

Miki Basin - 200 Acre Industrial Site

Miki Road & Kaumalapau Highway

Lanai City, HI 96763

Inquiry Number: 3875991.8

March 12, 2014

The EDR Aerial Photo Decade Package

EDR Aerial Photo Decade Package

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FEA REF-482

Date EDR Searched Historical Sources:

Aerial Photography March 12, 2014

Target Property:

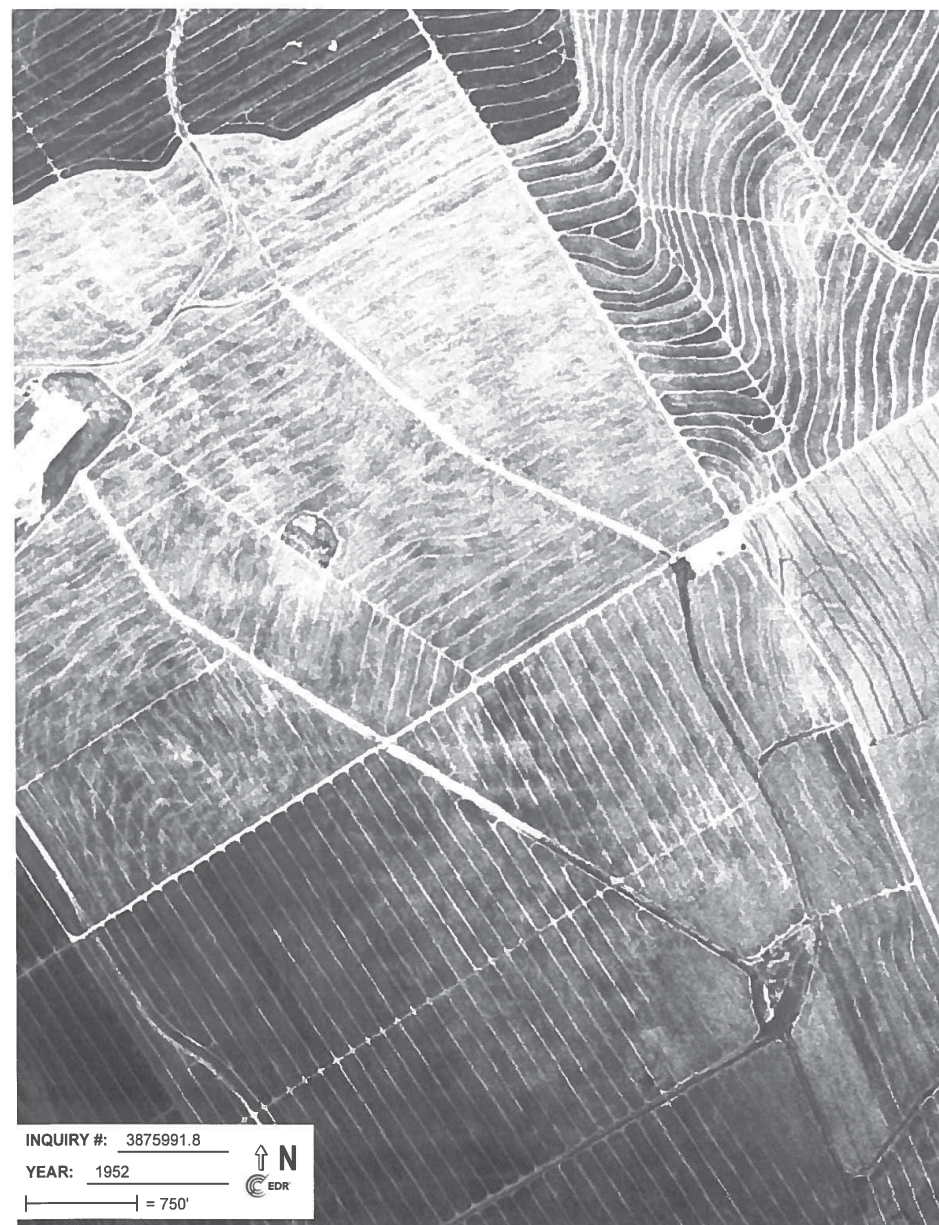
Miki Road & Kaunalapau Highway

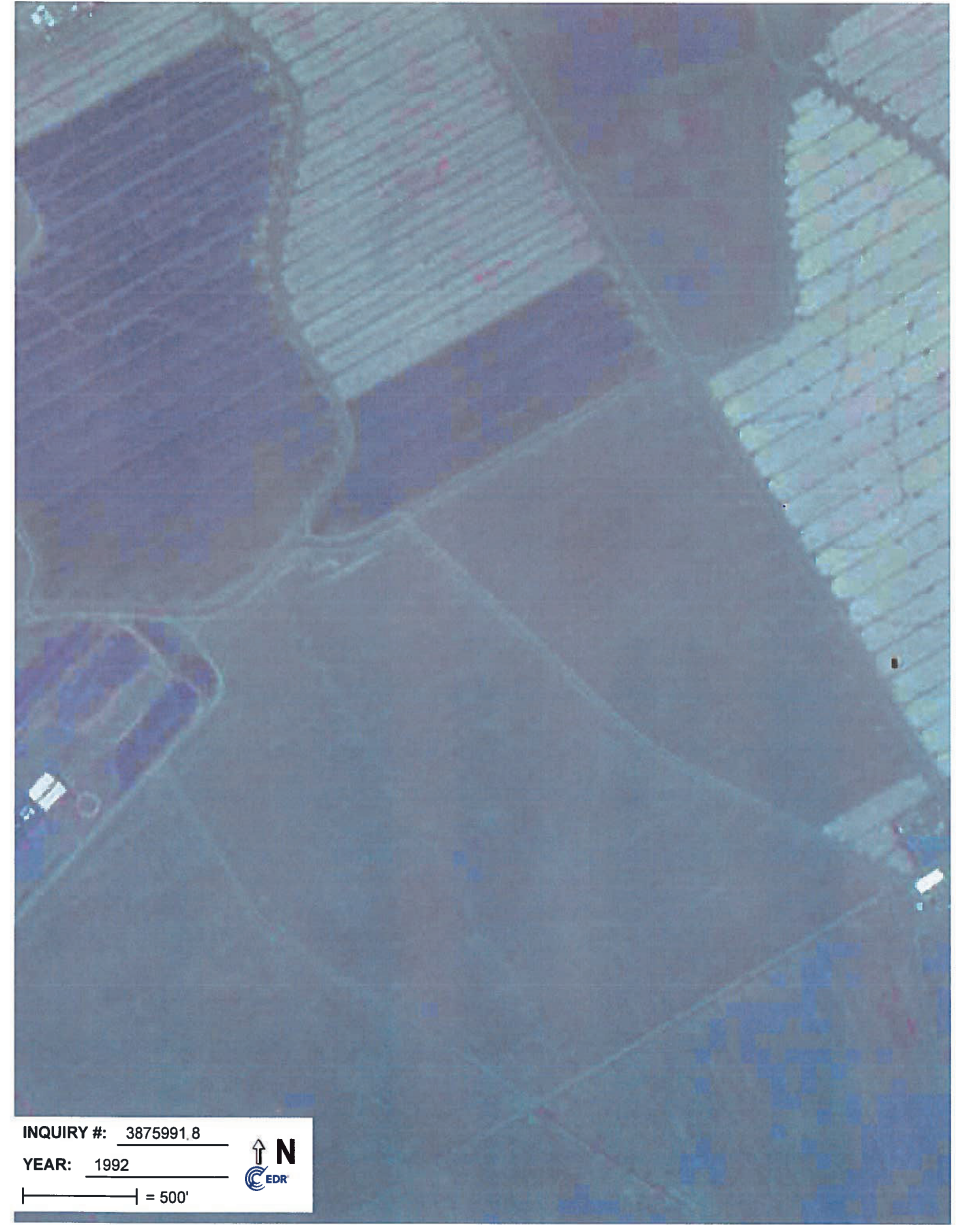
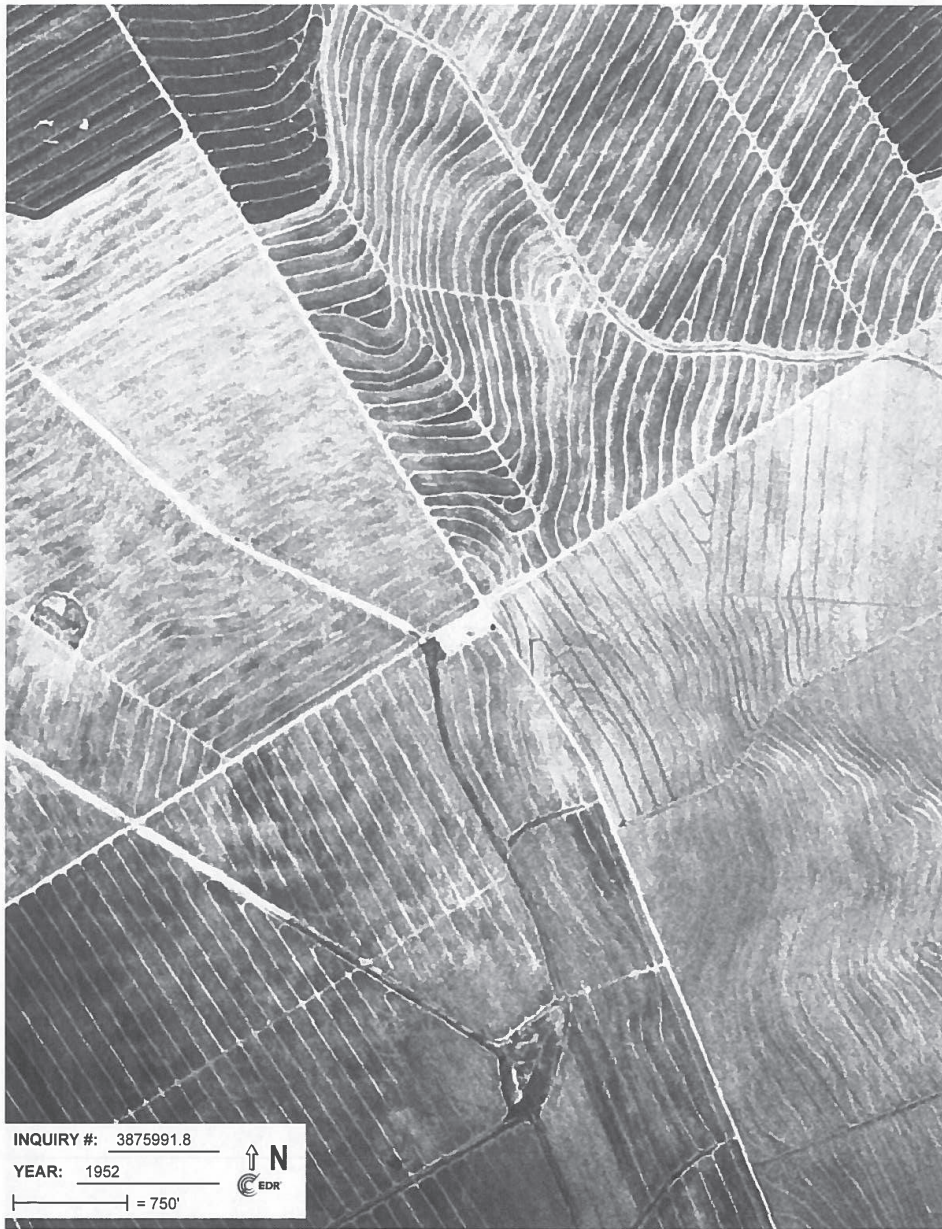
Lanai City, HI 96763

