and the map attached hereto as Exhibit "8", to be dedicated by the Owner to the County of Maui;
4. That it hereby accepts property located at Haiku, Hamakuapoko, Maui, Hawaii, identified as Tax Map Key Number (2) 2-7-004-027 (Maliko Gulch – Mauka of Hana Highway), attached hereto as Exhibit "9" and the map attached hereto as Exhibit "10", to be dedicated by the Owner to the County of Maui;
5. That it hereby accepts property located at Paia, Hamakuapoko, Maui, Hawaii, identified as Tax Map Key Number (2) 2-5-005-038 (Rainbow Park), attached hereto as Exhibit "11" and the map attached hereto as Exhibit "12", to be dedicated by the Owner to the County of Maui;
6. That it hereby accepts Lot 1 of the "First Hawaiian Bank Subdivision" located at Kalua, Wailuku, Maui, Hawaii, identified as Tax Map Key Number (2) 3-7-008-008 (Commercial Lot next to Hoaloha Park), attached hereto as Exhibit "13" and the map attached hereto as Exhibit "14", to be dedicated by the Owner to the County of Maui;

Resolution No. 22-208

7. That it hereby accepts Lot 2 of the “Maui Hukilau Hotel Subdivision” located at Kalua, Kahului, Maui, Hawaii, identified as Tax Map Key Number (2) 3-7-003-002 (Shoreline, Community Plan “Park” – Hoaloha), attached hereto as Exhibit “15” and the map attached hereto as Exhibit “16”, to be dedicated by the Owner to the County of Maui;
8. That it does hereby authorize the Mayor of the County of Maui to execute all necessary documents in connection with the acceptance of said dedication; and
9. That certified copies of this Resolution be transmitted to the Mayor of the County of Maui, the Director of Finance, the Director of Public Works and the Owner, Alexander & Baldwin, LLC.

APPROVED AS TO FORM
AND LEGALITY:

MICHAEL J. HOPPER
Deputy Corporation Counsel
County of Maui
LF2022-1167
2022-08-26 Resolution Park Donations A&B

Resolution No. 22-208

INTRODUCED BY:

A handwritten signature in black ink, appearing to read "Shirley Lee", is written over a horizontal line.

Upon the request of the Mayor.

EXHIBIT "1"

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.

A & B PROPERTIES HAWAII, LLC,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of March 5, 2021 at 8:00 a.m.

Inquiries concerning this report should be directed to:
Title Officer - Elva N. Furuya; Office: (808) 533-5816
Email: efuruya@tghawaii.com
Please reference Title Order No. 202110614.

**SCHEDULE B
EXCEPTIONS**

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

Tax Key: (2) 3-8-001-072 Area Assessed: 29.954 acres

2. Any and all matters not shown in the Indices described in Schedule A.
3. Mineral and water rights of any nature.
4. Location of the seaward boundary in accordance with the laws of the State of Hawaii and shoreline setback line in accordance with County regulation and/or ordinance.

5. LEASE OF RIGHT OF WAY

TO : MAUI ELECTRIC COMPANY, LIMITED, now known as Maui Electric Company, Inc., and HAWAIIAN TELEPHONE COMPANY, now known as Hawaiian Telcom, Inc.

DATED : August 5, 1960

RECORDED : Liber 3906 Page 64

LEASING : right-of-way, twenty-five (25) feet in width for utility purposes

6. DESIGNATION OF EASEMENT(S) "A"

PURPOSE : access

REFERENCED : on map prepared by Ichiro Toba, Land Surveyor, dated June 20, 1977, last revised July 12, 1977, and approved by the Department of Public Works, County of Maui, LUCA File No. 3.964, on January 29, 1979

SCHEDULE B CONTINUED

7. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED, now known as Maui Electric Company, Inc., and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED now known as HAWAIIAN TELCOM, INC.

DATED : November 16, 1999

RECORDED : Document No. 2000-022139

GRANTING : a right and easement for utility purposes, as shown on Exhibit A attached thereto

8. GRANT

TO : T. G. SUPER EXCHANGE CORP., a Hawaii corporation

DATED : June 1, 2000

RECORDED : Document No. 2000-079947

GRANTING : a nonexclusive easement over, under and across (a) Easement A to pass and repass on foot and in vehicles and to construct, maintain and operate a roadway, and (b) Easements W-1 and W-2 for underground water and sewer lines and underground utility purposes, said easements being more particularly described therein

9. GRANT

TO : MAUI COUNTRY CLUB, LIMITED, a Hawaii non-profit corporation

DATED : December 11, 2008

RECORDED : Document No. 2008-188346

GRANTING : a non-exclusive easement for pedestrian access purposes, as shown on Exhibit "B" attached thereto

SCHEDULE B CONTINUED

10. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS (Maui Country Club)

DATED : December 11, 2008
RECORDED : Document No. 2008-188347

Said DECLARATION was amended by instrument dated June 2, 2009,
but made as of December 11, 2008.

11. The terms and provisions contained in the following:

INSTRUMENT : ENCROACHMENT AGREEMENT

DATED : December 12, 2008
RECORDED : Document No. 2008-188348
PARTIES : A & B PROPERTIES, INC, a Hawaii corporation and
MAUI COUNTRY CLUB, LIMITED, a Hawaii non-profit
corporation

12. GRANT

TO : A & B PROPERTIES, INC., a Hawaii corporation

DATED : as of June 30, 2015
RECORDED : Document No. A-56600844
GRANTING : a nonexclusive easement over and across Easement
"A" for access and utility purposes, being more
particularly described therein

13. 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.
14. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

SCHEDULE B CONTINUED

15. Any unrecorded leases and matters arising from or affecting the same.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Grant Number 3343 to Claus Spreckels) situate, lying and being at Wailuku, Island and County of Maui, State of Hawaii, being LOT A-1 of the "SPRECKELSVILLE BEACH RIGHT-OF-WAY SUBDIVISION", and thus bounded and described as per survey dated December 19, 2015, last revised October 19, 2016:

Beginning at the northwest corner of this lot, being also the northeast corner of Lot C-1, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE 2" being 4,764.47 feet north and 2,443.60 feet west and running by azimuths measured clockwise from true South:

- | | | | |
|-----|----------|--------|---|
| 1. | 105° 35' | 273.00 | feet along Lot C-1, Spreckelsville Beach Right-of-Way Subdivision and Parcel 34 of Tax Map Key: (2) 3-8-01; |
| 2. | 105° 35' | 40.00 | feet along Kealakai Place; |
| 3. | 195° 35' | 175.00 | feet along Parcel 198 of Tax Map Key: (2) 3-8-01; |
| 4. | 103° 00' | 46.00 | feet along Parcel 198 of Tax Map Key: (2) 3-8-01; |
| 5. | 71° 00' | 57.00 | feet along Parcel 198 of Tax Map Key: (2) 3-8-01; |
| 6. | 189° 00' | 53.00 | feet along the shoreline; |
| 7. | 205° 00' | 57.00 | feet along the shoreline; |
| 8. | 270° 00' | 39.00 | feet along the shoreline; |
| 9. | 218° 00' | 28.00 | feet along the shoreline; |
| 10. | 285° 00' | 17.00 | feet along the shoreline; |
| 11. | 250° 00' | 19.00 | feet along the shoreline; |
| 12. | 224° 00' | 19.00 | feet along the shoreline; |
| 13. | 249° 30' | 53.00 | feet along the shoreline; |

SCHEDULE C CONTINUED

14.	280° 00'	28.00	feet along the shoreline;
15.	209° 30'	25.00	feet along the shoreline;
16.	281° 00'	61.00	feet along the shoreline;
17.	341° 30'	95.00	feet along the shoreline;
18.	321° 00'	70.00	feet along the shoreline;
19.	260° 09' 35"	726.15	feet along the shoreline;
20.	276° 20' 36"	986.81	feet along the shoreline;
21.	261° 15' 55"	1,008.32	feet along the shoreline;
22.	241° 10' 26"	786.03	feet along the shoreline;
23.	349° 43'	620.35	feet along Parcels 47 and 46 of Tax Map Key: (2) 2-5-05 (Baldwin Beach Park);
24.	55° 23' 30"	234.08	feet along Parcel 71 of Tax Map Key: (2) 3-8-01 (Maui Country Club Lot);

