

COUNCIL OF THE COUNTY OF MAUI
INFRASTRUCTURE AND
ENVIRONMENTAL MANAGEMENT
COMMITTEE

July 7, 2015

Committee
Report No. _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Infrastructure and Environmental Management Committee, having met on June 15, 2015, makes reference to County Communication 14-307, from the Director of Public Works, transmitting a proposed resolution entitled "ACCEPTING DEDICATION OF ROADWAY LOTS FOR THE PEAHI HUI LAND SUBDIVISION, PURSUANT TO SECTION 3.44.015, MAUI COUNTY CODE".

The purpose of the proposed resolution is to accept, from Peahi Hui LLC ("Subdivider"), roadway lots containing Hookili Road and Leleaka Place (Lots 3-T, 3-U, and 3-W), and a road-widening lot affecting Kekoanui Place (Lot 3-V), located within the Peahi Hui Land Subdivision, Haiku, Maui, Hawaii.

Your Committee notes, pursuant to Section 3.44.015(C), Maui County Code, the Council may accept donations of real property or any interest in real property by resolution.

The Deputy Director of Public Works stated the Subdivider desires to dedicate the roadway lots to fulfill its subdivision requirements. The Subdivider's improvements to the roadway lots were approved by the Department of Public Works on October 29, 2014. The Deputy Director stated the Department's support for the resolution.

Your Committee voted 7-0 to recommend adoption of the proposed resolution and filing of the communication. Committee Chair Cochran, Vice-Chair Hokama, and members Baisa, Carroll, Crivello, Guzman, and White voted "aye".

COUNCIL OF THE COUNTY OF MAUI
**INFRASTRUCTURE AND
ENVIRONMENTAL MANAGEMENT
COMMITTEE**

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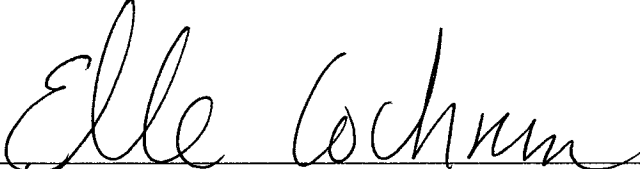
**Committee
Report No.** _____

Your Committee is in receipt of a revised proposed resolution entitled "ACCEPTING DEDICATION OF ROADWAY LOTS FOR THE PEAHI HUI LAND SUBDIVISION", approved as to form and legality by the Department of the Corporation Counsel, incorporating nonsubstantive revisions.

Your Infrastructure and Environmental Management Committee RECOMMENDS the following:

1. That Resolution _____, as revised herein and attached hereto, entitled "ACCEPTING DEDICATION OF ROADWAY LOTS FOR THE PEAHI HUI LAND SUBDIVISION", be ADOPTED; and
2. That County Communication 14-307 be FILED.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



ELLE COCHRAN, Chair

Resolution

No. _____

ACCEPTING DEDICATION OF ROADWAY LOTS FOR THE PEAHI HUI LAND SUBDIVISION

WHEREAS, Peahi Hui LLC ("Subdivider"), desires to comply with the subdivision requirements for the Peahi Hui Land Subdivision, TMK: (2) 2-8-005:114, Subdivision File No. 2.1756, by dedicating certain Roadway Lots 3-T, 3-U, and 3-W, and Road Widening Lot 3-V, as more fully described in Exhibit "A" of the Warranty Deed attached hereto as Exhibit "1" and made a part hereof; and

WHEREAS, the Director of Public Works has reviewed said dedication and recommends approval of the same; and

WHEREAS, pursuant to Section 3.44.015(C), Maui County Code, the County Council may accept any interest in real property by the adoption of a resolution; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

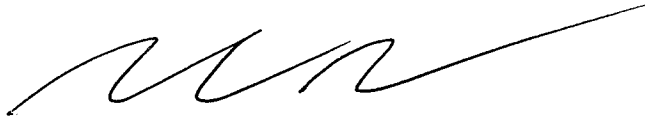
1. That it hereby accepts Lots 3-T, 3-U, 3-V, and 3-W, as described in the Warranty Deed attached hereto as Exhibit "1", to be dedicated by the Subdivider to the County of Maui in accordance with said Warranty Deed; and

2. That it does hereby authorize the Mayor of the County of Maui to execute all necessary documents in connection with the acceptance of said dedication; and

Resolution No. _____

3. That certified copies of this Resolution be transmitted to the Mayor of the County of Maui, the Director of Public Works, and the Subdivider.

