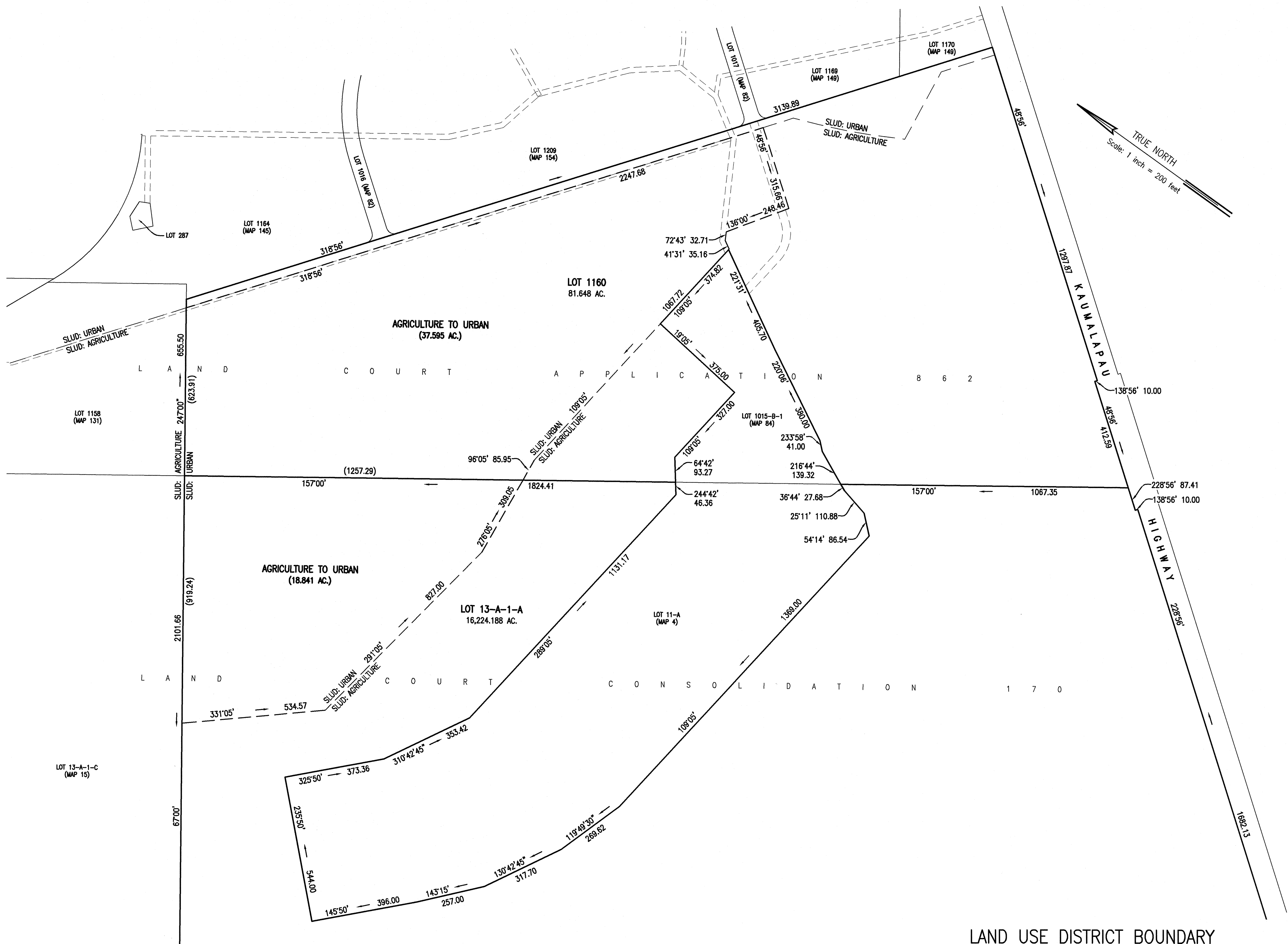
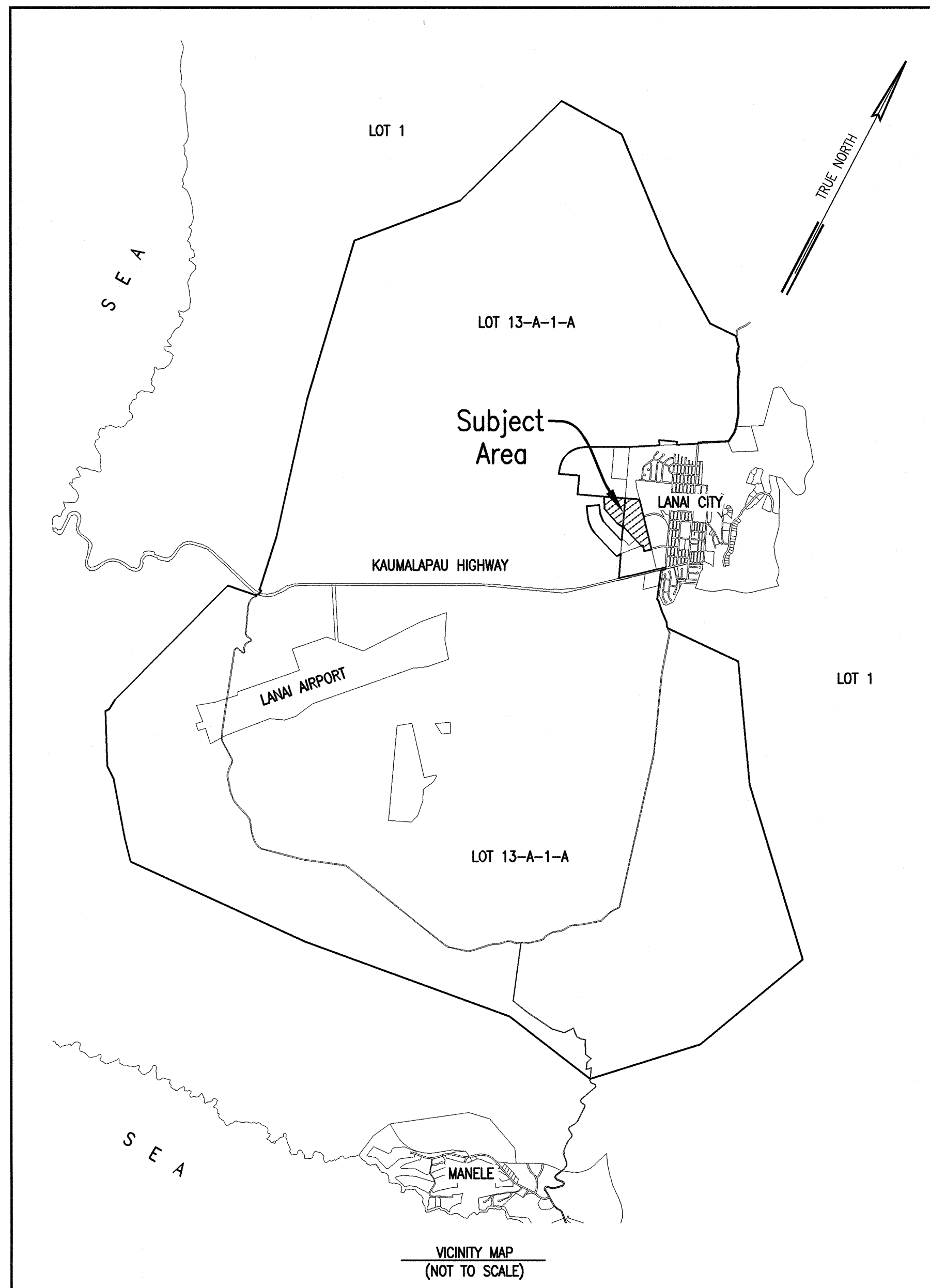
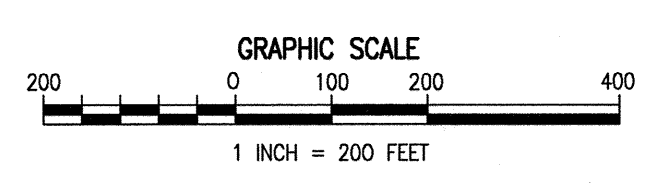