BEING THE PREMISES ACQUIRED BY QUITCLAIM DEED

GRANTOR : ALEXANDER & BALDWIN LLC, a Delaware limited Liability company

GRANTEE : A & B PROPERTIES HAWAII, LLC, a Delaware limited liability company

DATED : December 12, 2017

RECORDED : Document No. A-65550798

END OF SCHEDULE C

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: 3/24/2021

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(2) 3 8 001 072 0000

CLASS: CONSERVATION

AREA ASSESSED: 29.954 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2020

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

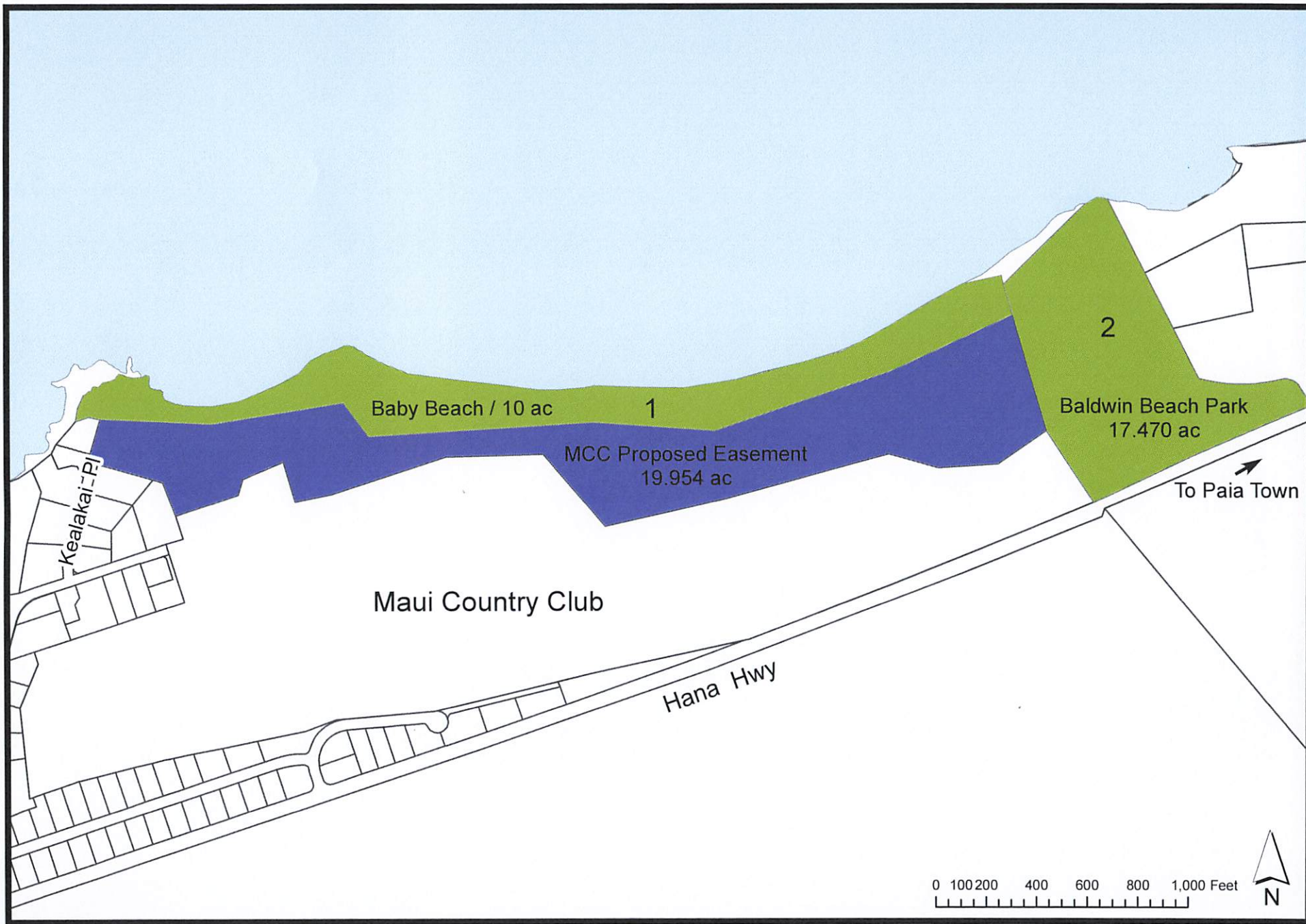
BUILDING	\$	0
EXEMPTION	\$	0
NET VALUE	\$	0
LAND	\$	3,000
EXEMPTION	\$	0
NET VALUE	\$	3,000
TOTAL NET VALUE	\$	3,000

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 8/20/2020

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2020	2	200.00				200.00	PENDING
2020	1	200.00				200.00	PAID
2019	2	200.00				200.00	PAID
2019	1	200.00				200.00	PAID
Total Amount Due:						200.00	

Penalty and Interest Computed to: 8/20/2020

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.



1. 3-8-001: 072 Por 10.0 ac
2. 2-5-005: 046 17.470 ac

Baby Beach & Baldwin Beach Park

EXHIBIT "2"

EXHIBIT "3"

LAND DESCRIPTION

EASEMENT M

All that certain parcel of land being Easement M for Tax Map Key:(2) 3-8-001:072, being a portion of Royal Patent Grant 3343 to Claus Spreckels (Lot A-1 of Spreckelsville Beach Right-Of-Way Subdivision), situated at Wailuku, Maui, Hawaii.

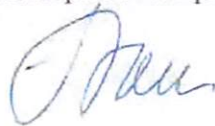
Beginning at the Easterly corner of this easement, being a corner on the Westerly boundary of Tax Map Key:(2) 2-5-005:046 (Baldwin Beach Park), the coordinates of said point of beginning referred to Triangulation Station "PUUNENE 2" being 4,966.87 Feet North and 1,055.13 Feet East and running by azimuths measured clockwise from true South thence:

- | | | | |
|-----|-----------|--------|--|
| 1. | 55°23'30" | 234.08 | Feet along Tax Map Key:(2) 3-8-001:071 (Maui Country Club Limited), thence; |
| 2. | 86°45'30" | 236.50 | Feet along same, thence; |
| 3. | 105°19' | 202.01 | Feet along same, thence; |
| 4. | 74°49' | 672.07 | Feet along same, thence; |
| 5. | 77°14'30" | 488.74 | Feet along same, thence; |
| 6. | 139°11' | 376.05 | Feet along same, thence; |
| 7. | 88°30' | 384.21 | Feet along same, thence; |
| 8. | 72°00' | 480.00 | Feet along same, thence; |
| 9. | 78°44' | 148.12 | Feet along same, thence; |
| 10. | 164°00' | 166.28 | Feet along same, thence; |
| 11. | 66°33' | 175.50 | Feet along same, thence; |
| 12. | 18°04' | 65.86 | Feet along same, thence; |
| 13. | 71°57' | 261.15 | Feet along same, thence; |
| 14. | 161°57' | 137.54 | Feet along Tax Map Key:(2) 3-8-001:199 (Lot C-1 of Spreckelsville Beach Right-Of-Way Subdivision), same, thence; |
| 15. | 105°35' | 273.00 | Feet along Tax Map Key:(2) 3-8-001:199 (Lot C-1 of Spreckelsville |
-

Beach Right-Of-Way Subdivision) and Tax Map Key:(2) 3-8-001:034, thence;

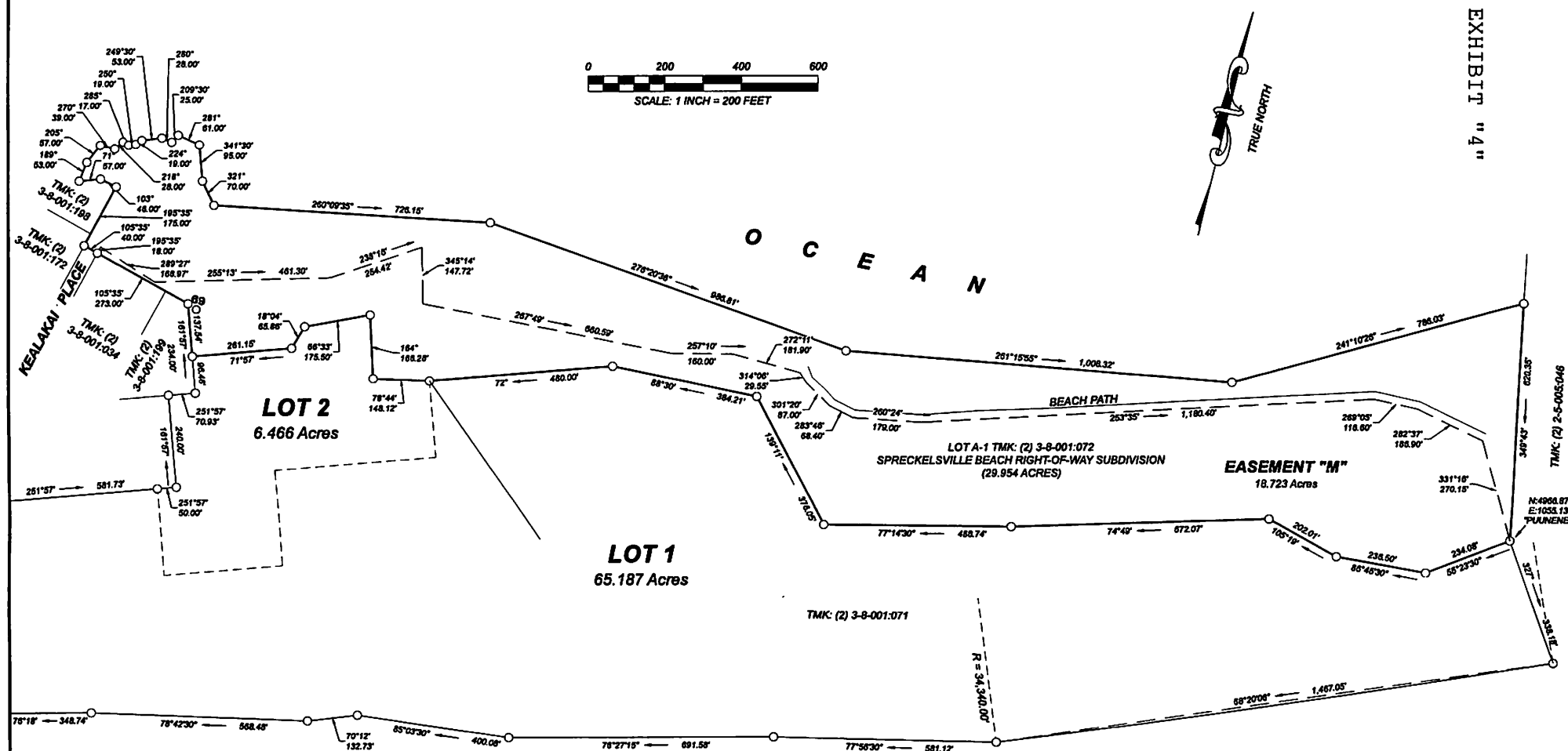
- | | | | |
|-----|---------|----------|---|
| 16. | 195°35' | 18.00 | Feet along portion of Tax Map Key:(2) 3-8-001:072 (Lot A-1 of Spreckelsville Beach Right-Of-Way Subdivision), thence; |
| 17. | 289°27' | 168.97 | Feet along same, thence; |
| 18. | 255°13' | 461.30 | Feet along same, thence; |
| 19. | 238°16' | 254.42 | Feet along same, thence; |
| 20. | 345°14' | 147.72 | Feet along same, thence; |
| 21. | 267°49' | 660.59 | Feet along same, thence; |
| 22. | 257°10' | 160.00 | Feet along same, thence; |
| 23. | 272°11' | 181.90 | Feet along same, thence; |
| 24. | 314°06' | 29.55 | Feet along same, thence; |
| 25. | 301°20' | 87.00 | Feet along same, thence; |
| 26. | 283°46' | 68.40 | Feet along same, thence; |
| 27. | 260°24' | 179.00 | Feet along same, thence; |
| 28. | 253°35' | 1,180.40 | Feet along same, thence; |
| 29. | 269°05' | 116.60 | Feet along same, thence; |
| 30. | 282°37' | 186.90 | Feet along same, thence; |
| 31. | 331°16' | 270.15 | Feet along same to the point of beginning and containing and area of 18.723 Acres, more or less. |