APPROVED AS TO FORM
AND LEGALITY:



MICHAEL J. HOPPER
Deputy Corporation Counsel
County of Maui

S:\ALL\MJH\RESOS\Peahi Hui Land subdivision road widening lot.wpd

described in Exhibit "A", attached hereto and incorporated herein by reference, unto the Grantee, as Tenant in Severalty, its legal successors and assigns, forever, including the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interests of Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all buildings, improvements, tenements, rights, easements, hereditaments, privileges and appurtenances thereto belonging or appertaining, or held and enjoyed in connection therewith unto the Grantee according to the tenancy hereinabove set forth, absolutely and in fee simple, forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized in fee simple of the described real and personal property and that the Grantor has good right to convey the same as aforesaid; that the property is free and clear of all encumbrances, except as may be described in Exhibit "A"; and the Grantor will WARRANT AND DEFEND the same unto Grantee, forever, against the lawful claims and demands of all persons.

It is understood and agreed that the term "property" shall be deemed to mean and include the property specifically described in Exhibit "A", all buildings and improvements thereon (including any personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and

include the masculine and/or feminine, the singular or plural number, individuals, firms or corporations, that the rights and obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors in trust and assigns and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 2nd day of August, 2013.

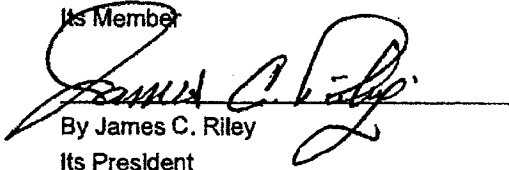
GRANTOR:

SUBDIVIDER:

Peahi Hui LLC

By West Maui Land Company, Inc.

Its Member


By James C. Riley

Its President

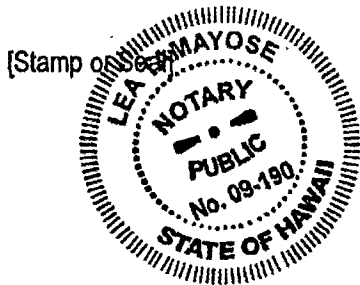
APPROVED AS TO FORM
AND LEGALITY:



MICHAEL J. HOPPER
Deputy Corporation Counsel
County of Maui

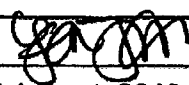
STATE OF HAWAII)
) SS.
COUNTY OF Maui)

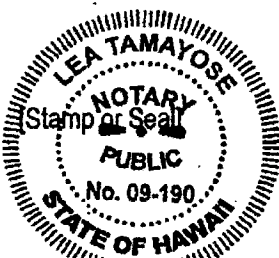
On this 2nd day of August, 2013, before me personally appeared James C. Riley, to me personally known, who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.




NOTARY PUBLIC, State of Hawaii
Print Name Lea Tamayose
My commission expires: 17 May, 2017

NOTARY PUBLIC CERTIFICATION			
Doc. Date:	<u>August 2, 2013</u>	# Pages:	<u>23</u>
Notary Name:	<u>Lea Tamayose</u>	Judicial Circuit:	<u>2nd</u>
Doc. Description:	<u>Warranty Deed</u> <u>TMK (2) 2-8-005:114</u>		
Notary Signature:			
Date:	<u>2 August, 2013</u>		



A circular notary seal for Lea Tamayose, Notary Public, State of Hawaii, No. 09-190. The seal features a central emblem with a scale of justice and a gavel, surrounded by the text 'LEA TAMAYOSE', 'NOTARY PUBLIC', and 'STATE OF HAWAII'. The words 'Stamp or Seal' are written across the seal.