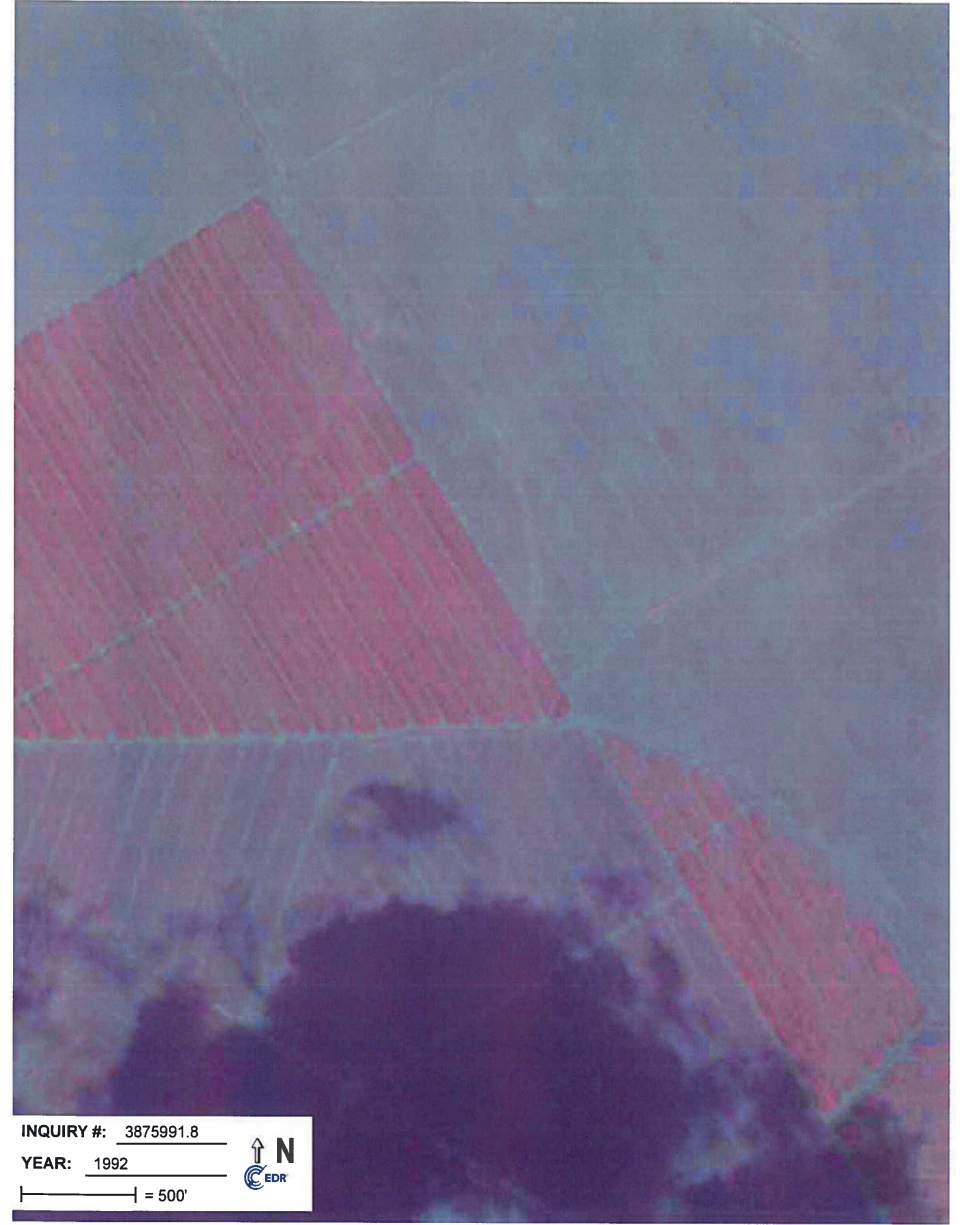
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1992	Aerial Photograph Scale: 1"=500'	Panel #: 20156-G8, ISLAND OF LANAI OE NW, HI./Flight Date: September 23, 1992	EDR
1992	Aerial Photograph Scale: 1"=500'	Panel #: 20156-G8, ISLAND OF LANAI OE NW, HI./Flight Date: September 23, 1992	EDR