This description was prepared by me or under my direct supervision.



Leslie K. T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
Expiration Date: 30 April 2024
Action Survey, LLC





Prepared For :
Kavin Paterson
kavin@mauicountryclub.org

NOTES:

1. This map is based on an actual field survey performed on July 26 & 27, 2022.
2. Creation of Easement "M", (18.723 Acres) Exclusive Easement in favor of Maui Country Club Limited, Affecting Lot A-1 Spreckelsville Beach Right-of-Way Subdivision (TMK: (2) 3-8-001:072).



Action Survey LLC
P.O. Box 2985 Wailuku, HI 96793
Office: (808) 691-2400 Fax: (808) 679-2402
E-Mail: info@actionsurveyhawaii.com
Website: www.cdfengineers.com

SITE PLAN OF LOT A-1
SPRECKELSVILLE BEACH RIGHT-OF-WAY SUBDIVISION
Being portion(s) of the land(s) described in and covered by Royal
Patent Grant Number 3343 to Claus Spreckels
situated at Wailuku, Maui, Hawaii

T.M.K. (2) 3-8-001:072
Date: 08/23/2022



This map was prepared by me or under my direct supervision.

Leslie K.T. Lau
Registered Professional Land Surveyor
State of Hawaii Certificate Number LS12978
License Expiration Date: 30 April 2024

EXHIBIT "5"

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.

ALEXANDER & BALDWIN, LLC,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of March 11, 2021 at 8:00 a.m.

Inquiries concerning this report should be directed to:

Title Officer - Elva N. Furuya; Office: (808) 533-5816
Email: efuruya@tghawaii.com
Please reference Title Order No. 202110622.

**SCHEDULE B
EXCEPTIONS**

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

Tax Key: (2) 2-5-005-046 Area Assessed: 17.47 acres

-Note:- Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes due to possible loss of exemption status.

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

3. Mineral and water rights of any nature.

4. LEASE UNRECORDED

LESSOR : ALEXANDER & BALDWIN, INC., a Hawaii corporation

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

DATED : April 30, 1963

RECORDED : Liber 4534 Page 15

TERM : 6 years commencing May 1, 1963, thereafter from year to year subject to termination with 60 days notice

ABOVE LEASE AMENDED BY INSTRUMENT

DATED : October 1, 1964

RECORDED : Liber 4869 Page 477

RE : extend term of lease

SCHEDULE B CONTINUED

ABOVE LEASE AMENDED BY INSTRUMENT

DATED : January 12, 1970
RECORDED : Liber 6854 Page 222
RE : extend term of lease

ABOVE LEASE AMENDED BY INSTRUMENT

DATED : September 13, 1977
RECORDED : Liber 12440 Page 310
RE : extend term of lease

-Note:- The Company is unable to locate of record an extension
of the term of said Lease.

Said Lease, as amended is subject to the following:

LEASE

TO : MAUI ELECTRIC COMPANY, LTD. and HAWAIIAN TELEPHONE
COMPANY, now known as HAWAIIAN TELCOM, INC.

DATED : February 1, 1965
RECORDED : Liber 5004 Page 576
LEASING : a right and easement for utility purposes

5. GRANT

TO : RINZAI ZEN MISSION, a Hawaii religious corporation

DATED : September 26, 1988
RECORDED : Liber 22488 Page 101
GRANTING : a non-exclusive easement for waterline purposes,
more particularly described therein

SCHEDULE B CONTINUED

6. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED and GTE HAWAIIAN
TELEPHONE COMPANY, now know as HAWAIIAN TELCOM,
INC.

DATED : August 9, 1989

RECORDED : Liber 23687 Page 549

GRANTING : a perpetual right and easement for utility purposes

7. EXISTING EASEMENT 15 feet wide

PURPOSE : power line in favor of Maui Electric Co. Ltd.

REFERENCED : Subdivision File Number 2.2274, dated November 22,
1994, revised March 10, 1995, Approved May 10, 1995

8. EXISTING EASEMENT 15 feet wide

PURPOSE : water line easement in favor of the Rinzai Zen
Mission

REFERENCED : Subdivision File Number 2.2274, dated November 22,
1994, revised March 10, 1995, Approved May 10, 1995

9. The terms and provisions contained in NOTICE OF CODE PROVISIONS
FOR GRANTED VARIANCE, dated November 16, 2012, recorded as
Document No. A-47170659; re: proposed comfort station at grade.

SCHEDULE B CONTINUED

10. GRANT

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

DATED : April 26, 2016

RECORDED : Document No. A-59740821

GRANTING : a nonexclusive easement over, under, across and
through BALDWIN PARK RECREATIONAL PATH EASEMENTS
"RP-1" and "RP-2" for bikeway and pedestrian
purposes, being more particularly described
therein, and shown on map attached thereto

11. GRANT

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

DATED : October 25, 2018

RECORDED : Document No. A-70650194

GRANTING : a nonexclusive easement over, under, across the
Force Main Easement (10-feet wide) for underground
sewerline purposes, more particularly described
therein, and shown on map attached thereto

12. Discrepancies, conflicts in boundary lines, shortage in area,
encroachments or any other matters which a correct survey or
archaeological study would disclose.

-Note:- A current survey, with metes and bounds description,
should be made of said premises.

13. Any unrecorded leases and matters arising from or affecting the
same.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Deed of the Board of Education to the Trustees of Oahu College, dated January 30, 1960, recorded in Liber 12 at Page 403) situate, lying and being at Paia, Hamakuapoko, District of Makawao, Island and County of Maui, State of Hawaii, being LOT C of the "ULMER LIME KILN SUBDIVISION" bearing Tax Key designation (2) 2-5-005-046, and containing an area of 17.47 acres, more or less.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : ALEXANDER & BALDWIN, INC., a Hawaii corporation

GRANTEE : A&B-HAWAII, INC., a Hawaii corporation

DATED : March 30, 1989, but effective as of April 1, 1989

RECORDED : Liber 23006 Page 583

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.
2. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the merger of A&B-HAWAII, INC., a Hawaii corporation with and into ALEXANDER & BALDWIN, INC., on December 31, 1999.
3. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the conversion of ALEXANDER & BALDWIN, INC., a Hawaii corporation to ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, on June 7, 2012.
4. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the conversion of ALEXANDER & BALDWIN, LLC., a Hawaii limited liability company to ALEXANDER & BALDWIN, LLC, ALEXANDER & BALDWIN, LLC, a Delaware limited liability company, on December 21, 2016.

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: 3/25/2021

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(2) 2 5 005 046 0000

CLASS: CONSERVATION

AREA ASSESSED: 17.470 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2020

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

BUILDING	\$	317,200
EXEMPTION	\$	235,300
NET VALUE	\$	81,900
LAND	\$	301,800
EXEMPTION	\$	1,200
NET VALUE	\$	300,600
TOTAL NET VALUE	\$	382,500

