

# **EXHIBIT A**

## **Tax Map Key Description For Proposed Important Agricultural Land**

### **Kamehameha Schools Island of Kaua‘i**

October 2013

Prepared for: Kamehameha Schools  
Land Assets Division  
Endowment Group  
567 South King Street, Suite 200  
Honolulu, Hawai‘i 96813

Prepared by: PBR Hawaii & Associates, Inc.  
1001 Bishop Street, Suite 650  
Honolulu, Hawai‘i 96813

### Tax Map Key Description

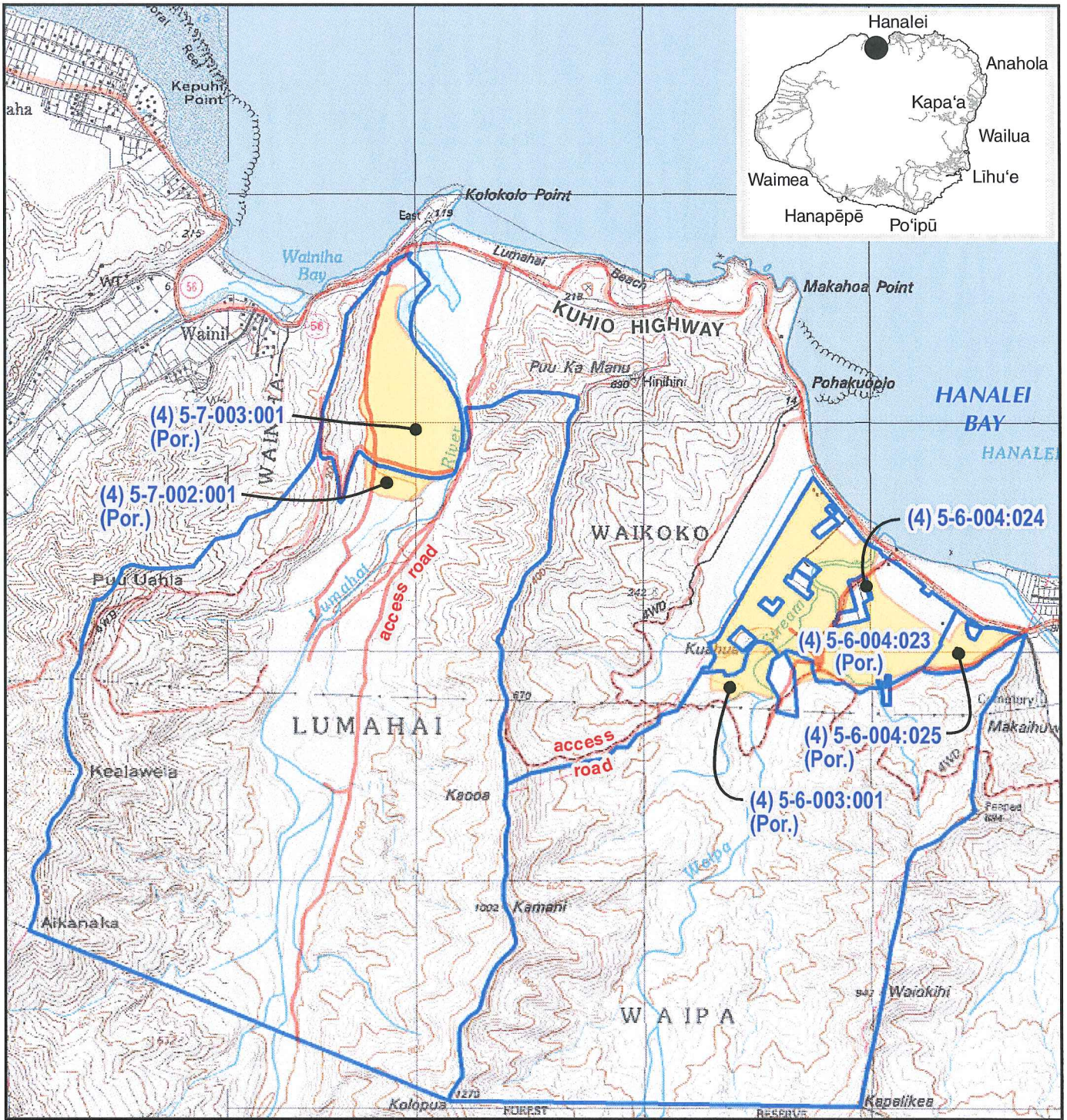
Approximately 190 acres of land owned by Kamehameha Schools on Kaua'i are proposed to be designated as IAL. These lands are specifically described as TMK numbers: 5-6-003:001 (portion), 5-6-004:023 (portion), 5-6-004:024, 5-6-004:025 (portion), 5-7-002:001 (portion), and 5-7-003:001 (portion).

The following table shows a summary of TMK parcels and approximate acreage for the proposed IAL lands:

<i>REGION</i>	<i>TMK NUMBER</i>	<i>APPROXIMATE ACREAGE</i>
WAIPĀ	5-6-003:001 (Por.)	12.6
	5-6-004:023 (Por.)	100.7
	5-6-004:024	0.2
	5-6-004:025 (Por.)	10.1
	<b><i>SUBTOTAL:</i></b>	<b><i>123.6</i></b>
LUMAHA'I	5-7-002:001 (Por.)	7.7
	5-7-003:001 (Por.)	58.5
	<b><i>SUBTOTAL:</i></b>	<b><i>66.2</i></b>
<b><i>TOTAL:</i></b>		<b><i>189.8</i></b>

Exhibit A illustrates the proposed IAL lands and the related Tax Map Key parcels. To illustrate the individual TMK parcels, Exhibits A-1, A-2, A-3, and A-4 are provided to identify the individual TMK parcels and portions thereof that are proposed to be designated IAL.