1992	Aerial Photograph Scale: 1"=500'	Panel #: 20156-G8, ISLAND OF LANAI OE NW, HI./Flight Date: September 23, 1992	EDR
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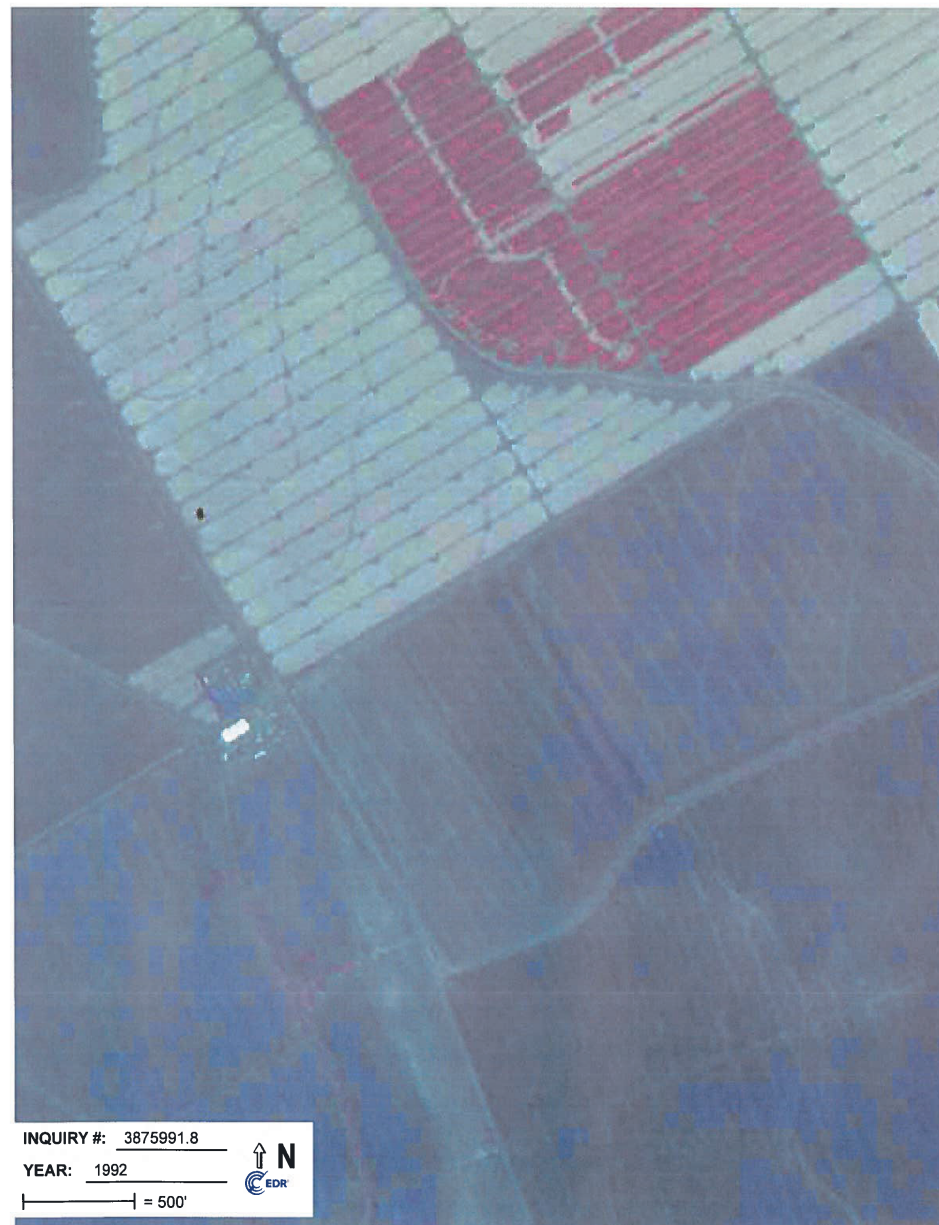
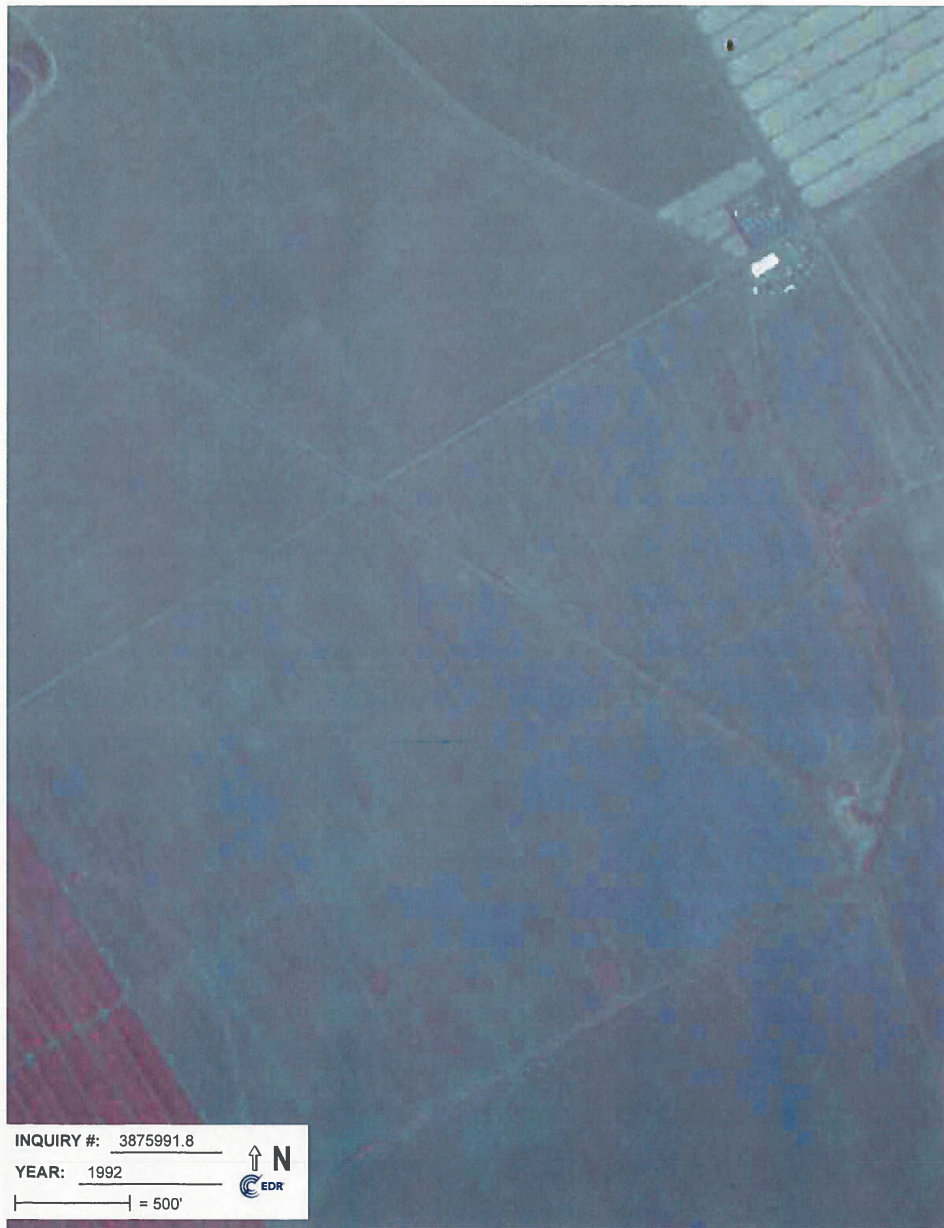
3875991.8