EXHIBIT 11



Notes:
 Azimuths are referred to Government Survey Triangulation Station "POHOULA" Δ .
 - - - Existing State Land Use District Line
 - - - Proposed State Land Use District Line



R. M. TOWILL CORPORATION
 This work was prepared by me or
 under my direct supervision
Ryan M. Suzuki 4/30/22
 Ryan M. Suzuki Expiration Date
 Licensed Professional Land Surveyor
 Certificate Number 10059

LAND USE DISTRICT BOUNDARY
 LOT 13-A-1-A (MAP 15)
 OF LAND COURT CONSOLIDATION 170 AND
 LOT 1160 (MAP 131)
 OF LAND COURT APPLICATION 862
 AT LANAI CITY, ISLAND OF LANAI, HAWAII
 TAX MAP KEY (S): (2) 4-9-002: 061
 AND (2) 4-9-014: 001

Land Use Boundary Interpretation No. _____

PORTION LOT 13-A-1-A
(AGRICULTURE TO URBAN)

AS SHOWN ON MAP 15 OF LAND COURT CONSOLIDATION 170

AT ISLAND OF LANAI, HAWAII

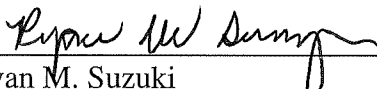
Beginning at the north corner of this piece of land, being the northwest corner of Lot 1160 (Map 131) of Land Court Application 862, same being the east corner of Lot 13-A-1-C (Map 15) of Land Court Consolidation 170, the coordinates of said point of beginning referred to Government Survey Triangulation Station "POHOULA" being 7,957.65 feet South and 1,869.09 feet West, thence running by azimuths measured clockwise from true South:

1. 337° 00' 1257.29 feet along Lot 1160 (Map 131) of Ld. Ct. App. 862;
2. 96° 05' 309.05 feet;
3. 111° 05' 827.00 feet;
4. 151° 05' 534.57 feet;
5. 247° 00' 919.24 feet along Lot 13-A-1-C (Map 15) of Ld. Ct Cons. 170 to the point of beginning and containing an area of 18.841 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:


Ryan M. Suzuki Exp: 4/30/22
Licensed Professional Land Surveyor
Certificate Number 10059

September 3, 2021

PORTION LOT 1160
(AGRICULTURE TO URBAN)

AS SHOWN ON MAP 131 OF LAND COURT APPLICATION 862

AT ISLAND OF LANAI, HAWAII

Beginning at the northwest corner of this piece of land, being the south corner of Lot 1158 (Map 131) of Land Court Application 862, same being the east corner of Lot 13-A-1-C (Map 15) of Land Court Consolidation 170, the coordinates of said point of beginning referred to Government Survey Triangulation Station "POHOULA" being 7,957.65 feet South and 1,869.09 feet West, thence running by azimuths measured clockwise from true South:

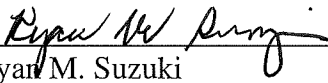
1. 247° 00' 623.91 feet along Lot 1158 (Map 131) of Ld. Ct. App. 862;
2. 318° 56' 2247.68 feet;
3. 48° 56' 315.66 feet;
4. 136° 00' 248.46 feet;
5. 72° 43' 32.71 feet;
6. 41° 31' 35.16 feet;
7. 109° 05' 1067.72 feet along Lot 1015-B-1 (Map 84) of Ld. Ct. App. 862;
8. 96° 05' 85.95 feet;
9. 157° 00' 1257.29 feet along Lot 13-A-1-A (Map 15) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 37.595 Acres.





R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki Exp: 4/30/22
Licensed Professional Land Surveyor
Certificate Number 10059

September 3, 2021