File: Q:\Statewide\KS Important AG Land\GIS\Project\Kauai\Report Figures\TMK 2013\_07.mxd



DATE: 7/17/2013

**LEGEND**

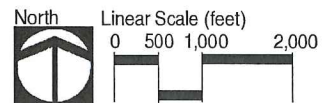
- IAL Lands Related TMK Parcels
- Proposed IAL Designation

**EXHIBIT A**

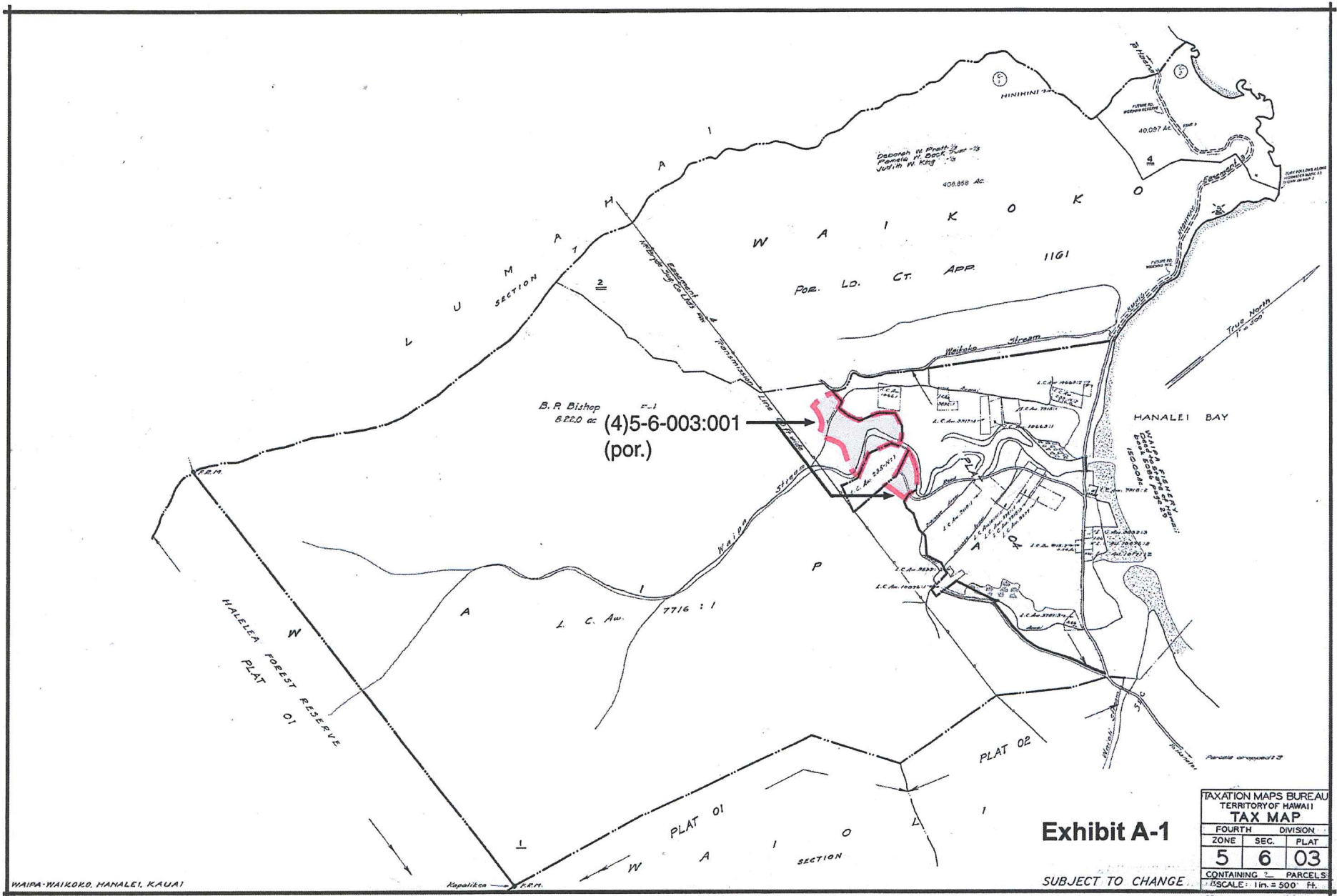
**TMK Parcel Map**

**KS IAL KAUA'I**

Island of Kauai



Source: Kamehameha Schools (2013), Kauai TMK (2012), U.S. Geological Survey  
 Disclaimer: This graphic has been prepared for general planning purposes only.