2









Miki Basin - 200 Acre Industrial Site

Miki Road & Kaunalapau Highway

Lanai City, HI 96763

Inquiry Number: 3875991.4

March 10, 2014

EDR Historical Topographic Map Report

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

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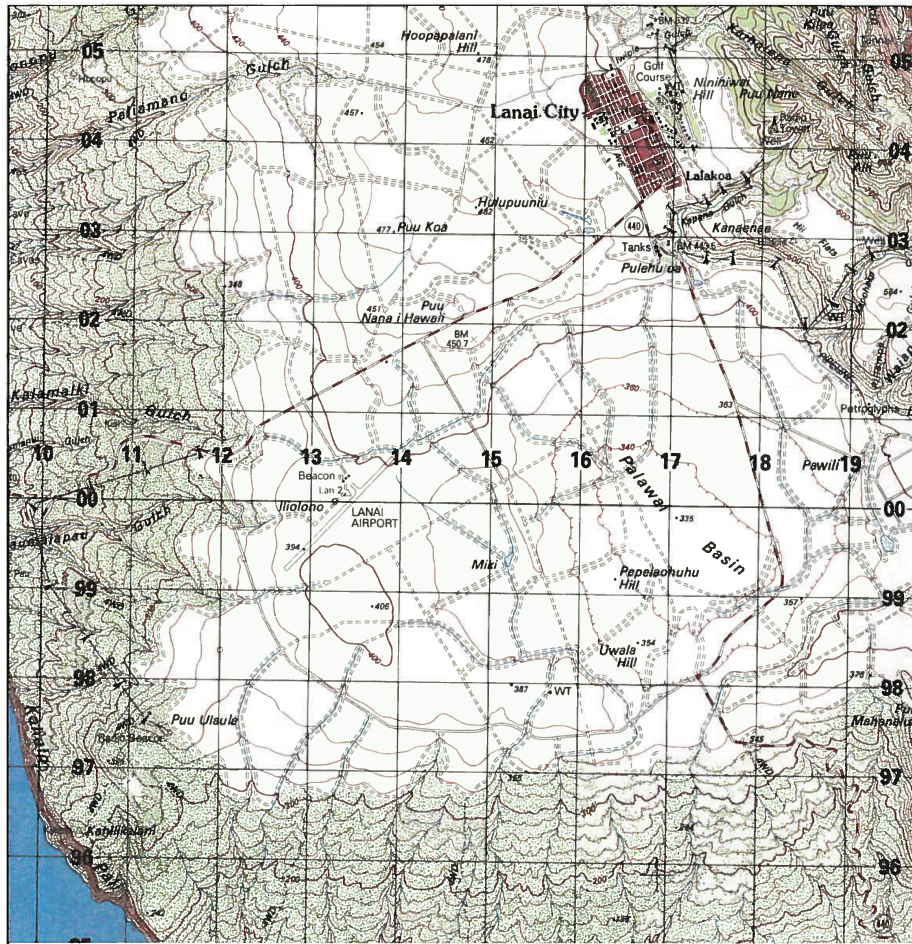
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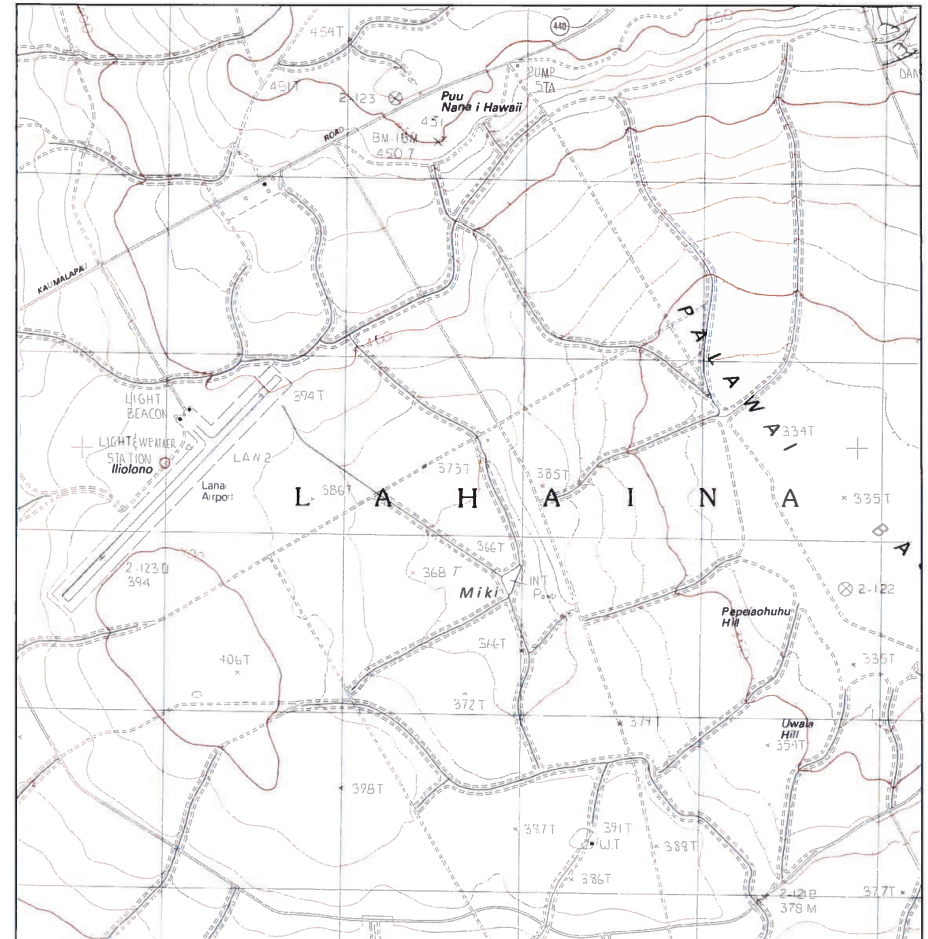
FEA REF-487