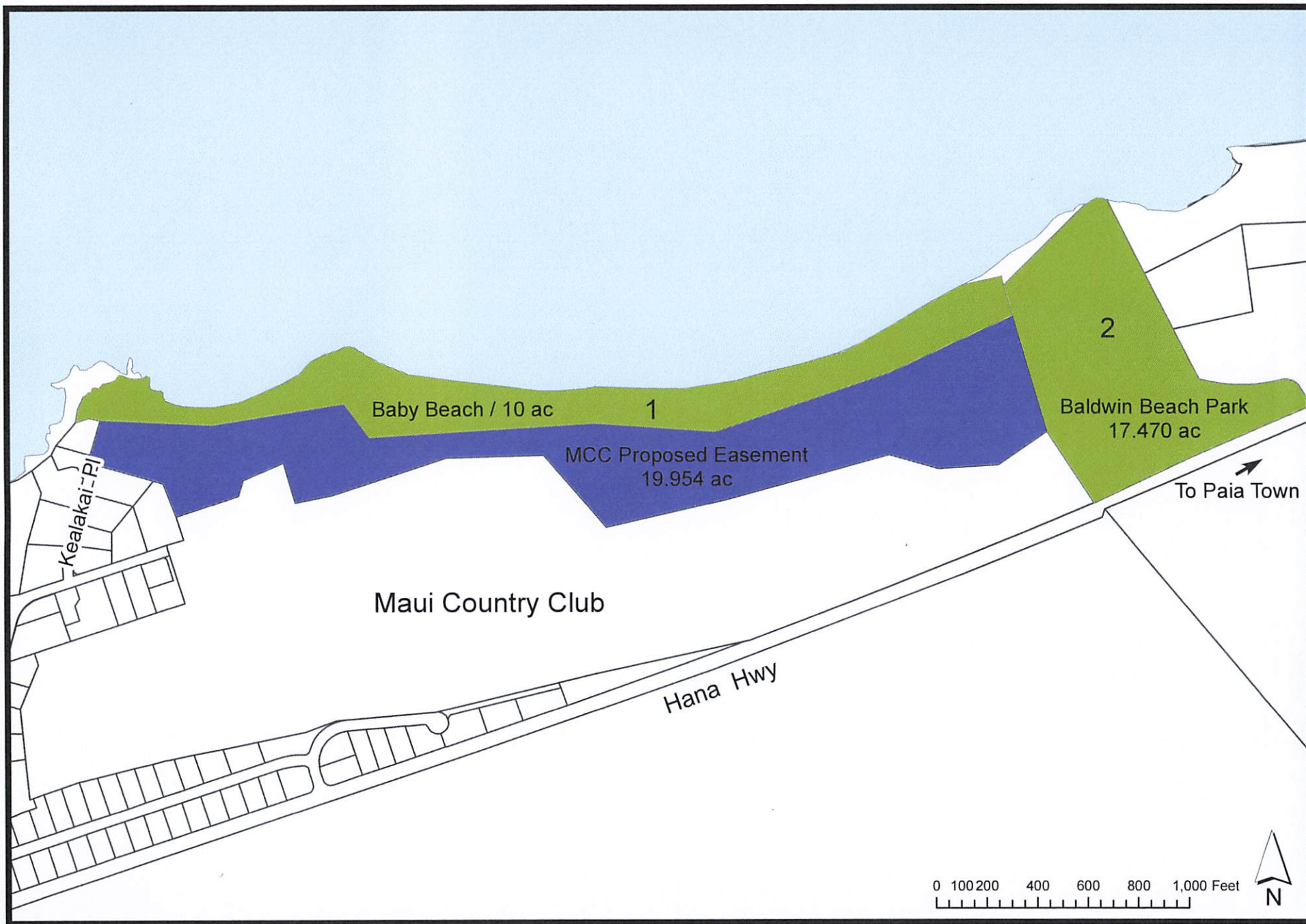
Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 8/20/2020

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2020	2	1,229.74				1,229.74	PENDING
2020	1	1,229.74				1,229.74	PAID
2019	2	1,225.88				1,225.88	PAID
2019	1	1,225.88				1,225.88	PAID

Total Amount Due: 1,229.74

Penalty and Interest Computed to: 8/20/2020

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.



1. 3-8-001: 072 Por 10.0 ac
2. 2-5-005: 046 17.470 ac

Baby Beach & Baldwin Beach Park

EXHIBIT "6"

EXHIBIT "7"

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.

ALEXANDER & BALDWIN, LLC,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of April 6, 2021 at 8:00 a.m.

Inquiries concerning this report should be directed to:
Title Officer - Baylee Anzai; Office: (808) 539-7735
Email: banzai@tghawaii.com
Please reference Title Order No. 202110615.

**SCHEDULE B
EXCEPTIONS**

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

Tax Key: (2) 2-5-004-024 Area Assessed: 3.999 acres

2. Any and all matters not shown in the Indices described in Schedule A.
3. Mineral and water rights of any nature.
4. Location of the seaward boundary in accordance with the laws of the State of Hawaii and shoreline setback line in accordance with County regulation and/or ordinance.
5. LEASE
- TO : MAUI ELECTRIC COMPANY, LIMITED and HAWAIIAN
TELEPHONE COMPANY, now known as HAWAIIAN TELCOM,
INC.
- DATED : August 5, 1960
- RECORDED : Liber 3906 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 35 years from the date
hereof and thereafter from year to year until
terminated
6. 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.
7. Any unrecorded leases and matters arising from or affecting the same.

SCHEDULE B CONTINUED

8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

-Note:- A current survey, with metes and bounds description, should be made of said premises.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land (being portion(s) of the land deeded by the Board of Education to the Trustees of Oahu College dated January 30, 1860, recorded in Book 12 at Pages 400 to 403) situate, lying and being at Kuau, Hamakuapoko, District of Makawao, Island and County of Maui, State of Hawaii, being LOT 2 of "THE MAMA'S FISH HOUSE SUBDIVISION", Subdivision File No. 2.2758, bearing Tax Key designation (2) 2-5-004-024, and containing an area of 3.999 acres, more or less.

-Note:- Attention is invited to the area of LOT 2 referenced on subdivision map prepared by Sherman Dudley Deponte, Land Surveyor, with Akamai Land Surveying Inc., dated July 11, 2000, last revised November 5, 2007, approved by the County of Maui on May 15, 2007, the corrected final plat of which was approved on November 23, 2007, being shown as 3.679 +/- acres.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : ALEXANDER & BALDWIN, INC., a Hawaii corporation

GRANTEE : A&B-HAWAII, INC. a Hawaii corporation

DATED : March 30, 1989

RECORDED : Liber 23006 Page 583

END OF SCHEDULE C

GENERAL NOTES

1. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the Merger of A&B-HAWAII, INC., a Hawaii corporation, with and into ALEXANDER & BALDWIN, INC. on December 31, 1999, as set forth by Certificate of Merger recorded as Document No. 2000-003694.
2. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the Conversion of ALEXANDER & BALDWIN, INC., a Hawaii corporation, to ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, effective June 7, 2012, as set forth by Certificate of Conversion recorded as Document No. A-45531116.
3. Order filed as Land Court Document No. T-10080233, filed August 7, 2017, sets forth the following:
 - (A) The conversion of ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, to ALEXANDER & BALDWIN, LLC, a Delaware limited liability company, effective on December 21, 2016.

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: 4/14/2021

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(2) 2 5 004 024 0000

CLASS: CONSERVATION

AREA ASSESSED: 3.999 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2020

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	\$	400
EXEMPTION	\$	0
NET VALUE	\$	400
TOTAL NET VALUE	\$	400

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 2/20/2021

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2020	2	200.00				200.00	PAID
2020	1	200.00				200.00	PAID
2019	2	200.00				200.00	PAID
2019	1	200.00				200.00	PAID

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.



2-5-004: 024 3.999 ac

Shoreline - Between Mama's Fish House and Hookipa Beach Park

EXHIBIT "8"

EXHIBIT "9"

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.

ALEXANDER & BALDWIN, LLC.,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of March 10, 2021 at 8:00 a.m.

Inquiries concerning this report should be directed to:
Title Officer - Elva N. Furuya; Office: (808) 533-5816
Email: efuruya@tghawaii.com
Please reference Title Order No. 202110626.

**SCHEDULE B
EXCEPTIONS**

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

Tax Key: (2) 2-7-004-027 Area Assessed: 1.400 acres

-Note:- Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes.

2. Any and all matters not shown in the Indices described in Schedule A.
3. Mineral and water rights of any nature.
4. Free flowage of Maliko Stream, as shown on the Tax Map.
5. LEASE OF RIGHT-OF-WAY dated August 5, 1960, recorded in Liber 3906 at Page 64, by and between HAWAIIAN COMMERCIAL AND SUGAR COMPANY, LIMITED, a Hawaii corporation, as Lessor, and MAUI ELECTRIC COMPANY, LIMITED, a Hawaii corporation, and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, now known as HAWAIIAN TELCOM, INC., as Lessees, wherein the Lessor does hereby demise and lease unto the Lessees rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by the Lessor situate on the Island and in the County of Maui, State of Hawaii, for a term of thirty-five (35) years from the date hereof, and thereafter from year to year until terminated.
6. Restriction of rights of vehicle access into and from Hana Belt Road, Federal Aid Project No. F-036-1(1), except where such access is permitted, pursuant to the rights (of access) acquired by the STATE OF HAWAII, by DEED dated January 29, 1960, recorded in Liber 3821 Page 324.

SCHEDULE B CONTINUED

7. LEASE

LESSOR : ALEXANDER & BALDWIN, INC., a Hawaii corporation
LESSEE : COUNTY OF MAUI, a political subdivision of the
State of Hawaii
DATED : July 21, 1972
RECORDED : Liber 8498 Page 300
TERM : twenty-five (25) years from the date hereof

Easement 1, being a roadway and utility easement, containing an area of 11,242 square feet, as shown on map attached thereto, etc.

ABOVE LEASE AMENDED BY INSTRUMENT

DATED : August 9, 1976
RECORDED : Liber 11601 Page 185

-Note:- The Company is unable to locate of record an extension of the term of said Lease.

8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

-Note:- A current survey, with metes and bounds description, should be made of said premises.

9. Any unrecorded leases and matters arising from or affecting the same.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land (being portion of the land(s) described in and covered by Royal Patent Grant Number 165 to M. Kekuanaoa) situate, lying and being at Haiku, Hamakuapoko, Island and County of Maui, State of Hawaii, bearing Tax Key designation (2) 2-7-004-027, and containing an area of 1.400 acres, more or less.