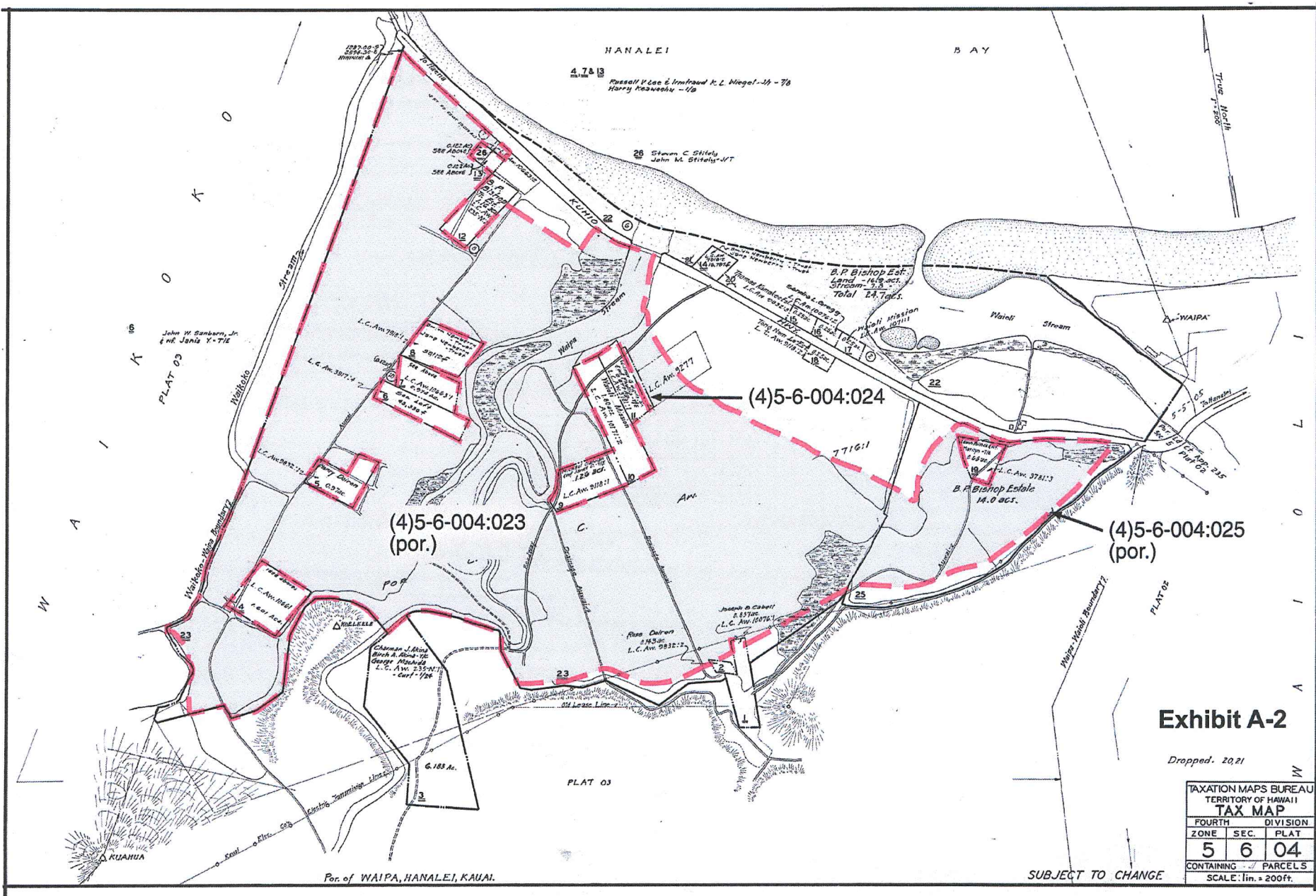


WAIPA-WAIKOKO, HANALEI, KAUAI

**Exhibit A-1**

SUBJECT TO CHANGE

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FOURTH DIVISION		
ZONE	SEC.	PLAT
5	6	03
CONTAINING 2 PARCELS		
SCALE: 1 in. = 500 FT.		



(4)5-6-004:023  
(por.)

(4)5-6-004:024

(4)5-6-004:025  
(por.)