Historical Topographic Map



<div style="text-align: center;"> <div>N</div> <div>↑</div> </div>	TARGET QUAD NAME: LANAI MAP YEAR: 1984	SITE NAME: Miki Basin - 200 Acre Industrial Site	CLIENT: TRC
	SERIES: 15	ADDRESS: Miki Road & Kaumalapau Highway	CONTACT: Ron Landolt
	SCALE: 1:50000	LAT/LONG: Lanai City, HI 96763	INQUIRY#: 3875991.4
			RESEARCH DATE: 03/10/2014

Historical Topographic Map



<div style="text-align: center;"> <div>N</div> <div>↑</div> </div>	TARGET QUAD NAME: LANAI SOUTH MAP YEAR: 1984 PROVISIONAL	SITE NAME: Miki Basin - 200 Acre Industrial Site	CLIENT: TRC
	SERIES: 7.5	ADDRESS: Miki Road & Kaumalapau Highway	CONTACT: Ron Landolt
	SCALE: 1:25000	LAT/LONG: Lanai City, HI 96763	INQUIRY#: 3875991.4
			RESEARCH DATE: 03/10/2014

Miki Basin - 200 Acre Industrial Site

Miki Road & Kaunalapau Highway

Lanai City, HI 96763

Inquiry Number: 3875991.4

March 10, 2014

EDR Historical Topographic Map Report

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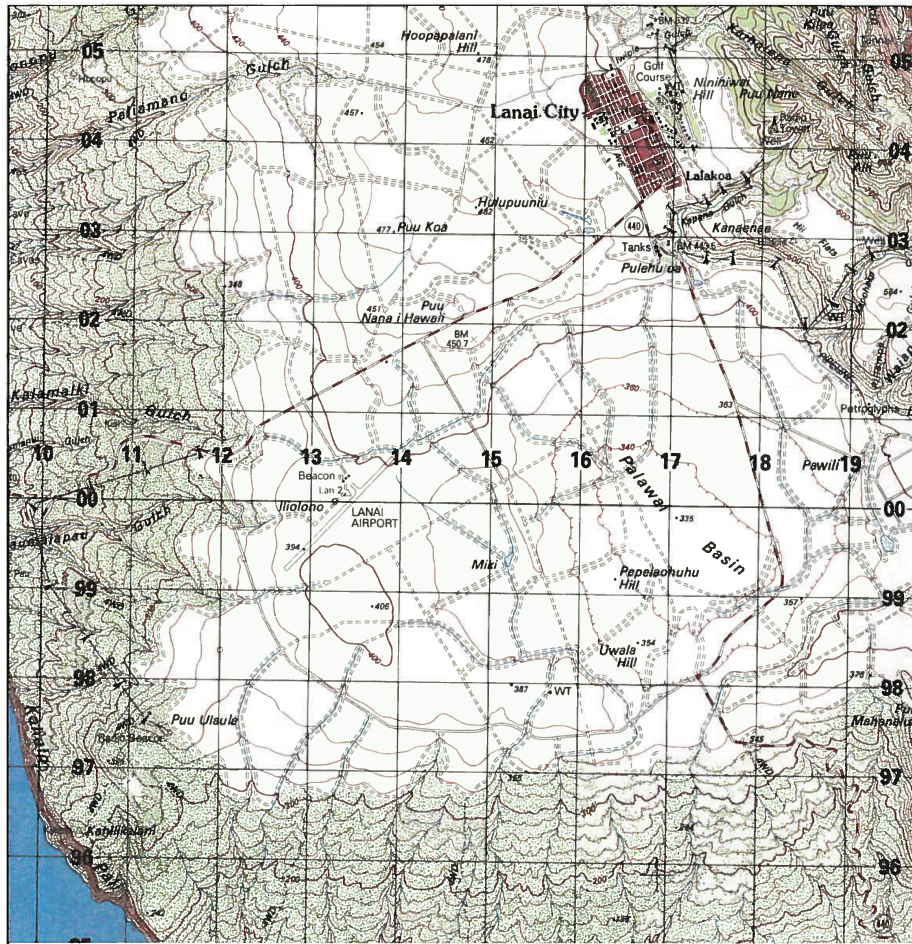
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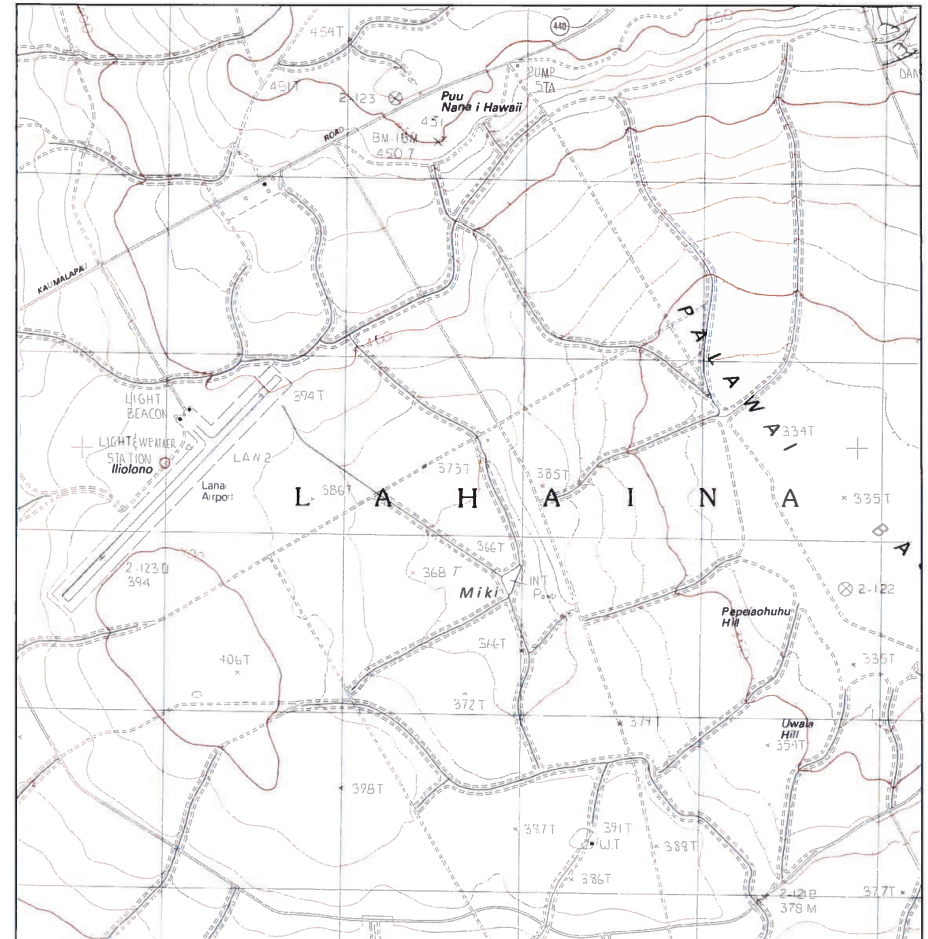
FEA REF-487

