

Exhibit I

Kapa'a Highlands Legal Description and Maps

Portion of Parcel 1

All of that certain parcel of land, being a portion of Parcel 1 of Tax Map Key 4-3-03 (4th Division), being a portion of Grant 5266 to Rufus P. Spalding situate at Kapaa, Kauai, Hawaii and more particularly described as follows:

Beginning at the "+" on a concrete driveway at the East corner of this parcel of land at the North corner of Grant 8216 to Joe Martins on the Southwest side of Olohena Road, the coordinates of which referred to Government Survey Triangulation Station "NONOU" being 5,660.65 feet North and 11,159.65 feet East and running by azimuths measured clockwise from True South:

- | | | | |
|-----|--|--------|--|
| 1. | 35 ° 59' | 385.90 | feet along Grant 8216 to Joe Martin to a pipe; |
| 2. | 22 ° 52' | 212.20 | feet along Grant 8216 to Joe Martin; and Kapaa Agricultural Lot 1 to a pipe; |
| 3. | 100 ° 09' | 134.70 | feet along Kapaa Agricultural Lot 1 to a pipe; |
| 4. | 13 ° 38' | 502.70 | feet along Kapaa Agricultural Lot 1 to a pipe; |
| 5. | 27 ° 12' | 171.70 | feet along Kapaa Agricultural Lot 1 to a pipe; |
| 6. | 37 ° 25' | 44.50 | feet along Kapaa Agricultural Lot 1 to a "+" on the rock; |
| 7. | 96 ° 52' | 41.00 | feet along Kapaa Agricultural Lot 1 to a pipe; |
| 8. | 24 ° 40' | 202.40 | feet along Kapaa Agricultural Lot 1 to a pipe; |
| 9. | 318 ° 05' | 87.36 | feet along Kapaa Agricultural Lot 1 to a pipe; |
| 10. | 30 ° 57' | 297.55 | feet along Kapaa Agricultural Lot 1 to a pipe; |
| 11. | Thence along Kapaa Agricultural Lot 1 on a curve to the right with a radius of 253.97 feet, the chord azimuth and distance being:
62 ° 33' 30" 266.22 feet
to a pipe; | | |
| 12. | 94 ° 10' | 11.52 | feet along Kapaa Agricultural Lot 1 to a pipe; |
| 13. | 194 ° 30' | 134.28 | feet along the Cane Haul Road Right-of-Way (Part 4) and Grant 5237 to Hee Fat to a pipe; |

47. 211 ° 17' 145.50 feet along Olohena Road to a P-K nail;
48. Thence along Olohena Road on a curve to the right with a radius of 65.00 feet, the chord azimuth and distance being:
268 ° 48' 30" 109.67 feet
to a pipe;
49. Thence along Olohena Road on a curve to the left with a radius of 87.10 feet, the chord azimuth and distance being:
299 ° 32' 78.54 feet
to a pipe;
50. 272 ° 44' 249.69 feet along Olohena Road to a pipe;
51. 281 ° 55' 203.19 feet along Olohena Road to a pipe;
52. 291 ° 21' 251.40 feet along Olohena Road to a pipe;
53. 261 ° 28' 149.18 feet along Olohena Road to a pipe;
54. 286 ° 25' 226.46 feet along Olohena Road to a pipe;
55. 325 ° 04' 288.93 feet along Olohena Road to a pipe;
56. 317 ° 06' 310.87 feet along Olohena Road to a pipe;
57. 3 ° 37' 476.50 feet along Lot 2, Olohena Road widening parcel and Lot 1, Kapaa Intermediate School, and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
58. 323 ° 35' 304.65 feet along Lot 1, Kapaa Intermediate School, and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
59. 309 ° 45' 390.14 feet along Lot 1, Kapaa Intermediate School, and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
60. 268 ° 25' 554.33 feet along Lot 1, Kapaa Intermediate School, and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;

61. 181 ° 14' 848.53 feet along Lot 1, Kapaa Intermediate School, and Lot 2, Olohena Road widening Parcel and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
62. 257 ° 37' 127.84 feet along Olohena Road;
63. 297 ° 22' 265.20 feet along Olohena Road to a pipe;
64. 298 ° 02' 25.00 feet along Olohena Road to a pipe;
65. Thence along Olohena Road on a curve to the right with a radius of 375.00 feet, the chord azimuth and distance being:
307 ° 06' 30" 118.30 feet;
to a pipe;
66. 316 ° 11' 29.85 feet along Olohena Road to a pipe;
67. 28 ° 30' 203.12 feet along TMK: 4-3-03:13 and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
68. 335 ° 00' 100.00 feet along TMK: 4-3-03:13 and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
69. 301 ° 35' 130.00 feet along TMK: 4-3-03:13 and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
70. 278 ° 40' 50.00 feet along TMK: 4-3-03:13 and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
71. 246 ° 30' 140.00 feet along TMK: 4-3-03:13 and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;
72. 316 ° 11' 110.00 feet along TMK: 4-3-03:13 and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe;