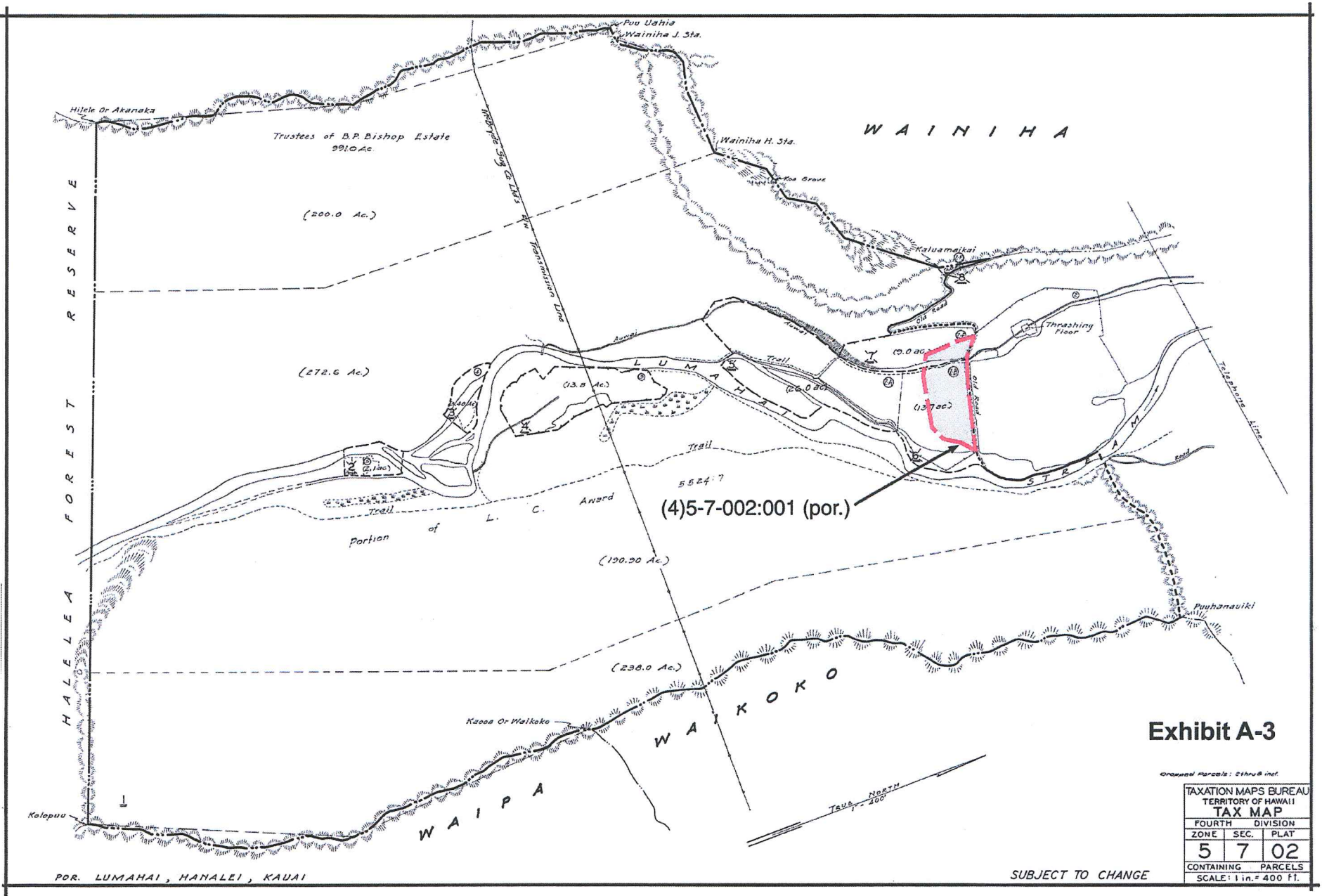
### Exhibit A-2

Dropped: 2021

TAXATION MAPS BUREAU			
TERRITORY OF HAWAII			
<b>TAX MAP</b>			
FOURTH	DIVISION		
ZONE	SEC.	PLAT	
<b>5</b>	<b>6</b>	<b>04</b>	
CONTAINING		PARCELS	
SCALE 1 in. = 200 ft.			

SUBJECT TO CHANGE

Por. of WAIPA, HANALEI, KAUAI.