Historical Topographic Map



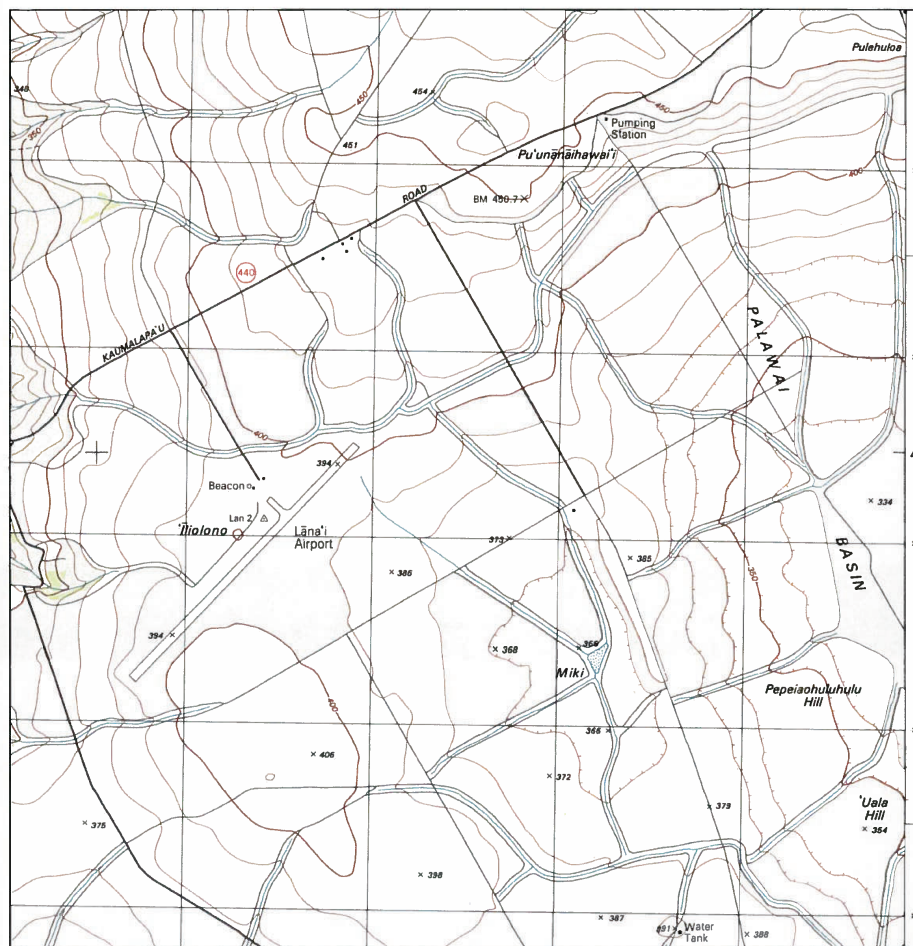
<div style="text-align: center;"> <div>N</div> <div>↑</div> </div>	TARGET QUAD NAME: LANAI MAP YEAR: 1984	SITE NAME: Miki Basin - 200 Acre Industrial Site ADDRESS: Miki Road & Kaumalapau Highway	CLIENT: TRC CONTACT: Ron Landolt INQUIRY#: 3875991.4 RESEARCH DATE: 03/10/2014
	SERIES: 15	Lanai City, HI 96763	
	SCALE: 1:50000	LAT/LONG: 20.7904 / -156.9375	

Historical Topographic Map



<div style="text-align: center;"> <div>N</div> <div>↑</div> </div>	TARGET QUAD NAME: LANAI SOUTH MAP YEAR: 1984 PROVISIONAL SERIES: 7.5 SCALE: 1:25000	SITE NAME: Miki Basin - 200 Acre Industrial Site ADDRESS: Miki Road & Kaumalapau Highway Lanai City, HI 96763 LAT/LONG: 20.7904 / -156.9375	CLIENT: TRC CONTACT: Ron Landolt INQUIRY#: 3875991.4 RESEARCH DATE: 03/10/2014

Historical Topographic Map



Miki Basin - 200 Acre Industrial Site
Miki Road & Kaunalapau Highway
Lanai City, HI 96763