Said above described parcel of land having been acquired as follows:

By MAUI AGRICULTURAL COMPANY, LIMITED, a Hawaiian corporation, by DEED of H. A. BALDWIN, J. WATERHOUSE, C. H. ATHERTON, W. O. SMITH & C. R. HEMENWAY, as Trustees for the Creditors and Stockholders of Haiku Sugar Company, a dissolved Hawaiian corporation, dated December 29, 1921, recorded in Liber 624 at Page 236.

END OF SCHEDULE C

GENERAL NOTES

1. MAUI AGRICULTURAL COMPANY, LIMITED merged with and into HAWAIIAN COMMERCIAL AND SUGAR COMPANY, LIMITED as set forth in instrument dated March 31, 1948, recorded in Liber 2121 at Page 58.
2. HAWAIIAN COMMERCIAL AND SUGAR COMPANY, LIMITED merged with and into ALEXANDER & BALDWIN, LIMITED as set forth in instrument dated January 4, 1962, recorded in Liber 4199 at Page 103.
3. The corporate name of ALEXANDER & BALDWIN, LIMITED was changed to ALEXANDER & BALDWIN, INC. as set forth in instrument dated January 2, 1962, recorded in Liber 4191 at Page 481.
4. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the conversion of ALEXANDER & BALDWIN, INC, a Hawaii corporation to ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, on June 7, 2012.
5. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the conversion of ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company to ALEXANDER & BALDWIN, LLC, a Delaware limited liability company, on December 21, 2016.

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: 3/24/2021

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(2) 2 7 004 027 0000

CLASS: AGRICULTURAL

AREA ASSESSED:

1.400 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2020

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

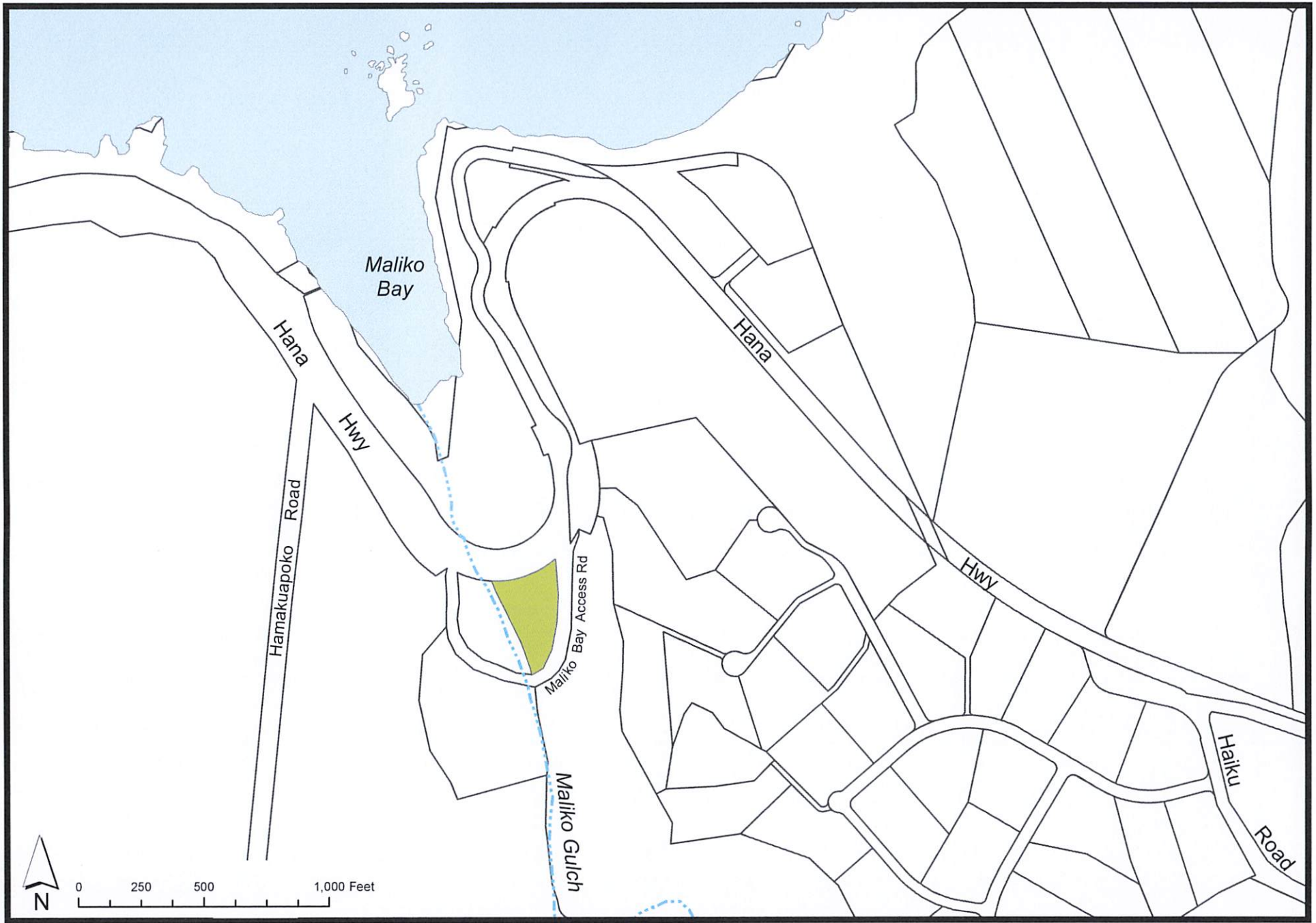
BUILDING	\$	0
EXEMPTION	\$	0
NET VALUE	\$	0
LAND	\$	39,500
EXEMPTION	\$	0
NET VALUE	\$	39,500
TOTAL NET VALUE	\$	39,500

Installment (1 - due 8/20; 2 - due 2/20)

Tax Info As Of - 3/05/2021

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2020	2	200.00				200.00	PAID
2020	1	200.00				200.00	PAID
2019	2	200.00				200.00	PAID
2019	1	200.00				200.00	PAID

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.



2-7-004:027 1.4 ac

Maliko Gulch

EXHIBIT "10"

EXHIBIT "11"

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.

ALEXANDER AND BALDWIN, LLC,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of April 2, 2021 at 8:00 a.m.

Inquiries concerning this report should be directed to:
Title Officer - Susan D. Illoreta; Office: (808) 533-5836
Email: siloreta@tghawaii.com
Please reference Title Order No. 202110621.

**SCHEDULE B
EXCEPTIONS**

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

Tax Key: (2) 2-5-005-038 Area Assessed: 2.359 acres

-Note:- Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes due to possible loss of exemption status.

2. Any and all matters not shown in the Indices described in Schedule A.
3. Mineral and water rights of any nature.
4. Any and all existing roadways, trails, easements, rights of way, flumes and irrigation ditches.

5. LEASE

LESSOR : ALEXANDER & BALDWIN, INC., a Hawaii corporation

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

DATED : March 15, 1977

RECORDED : Liber 12279 Page 41

TERM : ten (10) years, commencing on May 1, 1976 and shall expire April 30, 1986

SCHEDULE B CONTINUED

ABOVE LEASE AMENDED BY INSTRUMENT

DATED : June 19, 1978
RECORDED : Liber 13034 Page 672
RE : term of this lease shall be ten (10) years,
commencing on March 15, 1977 and shall expire March
16, 1987

-Note:- The Company is unable to locate of record an extension
of the term of said Lease.

6. RIGHT-OF-ENTRY

TO : the COUNTY OF MAUI, a duly established political
subdivision of the State of Hawaii

DATED : February 16, 1982
RECORDED : Liber 16277 Page 432
GRANTING : surveying and obtaining engineering design
information and for the construction of a water
pipeline purposes

7. GRANT

TO : BOARD OF WATER SUPPLY OF THE COUNTY OF MAUI, a
political subdivision of the State of Hawaii

DATED : September 10, 1998
RECORDED : Document No. 98-157262
GRANTING : a nonexclusive easement to reconstruct, maintain,
operate, repair, and remove water system, referred
to as "Water System Improvements", which easement
is more particularly described in Exhibit "A"
attached thereto

8. Discrepancies, conflicts in boundary lines, shortage in area,
encroachments or any other matters which a correct survey or
archaeological study would disclose.

-Note:- A current survey, with metes and bounds description,
should be made of said premises.

SCHEDULE B CONTINUED

9. Any unrecorded leases and matters arising from or affecting the same.
10. The Company does not have satisfactory evidence that the Land described herein is a subdivided lot of record under the ordinances of the County of Maui.