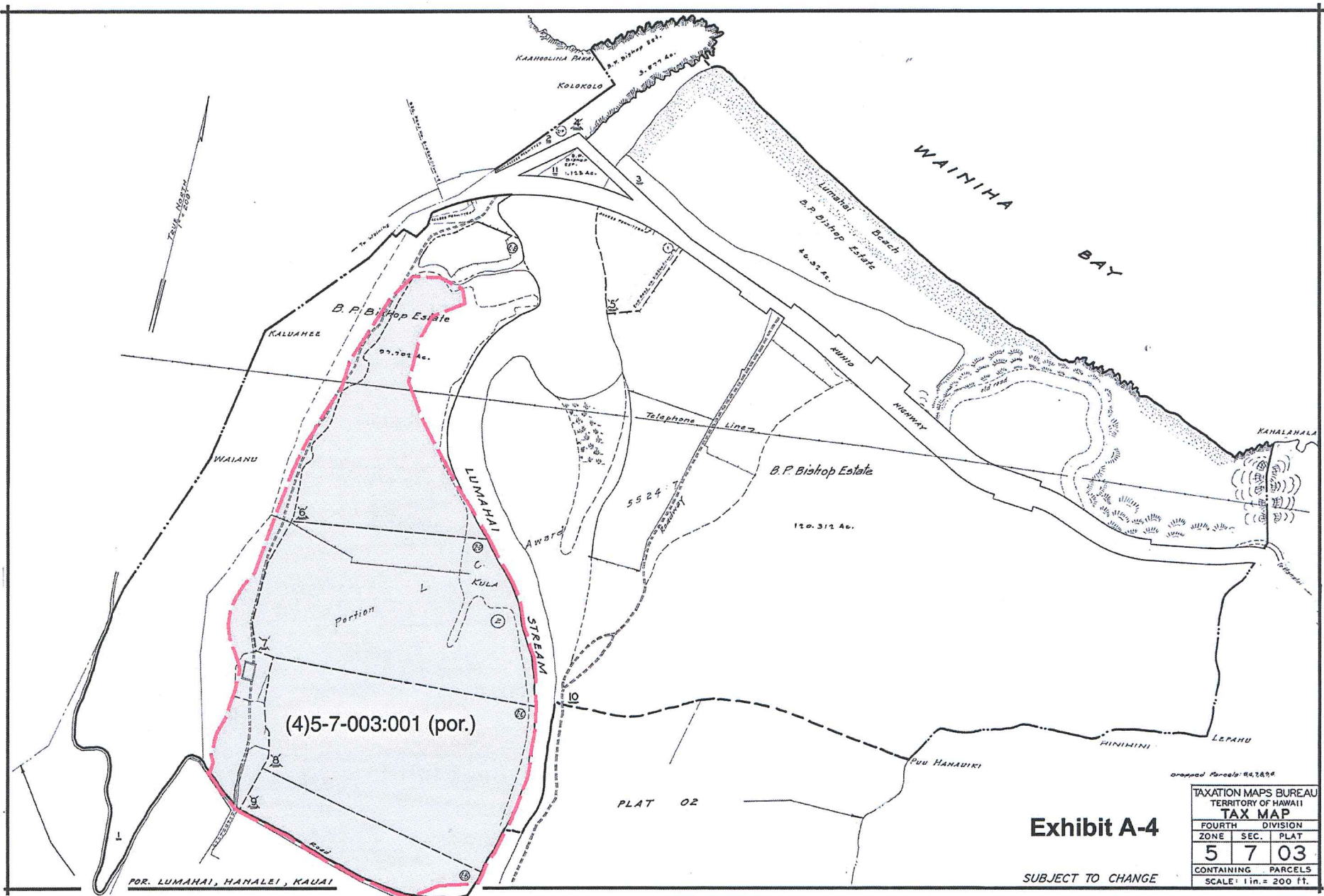
**Exhibit A-3**

Grassed Parcels: 23488.464

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FOURTH DIVISION		
ZONE	SEC.	PLAT
5	7	02
CONTAINING PARCELS		
SCALE: 1 in. = 400 ft.		

SUBJECT TO CHANGE

POR. LUMAHAI, HANALEI, KAUAI



FOR LUMAHAI, HANAIEI, KAUAI

PLAT 02

**Exhibit A-4**

SUBJECT TO CHANGE

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FOURTH	DIVISION	
5	7	03
CONTAINING		PARCELS
SCALE: 1 in. = 200 ft.		

# KAMEHAMEHA SCHOOLS STRATEGIC AGRICULTURAL PLAN

## AGRICULTURE & CONSERVATION LANDS

### KAUA'I: 10,855 TOTAL ACREAGE

Agriculture: 1,215  
 Conservation: 9,640  
 Genealogy: Konia, Kamehameha V,  
 Ke'elikōlani

### O'AHU: 46,985 TOTAL ACREAGE

Agriculture: 14,755  
 Conservation: 32,230  
 Genealogy: Pākī, Konia,  
 Kamehameha V, Kekūanāo'a, Kekūāiwa,  
 Ke'elikōlani, Kamāmalu, Leleiōhoku

### MOLOKA'I: 4,900 TOTAL ACREAGE

Agriculture: 3,270  
 Conservation: 1,630  
 Genealogy: Kamehameha V,  
 Leleiōhoku

### MAUI: 2,465 TOTAL ACREAGE

Agriculture: 1,200  
 Conservation: 1,265  
 Genealogy: Ke'elikōlani, Kamāmalu

### HAWAII ISLAND: 293,065 TOTAL ACREAGE

Agriculture: 160,935  
 Conservation: 132,130  
 Genealogy: Kamehameha V, Kamāmalu,  
 Bishop, Kekūāiwa, 'Akahi, Ke'elikōlani,  
 Konia, Lunalilo, Mahume, Kekūanāo'a,  
 Leleiōhoku

LEGEND State Land Use



Kamehameha Schools (KS) inherited a land legacy of approximately 365,000 acres of land throughout the State of Hawai'i. 98 percent of this land kuleana is in agriculture and conservation and is managed by the Land Assets Division (LAD).

The KS Strategic Agricultural Plan was developed to provide a vision and goal-based strategy for optimal management and use of the Schools' 181,373 acres of agriculture lands on the islands of Hawai'i, Maui, Moloka'i, O'ahu and Kaua'i. This strategy firmly positions Kamehameha Schools as an agricultural leader in Hawai'i. It represents a bold "stake in the ground" in the Land Assets Division's migration from passive land management to active agricultural engagement and stewardship.





*The Strategic Agricultural Plan is vital to LAD's vision of "Thriving Lands and Thriving Communities" and will be a driver for Renewable Energy, Water Resources, Forestry and Fiber Resources, and Sustainable Food Systems for many years to come.*

*Power the Future. Promote renewable energy project as a strategic facet of KS' agricultural portfolio.*

## BENEFITS TO THE COMMUNITY

- Increase market share of locally grown produce, bringing Hawai'i a step closer to self-sufficiency
- Boost the grass-fed beef industry and potentially bring local dairies back to life
- Host a diverse mix of renewable energy projects to increase the State's renewable energy mix and reduce carbon emissions
- Provide new jobs and promote new industries in rural areas
- Improve the quality of life for our people through healthy food, good jobs, clean energy and sustainable livelihoods

*This plan identifies 10 goals and 21 strategies over the next 20-30 years with updates scheduled for every five years.*

