

LOT A

LAND SITUATED AT ELEELE, KOLOA, KAUAI, HAWAII

Being Portions of Royal Patent 4485, Land Commission Award 7712,
Apana 5 to M. Kekuanaoa

Beginning at the southwest corner of this parcel of land, on the north side of Halewili Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Puolo" being 4,722.82 feet North and 10,419.33 feet East, thence running by azimuths measured clockwise from true South:

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|----|--------------|---|
| | | along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot B), on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being: |
| 1. | 226° 42' 30" | 70.71 feet; |
| 2. | 181° 42' 30" | 100.00 feet along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot B); |
| | | thence along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot B), on a curve to the right with a radius of 1,340.00 feet, the chord azimuth and distance being: |
| 3. | 189° 33' 14" | 365.83 feet; |
| | | thence along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot B), on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being: |
| 4. | 150° 01' 29" | 73.58 feet; |
| 5. | 102° 39' | 317.34 feet along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot B); |
| | | thence along the remainder of R.P. 4485, L.A. Aw. 7712:5 (Lot B), on a curve to the left with a radius of 1,645 feet, the chord azimuth and distance being: |

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6.	93° 46'	508.05	feet;
7.	84° 53'	235.26	feet along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot B); thence along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot B), on a curve to the right with a radius of 550.00 feet, the chord azimuth and distance being:
8.	100° 44'	300.43	feet;
9.	206° 35'	1,397.79	feet along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot 10);
10.	136° 41'	376.73	feet along the remainder of R.P. 4485, L.C. Aw. 7712:5 (Lot 10);
11.	226° 41'	1,233.27	feet along the southeast side of Kaumualii Highway; thence along the southeast side of Kaumualii Highway, on a curve to the right with a radius of 2,470.00 feet, the chord azimuth and distance being:
11.	228° 30' 27"	157.25	feet; thence along the remainder of R.P. 4485, L.C. Aw. 7712:5 on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
12.	3° 30' 27"	72.93	feet;
13.	316° 41'	600.40	feet along the remainder of R.P. 4485, L.C. Aw. 7712:5; thence along the remainder of R.P. 4485, L.C. Aw. 7712:5 on a curve to the right with a radius of 982.00 feet, the chord azimuth and distance being:
14.	351° 38'	1,125.10	feet;

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|-----------------|--------|--|
| 15. 26° 35' | 983.25 | feet along the remainder of R.P. 4485, L.C. Aw. 7712:5;

thence along the remainder of R.P. 4485, L.C. Aw. 7712:5 on a curve to the left with a radius of 1,744.00 feet, the chord azimuth and distance being: |
| 16. 14° 08'45" | 553.08 | feet; |
| 17. 1° 42'30" | 100.00 | feet along the remainder of R.P. 4485, L.C. Aw. 7712:5;

thence along the remainder of R.P. 4485, L.C. Aw. 7712:5 on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being: |
| 17. 316° 42'30" | 70.71 | feet; |
| 18. 91° 42'30" | 156.00 | feet along the north side of Halewili Road to the point of beginning and containing an area of 75.000 acres. |

SUBJECT, HOWEVER, to Easements D-1 and W-1.



Lihue, Hawaii
January 2010

DESCRIPTION PREPARED BY:
ESAKI SURVEYING & MAPPING, INC.

A handwritten signature in black ink, appearing to read "Dennis M. Esaki", written over a horizontal line.

Dennis M. Esaki
Licensed Professional Land Surveyor
Certificate Number 4383

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SUBJECT, HOWEVER, to the following:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. Roadways, ditches and reservoirs as indicated on tax map.
3. The Wahiawa Stream and the free flowage thereof as indicated on tax map.
4. GRANT

TO : CITIZENS UTILITIES COMPANY, whose interest is now held
by KAUAI ISLAND UTILITY CO-OP

DATED : May 18, 1989

RECORDED : Document No. 90-034891

GRANTING : a perpetual nonexclusive easement for utility purposes

5. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION

DATED : January 17, 1991

RECORDED : Document No. 91-009980

6. RIGHT-OF-ENTRY

TO : CITIZENS UTILITIES COMPANY, whose interest is now held
by KAUAI ISLAND UTILITY CO-OP

DATED : October 1, 1991

RECORDED : Document No. 92-010957

GRANTING : a right of entry for utility purposes

7. The terms and provisions contained in the following:

INSTRUMENT : AGREEMENT

DATED : July 21, 1992

RECORDED : Document No. 92-131587

PARTIES : A&B PROPERTIES, INC., a Hawaii corporation, and the BOARD
OF WATER SUPPLY, COUNTY OF KAUAI, a political
subdivision of the State of Hawaii

RE : water tank

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8. NOTICE OF DEDICATION

DATED : Effective July 1, 2005
RECORDED : Document No. 2005-020297
BY : McBRYDE SUGAR COMPANY, LTD.
RE : dedication of land for agriculture purposes
PERIOD : 10 year

9. The terms and provisions contained in the following:

INSTRUMENT : DECLARATION OF IMPORTANT AGRICULTURAL LANDS

DATED : March 12, 2009
RECORDED : Document No. 2009-038460

EASEMENT W-1
(For Water Purposes)

LAND SITUATED AT ELEELE AND WAHIAWA, KOLOA, KAUAI, HAWAII

Being a Portion of Lot A
Being Also a Portion of Royal Patent 4485,
Land Commission Award 7712; Apana 5 to M. Kekuanaoa

Beginning at the north corner of this parcel of land, on the southeast side of Kaumualii Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUOLO" being 6,964.57 feet North and 9,525.98 feet East, thence running by azimuths measured clockwise from true South:

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|----|----------|--------|--|
| 1. | 316° 41' | 222.71 | feet along the remainder of Lot A; |
| 2. | 46° 41' | 10.00 | feet along the remainder of Lot A; |
| 3. | 136° 41' | 222.71 | feet along Lot 10; |
| 4. | 226° 41' | 10.00 | feet along the southeast side of Kaumualii Highway, to the point of beginning and containing an area of 2,227 square feet. |



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EASEMENT D-1
(For Drain Purposes)

LAND SITUATED AT ELEELE AND WAHIAWA, KOLOA, KAUAI, HAWAII

Being a Portion of Lot A
Being Also a Portion of Royal Patent 4485,
Land Commission Award 7712, Apana 5 to M. Kekuanaoa

Beginning at the southwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUOLO" being 5,433.60 feet North and 9,151.65 feet East, thence running by azimuths measured clockwise from true South:

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|----|----------|----------|------------------------------------|
| 1. | 206° 35' | 1,302.29 | feet along Lot 10; |
| 2. | 313° 30' | 10.45 | feet along the remainder of Lot A; |
| 3. | 26° 35' | 1,255.22 | feet along the remainder of Lot A; |
| 4. | 296° 35' | 93.85 | feet along the remainder of Lot A; |
| 5. | 26° 35' | 10.00 | feet along the remainder of Lot A; |
| 6. | 116° 35' | 93.85 | feet along the remainder of Lot A; |
| 7. | 26° 35' | 33.94 | feet along the remainder of Lot A; |

thence along Lot B, on a curve to the right with a radius of 550 feet, the chord azimuth and distance being:

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|----|--------------|-------|--|
| 8. | 116° 03' 44" | 10.00 | feet to the point of beginning and containing an area of 13,943 square feet. |
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Lihue, Hawaii
January 2010

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EXHIBIT "B"
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