Before title insurance can be issued, written verification should be obtained from the County planning department that the Land is an existing subdivided lot of record.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Deed dated January 30, 1860, recorded in Liber 12 at Page 400 from the Board of Education to the Trustees of Oahu College) situate, lying and being at Paia, Hamakuapoko, Makawao, Island and County of Maui, State of Hawaii, bearing Tax Key designation (2) 2-5-005-038, and containing an area of 2.359 acres, more or less.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : ALEXANDER & BALDWIN, INC., a Hawaii corporation

GRANTEE : A&B-HAWAII, INC., a Hawaii corporation

DATED : March 30, 1989, but effective as of April 1, 1989

RECORDED : Liber 23006 Page 583

END OF SCHEDULE C

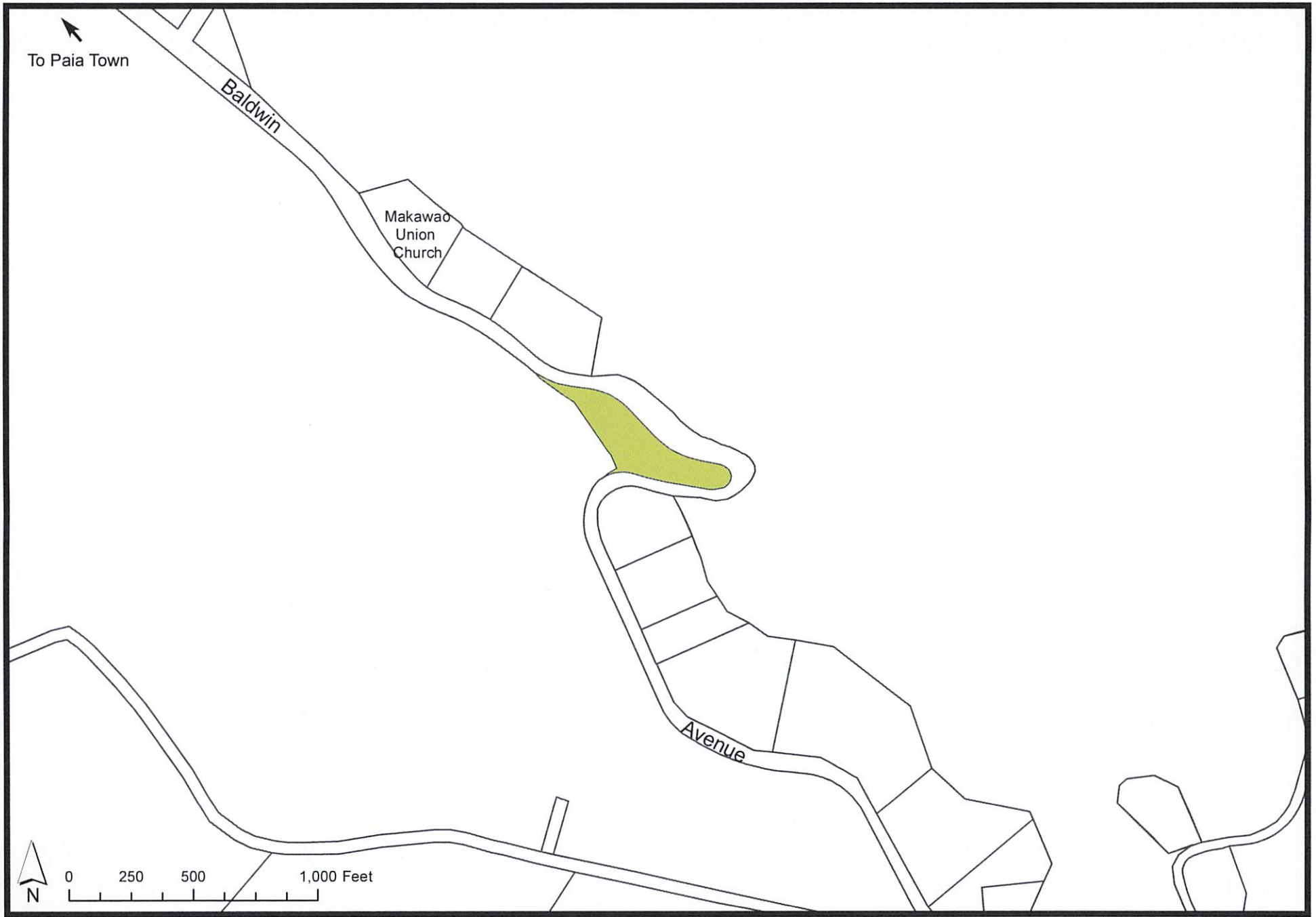
GENERAL NOTES

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.
2. CERTIFICATE OF MERGER dated December 5, 2011, filed as Land Court Document No. 4116765, also recorded as Document No. 2011-205352, sets forth the merger of A&B-HAWAII, INC., a Hawaii corporation with and into ALEXANDER & BALDWIN, INC., a Hawaii corporation.
3. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the CERTIFICATE OF MERGER of ALEXANDER & BALDWIN, INC., a Hawaii corporation, to ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, effective June 7, 2012, as set forth by instruments dated June 7, 2012, recorded as Document No. A-45531116, and PETITION FOR ORDER REGARDING CONVERSION dated July 25, 2012, filed as Land Court Document No. T-8267279, regarding the conversion of ALEXANDER & BALDWIN, INC., a Hawaii corporation, to ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company.
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.

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.



2-5-005:038 2.359 ac

Rainbow Park

EXHIBIT "12"

EXHIBIT "13"

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.

ALEXANDER & BALDWIN, LLC,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of January 6, 2020 at 8:00 a.m.

Inquiries concerning this report
should be directed to
KRISTI KWOCK.
Email kkwock@tghawaii.com
Fax (808) 521-0288
Telephone (808) 539-7795.
Refer to Order No. 201958846.

**SCHEDULE B
EXCEPTIONS**

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

Tax Key: (2) 3-7-008-008 Area Assessed: 64,259 sq. ft.

Tax Classification: COMMERCIAL

Street Address: 20 W KAAHUMANU AVENUE, KAHULUI, HAWAII 96732

2. Any and all matters not shown in the Indices described in Schedule A.
3. Mineral and water rights of any nature.
4. Road Easement "B", referenced on the tax map.
5. Restriction of abutter's rights of vehicle access into and from Kaahumanu Avenue, Federal Aid Project No. F-032-1(1), Main Street-Kahului, pursuant to the rights acquired by the State of Hawaii, by Deed dated October 11, 1957, recorded in Liber 3374 at Page 1 and Deed dated October 11, 1957, recorded in Liber 3374 at Page 33.
6. LEASE
- TO : MAUI ELECTRIC COMPANY, LIMITED and GTE HAWAIIAN TELEPHONE COMPANY INCORPORATED, now known as HAWAIIAN TELCOM, INC., both a Hawaii corporation
- DATED : August 5, 1960
- RECORDED : Liber 3906 Page 64
- LEASING : rights-of-way, each twenty-five (25) feet in width, over, across and under all lands owned and held by Lessor situate on the Island and in the County of Maui, State of Hawaii, for a term of 35 years from the date hereof, and thereafter from year to year until terminated.

SCHEDULE B CONTINUED

7. GRANT

TO : STATE OF HAWAII, by its Director of Transportation

DATED : August 4, 1975

RECORDED : Liber 11615 Page 554

GRANTING : an easement to construct and maintain for sidewalk improvements through, under and across "Easement Area", designated as Easements "C" and "D", being more particularly described therein.

8. GRANT

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

DATED : August 31, 1976

RECORDED : Liber 12112 Page 250

GRANTING : an easement for wastewater force main purposes over, through, and under Easements "6" and "7", being more particularly described therein.

9. The terms and provisions contained in the following:

INSTRUMENT : SUBDIVISION AGREEMENT (LARGE LOTS)

DATED : January 13, 1981

RECORDED : Liber 15317 Page 734

PARTIES : ALEXANDER & BALDWIN, INC., a Hawaii corporation, "owner" and COUNTY OF MAUI, State of Hawaii, the "property"

SCHEDULE B CONTINUED

10. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS (TSUNAMI OR STORM WAVE DISTRICT)

DATED : April 6, 1981

RECORDED : Liber 15660 Page 363

11. GRANT

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

DATED : December 18, 1981

RECORDED : Liber 16182 Page 395

GRANTING : a non-exclusive easement to construct, reconstruct,
maintain, operate, repair and remove water pipeline
or pipelines, etc., over and across Easement "2",
as shown on map attached thereto and being more
particularly described therein.

12. 10-foot wide Sewer Line Easement shown on map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated September 19, 1979, revised December 19, 1980, approved by the Department of Public Works and Waste Management on February 4, 1981, Subdivision Map No. 3.1074.
13. 8" Sewer Line shown on map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated September 19, 1979, revised December 19, 1980, approved by the Department of Public Works and Waste Management on February 4, 1981, Subdivision Map No. 3.1074.
14. An approximate location of 8" Water Line shown on map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated September 19, 1979, revised December 19, 1980, approved by the Department of Public Works and Waste Management on February 4, 1981, Subdivision Map No. 3.1074.

SCHEDULE B CONTINUED

15. An approximate location of 4" Water Line shown on map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated September 19, 1979, revised December 19, 1980, approved by the Department of Public Works and Waste Management on February 4, 1981, Subdivision Map No. 3.1074.
16. An Easement (454 square feet) for sidewalk purposes shown on map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated September 19, 1979, revised December 19, 1980, approved by the Department of Public Works and Waste Management on February 4, 1981, Subdivision Map No. 3.1074.
17. Private Road shown on map prepared by Michio M. Okuda, Registered Professional Land Surveyor, dated September 19, 1979, revised December 19, 1980, approved by the Department of Public Works and Waste Management on February 4, 1981, Subdivision Map No. 3.1074.

18. GRANT

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

DATED : October 18, 1994

RECORDED : Document No. 94-183976

GRANTING : a non-exclusive easement referred to as the
Easement Area, for ingress and egress between the
public roadway, etc., being more particularly
described as follow:

-FIRST HAWAIIAN BANK SUBDIVISION-
EASEMENT "E"

All of that certain parcel of land, being an easement for access purposes over and across a portion of Lot 1 of the First Hawaiian Bank Subdivision, being also a portion of Royal Patent Number 4475, Land Commission Award Number 7713, Apana 23 to V. Kamamalu, situate at a Kahului, Island and County of Maui, State of Hawaii, and thus bounded and described by survey dated September 26, 1994, to wit:

SCHEDULE B CONTINUED

Beginning at a point at the southwesterly corner of this easement, on the northerly side of Kaahumanu Avenue (F.A.P. No. F 032-1 (1)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3,824.07 feet north and 9,351.85 feet east and running by azimuths measured clockwise from true South:

1. 160° 16' 226.78 feet over and across Lot 1 of the First Hawaiian Bank Subdivision to a point;
2. 243° 31' 20.15 feet along the remainder of R. P. 4475, L.C.Aw. 7713, Ap. 23 to V. Kamamalu (TMK: 3-7-08:17) to a point;
3. 340° 16' 228.49 feet over and across Lot 1 of the First Hawaiian Bank Subdivision to a point;
4. Thence along the northerly side of Kaahumanu Avenue (F.A.P. No. F 032-1 (1)) on a curve to the right with a radius of 4,940.00 feet, the chord azimuth and distance being:
 68° 23' 12" 20.02 feet to the point of beginning and containing an area of 4,555 square feet, more or less.