## GOALS

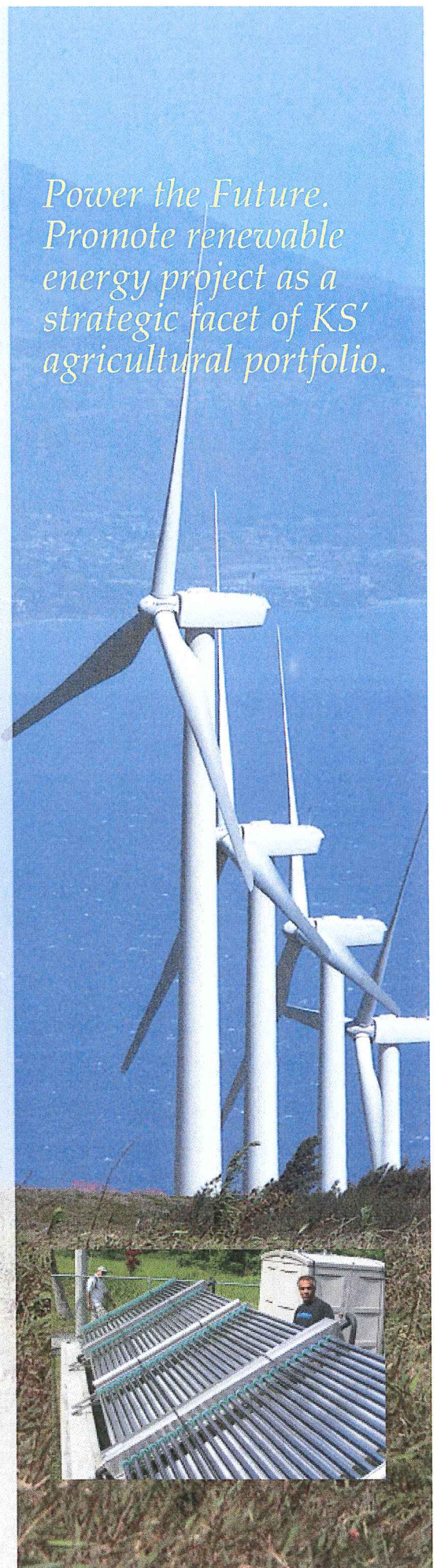
Goal 1: Increase the production of fruits, vegetables, meat and other food products on KS lands for the local market.

Strategy 1A. Farm the Grass. A fundamental shift in range management to actively farm the grass through the creation of finish and rotational pastures, application of best management practices, and the integration of agro-forestry.

Strategy 1B. Expand what's Working. Ensure that sufficient acreage is provided to supply local market demand, and expand acreage in irrigated and un-irrigated vegetable, fruit and other food crops.

Goal 2: Supply locally grown products, ideally from KS lands, to KS campuses and facilities.

Strategy 2A. Farm to Facilities. Increase the amount of local agricultural products purchased by KS campuses and facilities, having them purchase food from KS and/or local farmers via an efficient distribution network.



*Explore  
agriculture  
research and  
development  
opportunities.*



Goal 3: Restore and revitalize traditional systems: lo`i, loko i`a, and dryland field systems.

Strategy 3A. Mahia`i ku`una. It is central to the Schools' mission to dedicate a portion of its lands to traditional crops and to make investments in assisting the perpetuation of these crops.

Strategy 3B. Kanu Hawai`i. Preserve and perpetuate traditional cultivars and cropping. The number, purity and availability of native agricultural and medicinal Hawaiian plants are a serious concern, and KS should take a role in protecting our heritage plants.

Goal 4: Support agricultural education, business planning, and farmer certification programs.

Strategy 4A. Knowledge is Key. Facilitate farmer education programs, especially in agribusiness planning, crop innovation, disease/pest control and financing. Promote KS farmer certification in critical "need" areas such as food safety and organic farming.

Strategy 4B. Growing Farmers. Kamehameha Schools' education, community and agriculture efforts should be integrated to help create the next generation of farmers.

Goal 5: Actively engage in agricultural marketing and media.

Strategy 5A. Communicate with our Farmers. Develop internal media mechanisms primarily aimed at KS farmers and stakeholders.

Strategy 5B. Promote Hawai`i Ag. Develop marketing and media aimed at promoting agriculture as an industry in Hawai`i.

Goal 6: Strategically invest in agricultural support facilities and infrastructure.

Strategy 6A. Water the People's Food. Strategically invest in irrigation projects to increase the value and productivity of KS agricultural lands.

Strategy 6B. Process, Distribute, and Market. Develop improved processing, distribution and marketing capabilities in key diversified agricultural areas.

Strategy 6C. Improve Infrastructure. Improve roads, security, power and other supporting agricultural infrastructure.

Goal 7: Explore agriculture research and development opportunities.

Strategy 7A. Lead the Playing. Become a Hawai`i leader in agriculture research, planning, and strategy.

Strategy 7B. Learn from the Land. Strategically dedicate KS lands towards "in-the-ground" agricultural research aimed at improving KS' stewardship and optimization of its agricultural lands.

Goal 8: Develop a robust and consistent set of agricultural decision-making tools, procedures and guidelines.

Strategy 8A. Sharpen the Tools. Implement an agricultural inspection system which meets KS policy/legal/risk needs while simultaneously collecting data on important agricultural metrics.

Strategy 8B. Optimize the Leasing Process. Develop consistent agricultural leasing guidelines which are in alignment with and support the Strategic Agricultural Plan strategies.

Strategy 8C. Practice what we Preach. Develop agricultural best management practices which align with KS' values and mission as well as industry standards.

Goal 9: Contribute to a sustainable clean energy future for Hawai'i through education, energy efficiency gains and renewable initiatives.

Strategy 9A. Power the Future. Promote renewable energy project as a strategic facet of KS' agricultural portfolio.