Exhibit "A"

Peahi Hui Land Subdivision

Roadway Extension Lot 3-T
"Ho'okili Road"

Being a portion of Lot 3 of the Peahi Hui Land Subdivision, being also a portion of Royal Patent Grant 160 to Charles R. Bishop.

Situate at Peahi, Makawao, Maui, Hawaii

Beginning at the Southwest corner of this lot, being also the South Corner of Lot 2 of the Peahi Hui Land Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI" being 4,370.89 feet North and 1,576.94 feet East, and running by azimuths measured clockwise from true South:

Thence along Lot 2 of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being 13° 43', the radial azimuth to the point of tangent being 260° 30', the chord azimuth and distance being:

1. 227° 06' 30" 50.10 feet;
2. 170° 30' 521.45 feet along Lot 2 and Roadway Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along Roadway Lot 3-U (Leleaka Place) and Lot 3-G of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 600.00 feet, the chord azimuth and distance being:

-1-



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

EXHIBIT "1" PAGE 5

1871 WILIPA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

3. 176° 15' 120.23 feet;
4. 182° 00' 244.96 feet along Lots 3-G and 3-H of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
- Thence along Lot 3-H of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 480.00 feet, the chord azimuth and distance being:
5. 174° 59' 117.27 feet;
6. 167° 58' 567.90 feet along Lots 3-H, 3-M, 3-L, 3-N, 3-P, and 3-Q of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
- Thence along Lot 3-Q of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 520.00 feet, the radial azimuth to the point of the curve being 77° 58', the radial azimuth to the point of tangent being 93° 54' 44", the chord azimuth and distance being:
7. 175° 56' 22" 144.25 feet;
8. 347° 58' 462.07 feet along the West side of Hui Road Remnant (Ho'okili Road), also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
9. 252° 56' 20.07 feet along same;

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AUSTIN, TSUTSUMI & ASSOCIATES, INC.

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EXHIBIT "1" PAGE 6

501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96783

10. 347° 58' 250.45 feet along Lots 3-B and 3-C of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along Lots 3-C and 3-D of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 520.00 feet, the chord azimuth and distance being:

11. 354° 59' 127.04 feet;

12. 2° 00' 244.96 feet along Lots 3-D and 3-E of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along Lot 3-E of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 560.00 feet, the chord azimuth and distance being:

13. 356° 15' 112.21 feet;

14. 350° 30' 564.34 feet along Lots 3-E and 1 of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;



Thence along Lot 1 of The Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being 80° 30', the radial azimuth to the point of tangent being 13° 43', the chord azimuth and distance being:

15. 317° 06' 30" 33.02 feet;

16. 103° 43' 108.81 feet along Lot 3-V of the Peahi Hui Land Subdivision, also along the remainder of Grant 160 to Charles R. Bishop to the point of beginning and containing an area of 1.405 acres.

Subject, however, to a portion of Easement B for access and utility purposes in favor of Lots 2, 48, 49, 50 and 51, pursuant to Document Numbers 2007-164914, 2004-198060 and 96-175835. Portion of Easement B affecting Roadway Extension Lot 3-T (Ho'okili Road) described as follows:

Portion of Easement B

Affecting a portion of Roadway Extension Lot 3-T (Ho'okili Road) of the Peahi Hui Land Subdivision, being also a portion of Royal Patent Grant 160 to Charles R. Bishop.

Situate at Peahi, Makawao, Maui, Hawaii

Beginning at the Southwest corner of this easement, being also the South Corner of Lot 2 of the Peahi Hui Land Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI" being 4,370.89 feet North and 1,576.94 feet East, and running by azimuths measured clockwise from true South:



Thence along Lot 2 of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being 13° 43', the radial azimuth to the point of tangent being 260° 30', the chord azimuth and distance being:

1. 227° 06' 30" 50.10 feet;
2. 170° 30' 521.45 feet along Lot 2 and Roadway Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along Roadway Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 600.00 feet, the radial azimuth to the point of the curve being 80° 30', the radial azimuth to the point of tangent being 83° 23' 10", the chord azimuth and distance being:

3. 171° 56' 35" 30.22 feet;
4. 260° 30' 39.24 feet along the remainder of Roadway Extension Lot 3-T (Ho'okili Road) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
5. 350° 30' 30.21 feet along same;

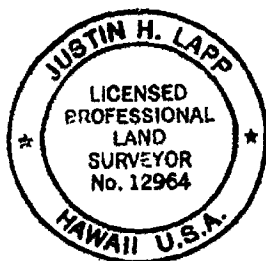


6. 350° 30' 564.34 feet along Lots 3-E and 1 of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along Lot 1 of The Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being 80° 30', the radial azimuth to the point of tangent being 13° 43', the chord azimuth and distance being:

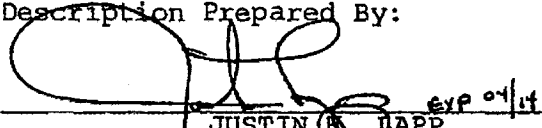
7. 317° 06' 30" 33.02 feet;

8. 103° 43' 108.81 feet along Lot 3-V of the Peahi Hui Land Subdivision, also along the remainder of Grant 160 to Charles R. Bishop to the point of beginning and containing an area of 0.569 acres.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:


JUSTIN H. LAPP
Licensed Professional Land Surveyor
Certificate No. 12964

Wailuku, Maui, Hawaii
August 1, 2013

TMK: (2) 2-8-005: 114(Portion)

The above description is subject to Final Subdivision Approval of the Peahi Hui Land Subdivision, Sub. File No. 2.1756.

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AUSTIN, TSUTSUMI & ASSOCIATES, INC.

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EXHIBIT "1" PAGE 10

501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96783

Peahi Hui Land Subdivision

Roadway Lot 3-U
"Leleaka Place"

Being a portion of Lot 3 of the Peahi Hui Land Subdivision, being also a portion of Royal Patent Grant 160 to Charles R. Bishop.

Situate at Peahi, Makawao, Maui, Hawaii

Beginning at the Northeast corner of this lot, being also the Southeast Corner of Lot 3-G of the Peahi Hui Land Subdivision, along the West side of Roadway Extension Lot 3-T (Ho'okili Road) the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI" being 4,976.29 feet North and 1,520.83 feet East, and running by azimuths measured clockwise from true South:

Thence along Roadway Extension Lot 3-T (Ho'okili Road) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 600.00 feet, the radial azimuth to the point of the curve being $85^{\circ} 59' 04''$, the radial azimuth to the point of tangent being $80^{\circ} 30'$, the chord azimuth and distance being:

1. $353^{\circ} 14' 32''$ 57.41 feet;
2. $350^{\circ} 30'$ 39.79 feet along same;

Thence along Lot 2 of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being $260^{\circ} 30'$, the radial azimuth to the point of tangent being $170^{\circ} 30'$, the chord azimuth and distance being:



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EXHIBIT "1" PAGE 11

3. 125° 30' 42.43 feet;

4. 80° 30' 274.81 feet along Lots 2 and 3-F of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along Lot 3-F of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being 170° 30', the radial azimuth to the point of tangent being 123° 43' 48", the chord azimuth and distance being:

5. 57° 06' 55" 23.81 feet;

Thence along same on a curve to the right having a radius of 43.00 feet, the radial azimuth to the point of the curve being 303° 43' 48", the radial azimuth to the point of tangent being 43° 16' 18", the chord azimuth and distance being:

6. 83° 30' 03" 65.67 feet;



Thence along Lot 3-K of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 43.00 feet, the radial azimuth to the point of the curve being $43^{\circ} 16' 18''$, the radial azimuth to the point of tangent being $108^{\circ} 13' 04''$, the chord azimuth and distance being:

7. $165^{\circ} 44' 41''$ 46.17 feet;

Thence along Lot 3-J of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 43.00 feet, the radial azimuth to the point of the curve being $108^{\circ} 13' 04''$, the radial azimuth to the point of tangent being $217^{\circ} 16' 12''$, the chord azimuth and distance being:

8. $252^{\circ} 44' 38''$ 70.04 feet;

Thence along Lots 3-J and 3-G of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being $37^{\circ} 16' 12''$, the radial azimuth to the point of tangent being $350^{\circ} 30'$, the chord azimuth and distance being:

9. $283^{\circ} 53' 06''$ 23.81 feet;



10. 260° 30' 277.69 feet along Lot 3-G of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along same on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being 350° 30', the radial azimuth to the point of tangent being 265° 59' 04", the chord azimuth and distance being:

11. 218° 14' 32" 40.35 feet to the point of beginning and containing an area of 0.434 acres.