19. LICENSE

TO : HAWAIIAN CANOE CLUB, INC. and HAWAIIAN KAMALII, INC., a Hawaii non-profit corporation

DATED : December 21, 1994

RECORDED : Document No. 95-001658

GRANTING : exclusive and non-exclusive use of portions of the property described herein, for a term of 20 years, commencing on the 1st day of January, 1995, up to and including the 31st day of December, 2014, with an option to extend for another 20 years.

SCHEDULE B CONTINUED

20. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED and GTE HAWAIIAN
TELEPHONE COMPANY INCORPORATED, now known as
HAWAIIAN TELCOM, INC.

DATED : March 12, 1997

RECORDED : Document No. 97-051106

GRANTING : a right and easement to build, construct,
reconstruct, rebuild, repair, maintain and operate
pole and wire lines and underground power lines,
etc., as shown on map attached thereto.

21. GRANT

TO : COUNTY OF MAUI

DATED : December 12, 2014

RECORDED : Document No. A-54710641

GRANTING : a nonexclusive easement, over, across and through
Sewerline Easement "S-12" for sewer system
improvements and purposes, being more particularly
described as follow:

-WAILUKU FORCE MAIN- EASEMENT "S-12"-

A sewerline Easement "S-12" in favor of the County of Maui, over
and across a portion of Lot 1, of First Hawaiian Subdivision,
also affecting a portion of Royal Patent Number 4475, Land
Commission Award Number 7713, Apana 23 to V. Kamamalu
(Certificate of Boundaries No. 203) at Kahului, Maui, Island and
County of Maui, being more particularly described as follow:

Beginning at a point at the southwesterly corner of this
easement, the coordinates of said point of beginning referred to
Government Survey Triangulation Station "LUKE" being 3,847.12
feet north and 9,322.19 feet east and running by azimuths
measured clockwise from true South:

SCHEDULE B CONTINUED

1.	160°	19'	15.00	feet along Road Easement A, of Maui Hukilau Hotel Subdivision, being also along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 23 to V. Kamamalu (Certificate of Boundaries No. 203)
2.	250°	19'	29.32	feet along the remainder of Lot 1 of First Hawaiian Subdivision, being also along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 23 to V. Kamamalu (Certificate of Boundaries No. 203);
3.	205°	19'2	11.24	feet along same;
4.	160°	19'	137.15	feet along same;
5.	201°	55'	49.80	feet along same;
6.	253°	40'	139.09	feet along same;
7.	204°	00'	44.37	feet along same;
8.	243°	31'	23.57	feet along the remainder of Royal Patent 4475, Land Commission Award 4475, Apana 23 to V. Kamamalu (Certificate of Boundaries No. 203);
9.	24°	00'	69.50	feet long the remainder of Lot 1 of First Hawaiian Bank Subdivision, being also along the remainder of Royal Patent 4475, Land Commission Award 7713, Apana 23 to V. Kamamalu (Certificate of Boundaries No. 203);

SCHEDULE B CONTINUED

10.	73°	40'	138.76	feet along same;
11.	21°	55'	36.83	feet along same;
12.	340°	19'	137.67	feet along same;
13.	25°	19'	23.66	feet along same;
14.	70°	19'	35.53	feet along same to the point of beginning and containing an area of 6,395 square feet, more or less.

22. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.

-Note:- A current survey, with metes and bounds description, should be made of said premises.

23. Any unrecorded leases and matters arising from or affecting the same.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4475, Land Commission Award 7713, Apana 23 to V. Kamamalu) situate, lying and being at Kalua, Wailuku, Island and County of Maui, State of Hawaii, being LOT 1 of the "FIRST HAWAIIAN BANK SUBDIVISION" bearing Tax Key designation (2) 3-7-008-008, and containing an area of 64,259 square feet, more or less.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : ALEXANDER AND BALDWIN, INC., a Hawaii corporation

GRANTEE : A&B-HAWAII, INC., a Hawaii corporation

DATED : March 30, 1989 (effective April 1, 1989)

RECORDED : Liber 23006 Page 583

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.
2. The name of A&B-HAWAII, INC., a Hawaii corporation was changed to ALEXANDER & BALDWIN, INC., a Hawaii corporation, by instrument dated December 31, 1999, recorded as Document No. 2000-003694.
3. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the conversion of ALEXANDER & BALDWIN, INC., a Hawaii corporation converted to ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, effective on June 7, 2012, recorded as Document No. A-45531116.
4. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii is the conversion of ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, 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.

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: 1/13/2020

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(2) 3 7 008 008 0000

CLASS: COMMERCIAL

AREA ASSESSED: 64,259 SF

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	\$	838,700
EXEMPTION	\$	0
NET VALUE	\$	838,700
TOTAL NET VALUE	\$	838,700

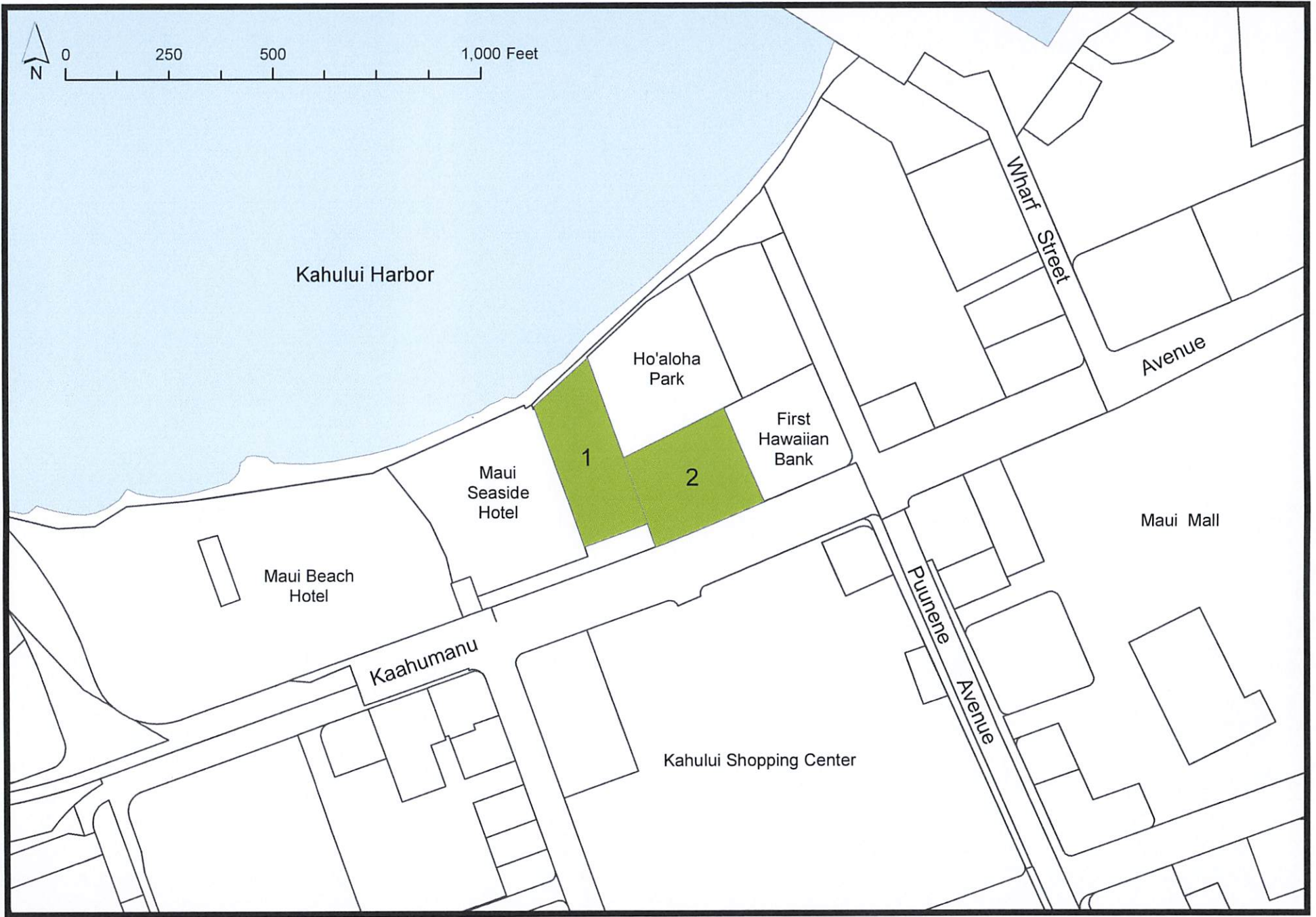
Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 11/15/2019

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2019	2	3,098.99				3,098.99	PENDING
2019	1	3,099.00				3,099.00	PAID
2018	2	3,040.29				3,040.29	PAID
2018	1	3,040.29				3,040.29	PAID

Total Amount Due: 3,098.99

Penalty and Interest Computed to: 11/15/2019

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.