Strategy 9B. Reduce and Re-wire. Work to promote energy conservation and efficiency at KS campuses, facilities, and farms.

Goal 10: Steward forestlands in consideration of the full range of ecosystem services and resource extraction activities- including native forest reforestation, traditional forest products, and energy production.

Strategy 10A. Own the Forest. Take a leadership role in the timber industry; for energy, ecosystem services, and traditional forest products.

Strategy 10B. Plant for the Future. Initiate long-term, sustainable hardwood program with a focus on native Hawaiian hardwoods.



KAMEHAMEHA SCHOOLS®

For more information on the Strategic Agricultural Plan, email us at [land@ksbe.edu](mailto:land@ksbe.edu).

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of

TRUSTEES OF THE ESTATE OF  
BERNICE PAUAHI BISHOP dba  
KAMEHAMEHA SCHOOLS

For Declaratory Order to Designate  
Important Agricultural Lands for  
approximately 190 acres at Hanalei, Kaua'i;  
TMK5-6-003:001 (portion), 5-6-004:023  
(portion), 5-6-004:024, 5-6-04:025  
(portion), 5-7-002:001 (portion), and 5-7-  
003:001 (portion)

DOCKET NO. \_\_\_\_\_

AFFIDAVIT AND VERIFICATION OF  
SYDNEY KELIIPULEOLE

AFFIDAVIT AND VERIFICATION OF SYDNEY KELIIPULEOLE

STATE OF HAWAII                    )  
  :  
COUNTY OF KAUAI                 )        SS:

SYDNEY KELIIPULEOLE, being first duly sworn on oath, deposes and says  
that:

1. Affiant is the Director of Asset Management, Land Assets Division for the Estate of Bernice Pauahi Bishop dba Kamehameha Schools (“**Kamehameha Schools**”), and has personal knowledge of the facts contained herein and is competent to make this affidavit.
2. Affiant is authorized to make this affidavit and verification on behalf of Kamehameha Schools.
3. Affiant has read the contents of Petition For Declaratory Order To Designate Important Agricultural Lands in the above-entitled action (“**Petition**”) and verifies that the contents thereof are true and correct to the best of Affiant’s knowledge, information and belief.

EXHIBIT C

4. Kamehameha Schools is the owner of the fee simple interest in the lands that is the subject of the Petition.

5. Kamehameha Schools hereby authorizes me and its attorney to file the Petition and to take all necessary action to designate the lands identified in the Petition as Important Agricultural Lands pursuant to Chapter 205 of the Hawaii Revised Statutes.

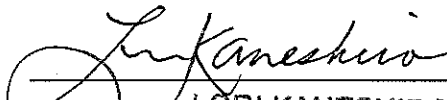
FURTHER AFFIANT SAYETH NAUGHT.

DATED: Honolulu, Hawaii this \_\_\_\_\_ day of NOV 06 2013 2013.

LS.

  
SYDNEY KELIIPULEOLE

Subscribed and sworn to before me  
this \_\_\_\_\_ day of NOV 06 2013 2013.

  
\_\_\_\_\_  
LORI KANESHIRO  
Notary Public, State of Hawaii  
My commission expires on: \_\_\_\_\_

LORI KANESHIRO  
Notary Public, State of Hawaii  
My commission expires September 14, 2015

Doc. Date: <u>NOV 06 2013</u>	# Pages: <u>2</u> pgs. Including certification page
Name: <u>State of Hawaii</u> , First Circuit	
Doc. Description: <u>Affidavit of Sydney Keliipuleole</u>	
SIGNATURE <u>Lori Kaneshiro</u>	DATE <u>NOV 06 2013</u>
Notary Certification	Stamp or seal

LS.



# TITLE GUARANTY OF HAWAII, INC.

Established in 1896

Phone No. (808) 521-0235

HISTORIC RESEARCH

Fax No. (808) 533-5870

Kamehameha School  
Kawaiaha'o Plaza  
567 S. King Street, Suite 200  
Honolulu, Hawaii 96813

Attention: Sydney Keli'ipuleole  
Director, Asset Management - Land Assets Division

## LIMITED LETTER REPORT Maximum liability limited to \$3,500.00

Re: Kamehameha Schools / Kauai Properties  
TG Order No. 201257449

In accordance with your request, Title Guaranty of Hawaii, Incorporated has made a search of the records indexed in its title plant regarding the properties listed in Exhibit "A" attached hereto. Our search indicates that the owner is as follows:

MICAH A. KANE,  
JANEEN-ANN AHULANI OLDS,  
LANCE KEAWE WILHELM,  
CORBETT AARON KAMOHAIKIOKALANI KALAMA and  
ROBERT K.W.H. NOBRIGA,  
Trustees under the Will and of the Estate of  
Bernice Pauahi Bishop, deceased,  
with full powers to sell, mortgage,  
lease or otherwise deal with the land

Our Search is to the hour of 8:00 a.m. on October 18, 2013.