Subject, however, to the following:

1. Portion of Easement B for access and utility purposes in favor of Lots 2, 48, 49, 50 and 51, pursuant to Document Numbers 2007-164914, 2004-198060 and 96-175835. Portion of Easement B affecting Lot 3-U described as follows:

Portion of Easement B

Affecting a portion of Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, being also a portion of Royal Patent Grant 160 to Charles R. Bishop.

Situate at Peahi, Makawao, Maui, Hawaii

Beginning at the Southeast corner of this easement, being also the Northeast Corner of Lot 2 of the Peahi Hui Land Subdivision, along the West side of Roadway Extension Lot 3-T (Ho'okili Road) the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI" being 4,880.04 feet North and 1,534.15 feet East, and running by azimuths measured clockwise from true South:



Thence along Lot 2 of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being 260° 30', the radial azimuth to the point of tangent being 170° 30', the chord azimuth and distance being:

- 1. 125° 30' 42.43 feet;
- 2. 80° 30' 274.81 feet along Lots 2 and 3-F of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
- 3. 80° 30' 91.25 feet along the remainder of Roadway Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along Lot 3-K of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 43.00 feet, the radial azimuth to the point of the curve being 52° 46' 56", the radial azimuth to the point of tangent being 108° 13' 04", the chord azimuth and distance being:

- 4. 170° 30' 40.00 feet;



5. 260° 30' 91.25 feet along the remainder of Roadway Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
6. 260° 30' 277.69 feet along Lot 3-G of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
7. 260° 30' 27.88 feet along the remainder of Roadway Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;

Thence along Roadway Extension Lot 3-T (Ho'okili Road) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 600.00 feet, the radial azimuth to the point of the curve being 83° 23' 10", the radial azimuth to the point of tangent being 80° 30', the chord azimuth and distance being:

8. 351° 56' 35" 30.22 feet;
9. 350° 30' 39.79 feet along same to the point of beginning and containing an area of 0.371 acres.



2. Portion of Temporary Access Easement for roadway and utility purposes, in favor of Lots 48 and 49, pursuant to Document No. 2010-030423. Portion of Temporary Access Easement described as follows:

Portion of Temporary Access Easement

Affecting a portion of Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, being also a portion of Royal Patent Grant 160 to Charles R. Bishop.

Situate at Peahi, Makawao, Maui, Hawaii

Beginning at the Northwest corner of this easement, being also the Southeast Corner of Lot 3-K of the Peahi Hui Land Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI" being 4,838.96 feet North and 1,143.33 feet East, and running by azimuths measured clockwise from true South:

Thence along Lot 3-K of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 43.00 feet, the radial azimuth to the point of the curve being $43^{\circ} 16' 18''$, the radial azimuth to the point of tangent being $100^{\circ} 21' 46''$, the chord azimuth and distance being:

1. $161^{\circ} 49' 02''$ 41.10 feet;

Thence along the remainder of Roadway Lot 3-U (Leleaka Place) of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 100.00 feet, the radial azimuth to the point of the curve being $151^{\circ} 36' 08''$, the radial azimuth to the point of tangent being $170^{\circ} 30'$, the chord azimuth and distance being:

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AUSTIN, TSUTSUMI & ASSOCIATES, INC.