- 1. 3-7-003: 002 1.423 ac
- 2. 3-7-008: 008 1.475 ac

Ho'aloha Park Parcels

EXHIBIT "14"

EXHIBIT "15"

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.

ALEXANDER & BALDWIN, LLC,
a Delaware limited liability company,
as Fee Owner

This report is subject to the Conditions and Stipulations set forth in Schedule D and is dated as of January 6, 2020 at 8:00 a.m.

Inquiries concerning this report
should be directed to
KRISTI KWOCK.
Email kkwock@tghawaii.com
Fax (808) 521-0288
Telephone (808) 539-7795.
Refer to Order No. 201960714.

**SCHEDULE B
EXCEPTIONS**

1. Real Property Taxes, if any, that may be due and owing.
Tax Key: (2) 3-7-003-002 Area Assessed: 61,986 sq. ft.
Tax Classification: COMMERCIAL
Street Address: 80 W KAAHUMANU AVENUE, KAHULUI, HAWAII 96732
2. Mineral and water rights of any nature.
3. Any and all matters not shown in the Indices described in Schedule A.
4. Location of the seaward boundary in accordance with the laws of the State of Hawaii and shoreline setback line in accordance with County regulation and/or ordinance.
5. 6-inch Sewer Line shown on map prepared by Michi M. Okuda, Registered Land Surveyor, dated September 30, 1974, revised March 6, 1975, Subdivision Map No. 3.829.
6. A 4-inch Water Main shown on map prepared by Michi M. Okuda, Registered Land Surveyor, dated September 30, 1974, revised March 6, 1975, Subdivision Map No. 3.829.
7. LEASE

LESSOR : HAWAIIAN COMMERCIAL AND SUGAR CO., LTD., a Hawaii
 eleemosynary corporation

LESSEE : KAHULUI UNION CHURCH, a Hawaii eleemosynary
 corporation

DATED : December 31, 1959

SCHEDULE B CONTINUED

RECORDED : Liber 3754 Page 193
TERM : for church or parsonage purposes for the term of
one (1) year from the date hereof and thereafter
from year to year.

8. GRANT

TO : MAUI ELECTRIC COMPANY, LIMITED and GTE HAWAIIAN
TELEPHONE COMPANY INCORPORATED now known as
HAWAIIAN TELCOM, INC., both a Hawaii corporation

DATED : March 12, 1997
RECORDED : Document No. 97-051106
GRANTING : right and easement to build, construct,
reconstruct, rebuild, repair, maintain and operate
pole and wire lines and underground power lines,
etc., over and across Parcels 1 and 2, as shown on
map attached thereto.

9. The terms and provisions contained in the following:

INSTRUMENT : HOLD-HARMLESS AGREEMENT

DATED : May 20, 2009
RECORDED : Document No. 2010-019155
PARTIES : KAIMANAMAILE LEE, "owner" and COUNTY OF MAUI

10. The land has no recorded access to a public roadway.
Notwithstanding the insuring clauses of the policy, the Company
does not insure against loss or damage by reason of lack of
access to and from the land.
11. Discrepancies, conflicts in boundary lines, shortage in area,
encroachments or any other matters which a correct survey or
archaeological study would disclose.

SCHEDULE B CONTINUED

-Note:- A current survey, with metes and bounds description,
should be made of said premises.

12. Any unrecorded leases and matters arising from or affecting the same.

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 4475, Land Commission Award Number 7713, Apana 23 to V. Kamamalu), (Certificate of Boundaries No. 203) situate, lying and being at Kalua, Kahului, District of Wailuku, Island and County of Maui, State of Hawaii, being LOT 2, of the MAUI HUKILAU HOTEL SUBDIVISION bearing Tax Key designation (2) 3-7-003-002, and containing an area of 61,991 square feet or 1.425 acres, more or less.

BEING THE PREMISES ACQUIRED BY DEED

GRANTOR : ALEXANDER & BALDWIN, INC., a Hawaii corporation

GRANTEE : A&B-HAWAII, INC., a Hawaii corporation

DATED : March 30, 1989 (effective April 1, 1989)

RECORDED : Liber 23006 Page 583

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.
2. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the merger of A&B-HAWAII, INC., a Hawaii corporation, with and into ALEXANDER & BALDWIN, INC. on December 31, 1999, by Certificate of Merger dated January 3, 2000, recorded as Document No. 2000-003694.
3. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii (Business Registration), is the conversion of ALEXANDER & BALDWIN, INC., a Hawaii corporation, to ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, on June 7, 2012, by Certificate of Conversion, recorded as Document No. A-45531116.
4. Filed with the Department of Commerce and Consumer Affairs of the State of Hawaii is the conversion of ALEXANDER & BALDWIN, LLC, a Hawaii limited liability company, 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.

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: 1/15/2020

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(2) 3 7 003 002 0000

CLASS: COMMERCIAL

AREA ASSESSED: 61,986 SF

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:

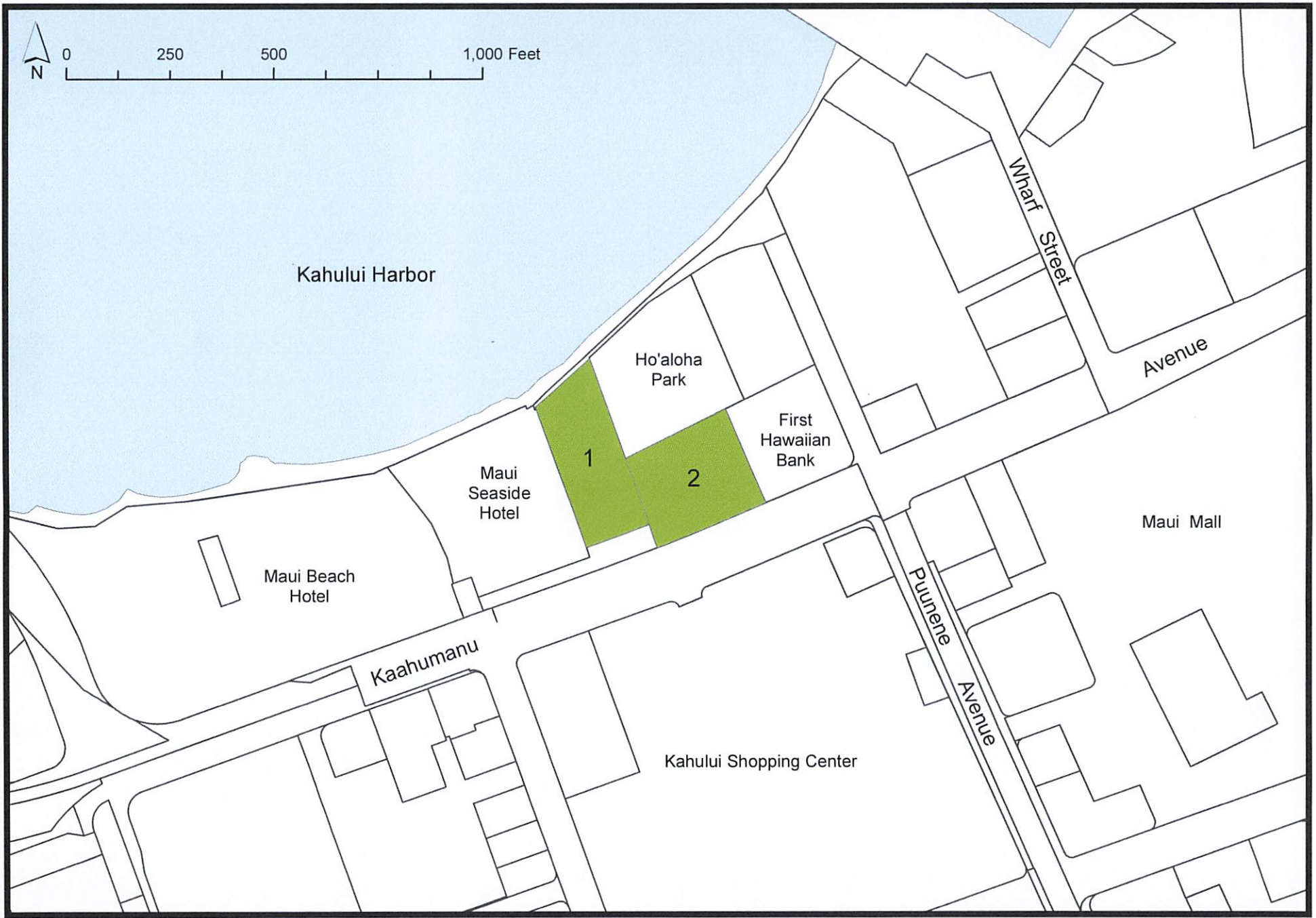
BUILDING	\$	72,900
EXEMPTION	\$	0
NET VALUE	\$	72,900
LAND	\$	352,000
EXEMPTION	\$	0
NET VALUE	\$	352,000
TOTAL NET VALUE	\$	424,900

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 11/15/2019

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2019	2	1,570.00				1,570.00	PENDING
2019	1	1,570.01				1,570.01	PAID
2018	2	1,458.34				1,458.34	PAID
2018	1	1,458.34				1,458.34	PAID
Total Amount Due:						1,570.00	

Penalty and Interest Computed to: 11/15/2019

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.



1. 3-7-003: 002 1.423 ac
2. 3-7-008: 008 1.475 ac

Ho'aloa Park Parcels

EXHIBIT "16"