- | | | | |
|-----|-----------|--------|---|
| 73. | 272 ° 20' | 46.00 | feet along TMK: 4-3-03:13 and along the remainder of Grant 5266 to Rufus P. Spalding to a pipe; |
| 74. | 300 ° 02' | 135.22 | feet along Olohena Road; |
| 75. | 307 ° 00' | 566.89 | feet along Olohena Road to the point of beginning and containing an AREA of 163.125 Acres. |

SUBJECT, HOWEVER to an easement for the Temporary Kapaa By-Pass Road Right-of-Way containing an AREA of 7.859 Acres.

ALSO, SUBJECT, HOWEVER to Easements E-1, E-2, E-3 (60.00 ft. wide) and E-4 for electrical transmission lines and poles and containing areas of 79,706 s.f., 31,444 s.f., 21,431 s.f., and 1,947 s.f., respectively.

Also subject to a 20 ft. future road widening setback line along Olohena Road.

WAGNER ENGINEERING SERVICES, INC.



November 13, 1997
P.O. Box 851
Hanalei, Hawaii 96714

Ronald J. Wagner

Ronald J. Wagner
Licensed Professional Land
Surveyor Certificate No. 5074

URBAN STATE LAND USE
Portion of Parcel 1

All of that certain parcel of land being the Urban State Land Use District portion of Parcel 1 of Tax Map Key 4-3-03 (4th Division), being a portion of Grant 5266 to Rufus P. Spalding situate at Kapaa, Kauai, Hawaii and more particularly described as follows:

Beginning at the East corner of this parcel of land on the Southwest side of Olohena Road, the coordinates of which referred to Government Survey Triangulation Station "NONOU" being 5,934.74 feet North and 10,795.91 feet East and running by azimuths measured clockwise from True South:

- | | | | |
|----|--|--------|---|
| 1. | 35 ° 13' | 14.72 | feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement; |
| 2. | 305 ° 13' | 121.57 | feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement; |
| 3. | Thence over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way Easement on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:
344 ° 48' 44" 63.74 feet; | | |
| 4. | Thence over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way Easement on a curve to the left with a radius of 1,030.00 feet, the chord azimuth and distance being:
22 ° 40' 14" 62.45 feet; | | |
| 5. | 20 ° 56' | 150.64 | feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement; |
| 6. | 110 ° 56' | 30.00 | feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement; |
| 7. | 20 ° 56' | 500.00 | feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement; |

8.	290 ° 56'	30.00	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;
9.	20 ° 56'	531.65	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;
10.	110 ° 56'	30.00	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;
11.	Thence over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement on a curve to the right with a radius of 940.00 feet, the chord azimuth and distance being:		
		22 ° 33'	53.04 feet;
12.	24 ° 10'	136.41	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;
13.	Thence over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement on a curve to the right with a radius of 940.00 feet, the chord azimuth and distance being:		
		29 ° 13'	165.49 feet;
14.	34 ° 16'	129.33	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;
15.	Thence over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement on a curve to the right with a radius of 265.00 feet, the chord azimuth and distance being:		
		63 ° 01'	254.92 feet;
16.	91 ° 46'	938.55	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;

17.	91 ° 04'	580.00	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;
18.	181 ° 04'	10.00	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;
19.	93 ° 59'	104.46	feet over and across Parcel 1, Tax Map Key 4-3-03 along Kapaa By-Pass Road right-of-way easement;
20.	179 ° 07'	165.42	feet along Lot 3, Kapaa Rice and Kula Lots to a pipe;
21.	161 ° 57'	433.00	feet along Lot 3, Kapaa Rice and Kula Lots to a pipe;
22.	174 ° 26'	278.80	feet along Lot 3, Kapaa Rice and Kula Lots to a pipe;
23.	273 ° 00'	324.19	feet over and across Parcel 1, Tax Map Key 4-3-03;
24.	192 ° 00'	193.74	feet over and across Parcel 1, Tax Map Key 4-3-03;
25.	113 ° 12'	141.30	feet over and across Parcel 1, Tax Map Key 4-3-03;
26.	225 ° 54'	399.65	feet over and across Parcel 1, Tax Map Key 4-3-03;
27.	171 ° 26'	478.33	feet over and across Parcel 1, Tax Map Key 4-3-03;
28.	261 ° 26'	128.70	feet over and across Parcel 1, Tax Map Key 4-3-03;
29.	233 ° 35'	89.98	feet over and across Parcel 1, Tax Map Key 4-3-03;