Inquiry Number: 3875991.5
March 11, 2014

The EDR-City Directory Image Report

<div> <div>N</div> <div>↑</div> </div>	TARGET QUAD	SITE NAME:	TRC
	NAME: LANAI CITY	ADDRESS:	CONTACT: Ron Landolt
	MAP YEAR: 1992		INQUIRY#: 3875991.4
	SERIES: 7.5	Lanai City, HI 96763	RESEARCH DATE: 03/10/2014
	SCALE: 1:24000	LAT/LONG: 20.7904 / -156.9375	



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City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
2008	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
2003	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1997	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Polk's City Directory

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FINDINGS

TARGET PROPERTY STREET

Miki Road & Kaumalapau Highway
Lanai City, HI 96763

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

KAUMALAPAU HWY

2013	pg A1	Cole Information Services	
2008	-	Cole Information Services	Target and Adjoining not listed in Source
2003	-	Cole Information Services	Target and Adjoining not listed in Source
1999	pg A2	Cole Information Services	
1997	pg A3	Polk's City Directory	

MIKI RD

2013	-	Cole Information Services	Street not listed in Source
2008	-	Cole Information Services	Street not listed in Source
2003	-	Cole Information Services	Street not listed in Source
1999	-	Cole Information Services	Street not listed in Source
1997	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

Target Street

✓

Cross Street

-

Source

Cole Information Services

KAUMALAPAU HWY 2013

1	LANAI OIL COMPANY INC
	LANAI TRUCKING INC
	STATE OF HAWAII GOVERNMENT
7008	JOSEPH KAAKUA

City Directory Images

Target Street Cross Street Source
✓ - Cole Information Services

KAUMALAPAU HWY 1999

7 DANIEL KAOPUIKI
9 TODD CARLOS

Target Street Cross Street Source
✓ - Polk's City Directory

KAUMALAPAU HWY 1997

424 Emberson Coco..... 335-5790
 Emberson Ian..... 335-5790
437 Carveiro Charles..... 335-5778
439 Silva Ben G..... 335-5390

HOUSEHOLDS 29

KAUMALAPAU HWY (LC) 96763

Kimokeo Alfred..... 565-6614
7 Kaopuiki Daniel Jr..... 565-6856
9 Carlos Todd..... 565-7644
46 Kaakala Bruce..... 565-7673
 Kaakala Robin..... 565-7673
 Smith Florence..... 565-7673
 Smith Roy..... 565-7673

HOUSEHOLDS 7

KAUMALII HWY (KH) 96741

2-2436 DR STANLEY
 SCHILLER..... 332-7338
224948 SCOTT
 SHIMARUKURO DR..... 332-7088

Miki Basin - 200 Acre Industrial Site
Miki Road & Kaumalapau Highway
Lanai City, HI 96763

Inquiry Number: 3875991.3
March 10, 2014

Certified Sanborn® Map Report



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3/10/14

Site Name: Miki Basin - 200 Acre Industrial Miki Road & Kaumalapau Lanai City, HI 96763	Client Name: TRC 7600 N. 16th Street Phoenix, AZ 85020
EDR Inquiry # 3875991.3	Contact: Ron Landolt



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by TRC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Site Name: Miki Basin - 200 Acre Industrial Site
Address: Miki Road & Kaumalapau Highway
City, State, Zip: Lanai City, HI 96763
Cross Street:
P.O. # 215880
Project: Miki Basin - 200 Acre Site
Certification # CF60-4983-A50E



Sanborn® Library search results
Certification # CF60-4983-A50E

UNMAPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Miki Basin - 200 Acre Industrial Site
Miki Road & Kaunapali Highway
Lanai City, HI 96763

Inquiry Number: 3875991.10
March 14, 2014

EDR Environmental Lien and AUL Search



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EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

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FEA REF-495

EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

Miki Road & Kaunapala Highway
Miki Basin - 200 Acre Industrial Site
Lanai City, HI 96763

RESEARCH SOURCE

Source 1:
Maui County Clerk
Maui, HI

PROPERTY INFORMATION

Deed 1:

Type of Deed: Limited Warranty Deed
Title is vested in: Castle & Cooke Resorts, LLC
Title received from: Castle & Cooke, Inc
Deed Dated: 6/22/2012
Deed Recorded: 6/22/2012
Book: NA
Page: NA
Volume: NA
Instrument: T-8208437
Docket: NA
Land Record Comments: see exhibit
Miscellaneous Comments: see exhibit
Legal Description: see exhibit
Legal Current Owner: Castle & Cooke Resorts, LLC
Parcel # / Property Identifier: 4-9-002-001
Comments: see exhibit

Deed 2:

Type of Deed: Limited Warranty Deed
Title is vested in: Castle & Cooke Resorts, LLC
Title received from: Castle & Cooke, Inc
Deed Dated: 6/22/2012
Deed Recorded: 6/22/2012
Book: NA
Page: NA
Volume: NA
Instrument: T-8208436
Docket: NA
Land Record Comments:

EDR Environmental Lien and AUL Search

Miscellaneous Comments: see exhibit
NA
Legal Description: see exhibit
Legal Current Owner: Castle & Cooke Resorts, LLC
Parcel # / Property Identifier: 4-9-002-001
Comments: see exhibit

Deed 3:

Type of Deed: Limited Warranty Deed
Title is vested in: Castle & Cooke Resorts, LLC
Title received from: Castle & Cooke, Inc
Deed Dated: 6/22/2012
Deed Recorded: 6/22/2012
Book: NA
Page: NA
Volume: NA
Instrument: T-8208438
Docket: NA
Land Record Comments: see exhibit
Miscellaneous Comments: NA
Legal Description: see exhibit
Legal Current Owner: Castle & Cooke Resorts, LLC
Parcel # / Property Identifier: 4-9-002-001
Comments: see exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

Deed Exhibit 1

FW
259



STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED

June 22, 2012 3:29 PM

Doc No(s) T-8208437

on Cert(s) 469178

Issuance of Cert(s) 1044084



1 1/1
B-32082887

CHC

Conveyance Tax: \$32888.80

/s/ NICKI ANN THOMPSON
ASSISTANT REGISTRAR

Handwritten signature/initials

LAND COURT SYSTEM
Return by Mail () Pickup (X) To:

REGULAR SYSTEM

Castle & Cooke, Inc.

C. Kurasaki Ph: 548-2909

Total Pages 6

Tax Map Key No.: (2) 4-9-002-001 portion

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED is made as of June 22, 2012, by **CASTLE & COOKE, INC.**, a Hawaii corporation, hereinafter called the "**Grantor**," in favor of **CASTLE & COOKE RESORTS, LLC**, a Hawaii limited liability company whose address is 680 Iwilei Rd., Suite 510, Honolulu, Hawaii 96817, hereinafter called the "**Grantee**."