Inquiries concerning this report  
Should be directed to  
Joanna Kaalele  
Email: [jkaalele@tghawaii.com](mailto:jkaalele@tghawaii.com)  
Fax: (808) 533-5870  
Telephone: (808) 521-0235

**EXHIBIT D**

## Exhibit "A"

### Kamehameha Schools Selected Kauai Properties

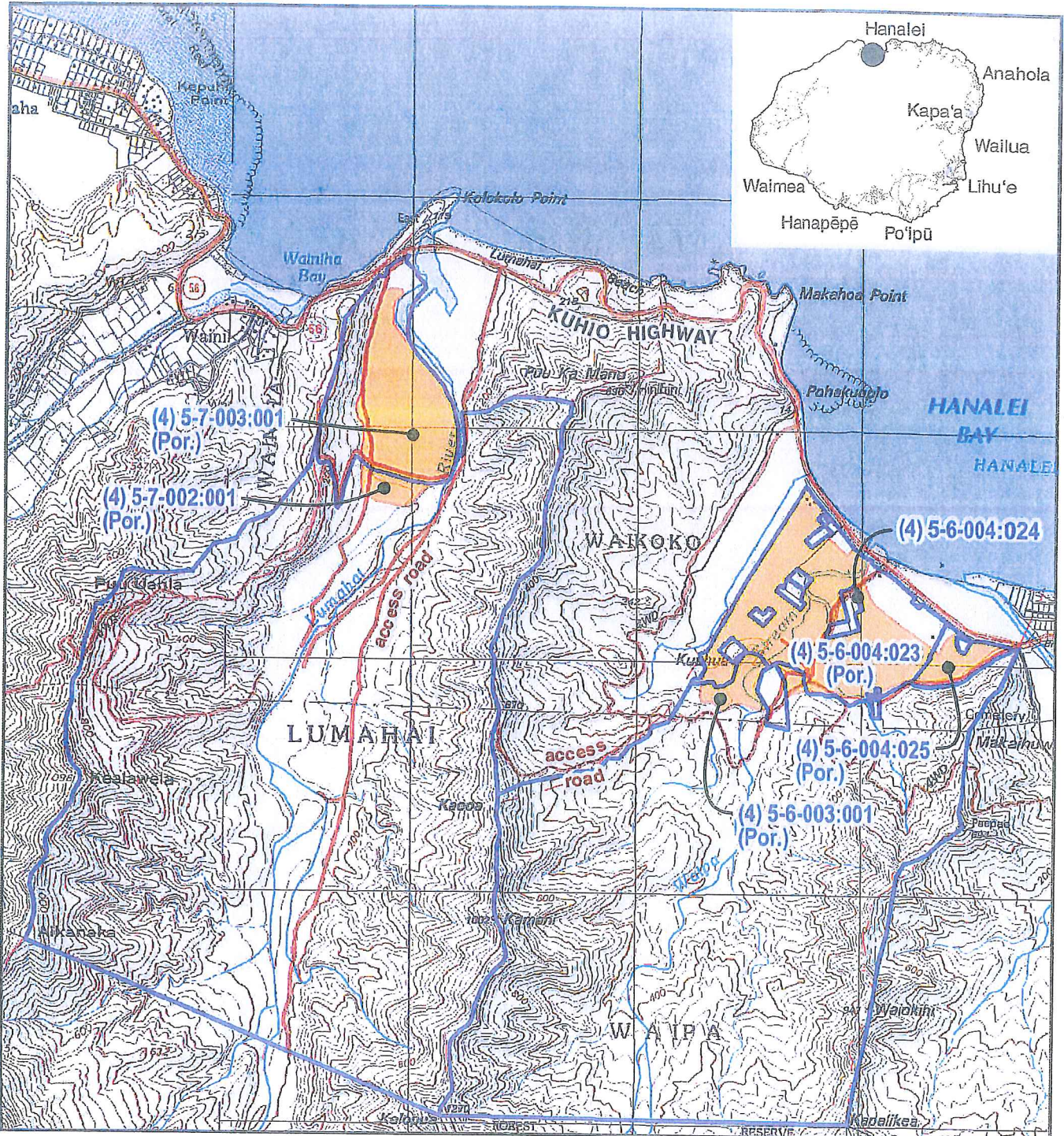
The lands described below having been acquired by THE TRUSTEES UNDER THE WILL AND OF THE ESTATE OF BERNICE PAUAHI BISHOP, DECEASED, by testate succession in the matter of the estate of BERNICE PAUAHI BISHOP, deceased, Probate Number 2425, Circuit Court of the First Circuit, State of Hawaii.

	<b>TMK</b>	<b>Ahupuaa</b>	<b>Approx Acres</b>
1	(4) 5-6-003-001 (portion)	Waipa	12.6
2	(4) 5-6-004-023 (portion)	Waipa	100.7
3	(4) 5-6-004-025 (portion)	Waipa	10.1
4	(4) 5-7-002-001 (portion)	Lumahai	7.7
5	(4) 5-7-003-001 (portion)	Lumahai	58.5
	<b>TOTAL</b>		<b>189.6</b>

The land described below having been acquired by Deed in Liber 8341 at Page 247.



1	(4) 5-6-004-024	Waipa	0.2
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File: Q:\Statewide\KS Important AG Land\GIS\Project\Kauai\Report Figures\TMK 2013\_07.mxd



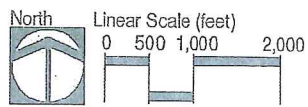
DATE: 7/17/2013

**LEGEND**

-  IAL Lands Related TMK Parcels
-  Proposed IAL Designation

**TMK Parcel Map**

**KS IAL KAUA'I**



Island of Kaua'i



Source: Kamehameha Schools (2013), Kauai TMK (2012), U.S. Geological Survey  
 Disclaimer: This graphic has been prepared for general planning purposes only.