WITNESSETH:

That for Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, as tenant in severalty, all of the property more particularly described in **Exhibit A** attached hereto and made a part hereof;

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6/22/12

FEA REF-497

And the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto, including but not limited to, if any, water, minerals, metals and geothermal resources;

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy herein set forth, forever.

AND, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seised in fee simple of the property herein described (the "Property") and has good right to sell and convey the Property; that the Property is free and clear of all encumbrances made or suffered by the Grantor, except as set forth in Exhibit A and except for the lien of real property taxes not yet by law required to be paid; and that the Grantor shall WARRANT AND DEFEND the foregoing against the lawful claims of all persons claiming by, through, or under the Grantor, unto the Grantee and the Grantee's successors and assigns, forever.

AND the Grantor quitclaims to the Grantee all rights, title and interests reserved, granted or acquired by the Grantor or its predecessors in interest with respect to land owned by others on the island of Lanai, including but not limited to, if any, rights and interests with respect to easements, rights of way, access, water, minerals, metals, geothermal resources, and restrictive covenants.

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, successors in trust, and assigns. The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee, and the Grantee's heirs, personal representatives, successors, successors in trust and assigns.

The terms "Grantor" and "Grantee," as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations, limited liability companies or partnerships, and their and each of their respective, heirs, personal representatives, successors, successors in trust, and assigns, according to the context thereof.

This Deed is being made as a part of a larger sale of assets by the Grantor relating to the island of Lanai through which the Grantor is receiving consideration for this Deed by the transfer of assets from the Grantee and additional value from the Grantee and its affiliates.

IN WITNESS WHEREOF, the Grantor has executed these presents as of the day and year first above written.

CASTLE & COOKE, INC., a Hawaii corporation


By: 
Name: HARRY A. SAUNDERS
Title: Senior Vice President

By: 
Name: RICHARD K. MIRIKITANI
Title: Vice President & Assistant Secretary

Grantor

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On June 21, 2012, before me personally appeared HARRY A. SAUNDERS and RICHARD K. MIRIKITANI, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed this 6-page Limited Warranty Deed undated at time of notarization, in the First Circuit of the State of Hawaii, as the free act and deed of such persons, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Print Name: Rhonda Biffle
Notary Public, State of Hawaii

My commission expires: Aug. 3, 2012



EXHIBIT A

ALL OF THAT CERTAIN PARCEL OF LAND SITUATE ON THE ISLAND OF LANAI, COUNTY OF MAUI, STATE OF HAWAII, DESCRIBED AS FOLLOWS:

LOT 13-A-1-A, AREA 17,113.987 ACRES, MORE OR LESS, (DEDUCTING THEREFROM THE FOLLOWING LOTS OF LAND COURT APPLICATION 862:

LOT E-2-A-1-A-1-B,
LOT E-2-A-1-A-1-D,
LOT E-2-A-1-A-1-F,
LOT E-2-A-1-A-1-G,
LOT E-2-A-1-A-1-H AND
LOT E-2-A-1-A-1-J, AS SHOWN ON MAP 13;

LOT 35, AS SHOWN ON MAP 19;

LOT 37, AS SHOWN ON MAP 20;

LOT 44 AND 45, AS SHOWN ON MAP 21;

LOTS 724 TO 731, INCLUSIVE AND
LOTS 733 TO 743, INCLUSIVE, AS SHOWN ON MAP 48;

LOTS 746 TO 751, INCLUSIVE, AS SHOWN ON MAP 60;

EXCLUSIONS 13, 17, 18, 26 AND 36 AS SHOWN ON MAP 3;
AND ALL EXISTING GOVERNMENT ROADS
AND ALSO THE FOLLOWING LOTS OF LAND COURT CONSOLIDATION NO. 170; LOTS 12 AS SHOWN ON MAP 5; AND
LOTS 13-B TO 13-G, INCLUSIVE, AS SHOWN ON MAP 6; CONTAINING AN AREA OF 889.799 ACRES, MORE OR LESS),

AND CONTAINING A NET AREA OF 16,224.188 ACRES, MORE OR LESS, AS SHOWN ON MAP 15, FILED WITH LAND COURT CONSOLIDATION NO. 170 OF CASTLE & COOKE, INC.

TOGETHER WITH PERPETUAL RIGHTS AND EASEMENTS AS SET FORTH BY
LAND COURT ORDER NO. 132974, FILED OCTOBER 12, 1998, AS FOLLOWS:

(A) PERPETUAL RIGHT AND EASEMENTS TO BUILD, CONSTRUCT, INSTALL,
MAINTAIN, OPERATE, REPAIR AND/OR REPLACE POLE AND WIRE LINES OR
UNDERGROUND LINES FOR POWER AND COMMUNICATIONS;
UNDERGROUND WATER PIPELINES, INCLUDING FIRE HYDRANTS AND
VALVES; UNDERGROUND CONCRETE AND/OR CORRUGATED IRON
STRUCTURES FOR PURPOSES OF DRAINAGE AND IRRIGATION; AND
UNDERGROUND SEWER
LINES;

(B) PERPETUAL RIGHT AND EASEMENTS TO INSTALL, CONSTRUCT, LAY,
MAINTAIN, REPAIR, REMOVE AND/OR REPLACE AN UNDERGROUND
WATER PIPELINE OR PIPELINES ALONG, ACROSS, THROUGH AND UNDER
LOTS 482-B, 553-B, 303-B, 549, 551-C AND 561-A, TOGETHER WITH THE RIGHT
OF ACCESS FROM TIME TO TIME FOR THE PURPOSE AFORESAID;
PROVIDED, HOWEVER, AND THIS RESERVATION IS ON THE CONDITION
THAT, IF SAID EASEMENTS ARE NOT USED FOR THE AFORESAID PURPOSE
AT ANY TIME FOR A PERIOD OF TWO (2) CONSECUTIVE YEARS, THEN THE
SAME SHALL CEASE AND TERMINATE, AS RESERVED IN DEEDS, DATED
DECEMBER 1, 1961, DECEMBER 1, 1961, JANUARY 30, 1962, JULY 27, 1962,
APRIL 20, 1964 AND APRIL 20, 1964, FILED AS DOCUMENT NOS. 282714,
282715, 286951, 293717, 329739 AND 329740, RESPECTIVELY; AND

BEING LAND(S) DESCRIBED IN TRANSFER CERTIFICATE OF TITLE NO.
469,176

ISSUED TO: CASTLE & COOKE, INC., A HAWAII CORPORATION.

SUBJECT, HOWEVER, TO:

1. All encumbrances of record. (But no admission is made herein that such
encumbrances are valid)
2. All customary and traditional rights, of native Hawaiians as provided for by
the law of the State of Hawaii, for subsistence, cultural and religious purposes, which
rights may involve access to the subject property.

Deed Exhibit 2