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EXHIBIT "1" PAGE 17

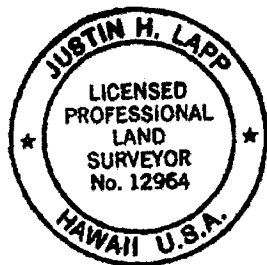
501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

- 2. 251° 03' 04" 32.83 feet;
- 3. 350° 30' 40.00 feet along same;

Thence along same on a curve to the left having a radius of 60.00 feet, the radial azimuth to the point of the curve being 170° 30', the radial azimuth to the point of tangent being 144° 37' 32", the chord azimuth and distance being:

- 4. 67° 33' 46" 26.87 feet to the point of beginning and containing an area of 0.031 acres.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

[Handwritten Signature]
 JUSTIN H. LAPP
 Licensed Professional Land Surveyor
 Certificate No. 12964

Wailuku, Maui, Hawaii
 August 1, 2013

TMK: (2) 2-8-005: 114 (Portion)

The above description is subject to Final Subdivision Approval of the Peahi Hui Land Subdivision, Sub. File No. 2.1756.



Peahi Hui Land Subdivision

Roadway Lot 3-V

Being a portion of Lot 3 of the Peahi Hui Land Subdivision, being also a portion of Royal Patent Grant 160 to Charles R. Bishop.

Situate at Peahi, Makawao, Maui, Hawaii

Beginning at the Southeast corner of this lot, being also the Southwest Corner of Lot 45 of the Partition of Hui Aina O Peahi, along the North side of Kekoanui Place the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI" being 4,259.01 feet North and 1,886.48 feet East, and running by azimuths measured clockwise from true South:

1. 112° 48' 160.18 feet along the North side of Kekoanui Place;
2. 103° 43' 283.37 feet along same;
3. 116° 48' 44.18 feet along the Lowrie Ditch Parcel, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
4. 283° 43' 327.19 feet along Lot 2, Roadway Extension Lot 3-T (Ho'okili Road) and Lot 1 of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
5. 292° 48' 154.65 feet along Lot 1 of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop;
6. 350° 30' 11.83 feet along Lot 45 of the Partition of Hui Aina O Peahi, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop to the point of beginning and containing an area of 0.106 acres.



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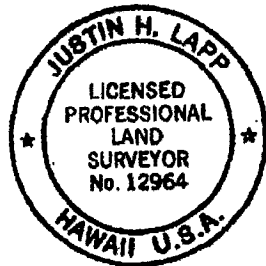
CIVIL ENGINEERS • SURVEYORS

EXHIBIT "1" PAGE 19

501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817-5031

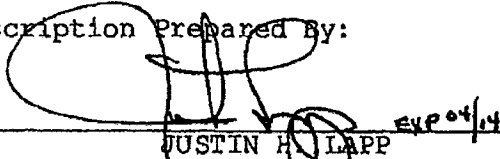
1873 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

Subject, however, to Easement A, affecting all of Lot-V of the Peahi Hui Land Subdivision, for access and utility purposes in favor of Lots 1, 2, 48, 49, 50 and 51, pursuant to Document Numbers 2007-164914, 2004-198060 and 96-175835.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:


JUSTIN H. LAPP *exp 04/14*
Licensed Professional Land Surveyor
Certificate No. 12964

Wailuku, Maui, Hawaii
August 1, 2013

TMK: (2) 2-8-005: 114 (Portion)

The above description is subject to Final Subdivision Approval of the Peahi Hui Land Subdivision, Sub. File No. 2.1756.

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EXHIBIT "1" PAGE 20

Peahi Hui Land Subdivision

Roadway Lot 3-W
"Ho'okili Road"

Being a portion of Lot 3 of the Peahi Hui Land Subdivision, being also a portion of Royal Patent Grant 160 to Charles R. Bishop.

Situate at Peahi, Makawao, Maui, Hawaii

Beginning at the Southwest corner of this lot, being also the South corner of Lot 3-S of the Peahi Hui Land Subdivision, along the East side of Hui Road Remnant (Ho'okili Road), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI" being 6,160.25 feet North and 1,397.04 feet East, and running by azimuths measured clockwise from true South:

Thence along Lot 3-S of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the right having a radius of 520.00 feet, the radial azimuth to the point of the curve being $100^{\circ} 35' 12''$, the radial azimuth to the point of tangent being $108^{\circ} 57'$, the chord azimuth and distance being:

1. $194^{\circ} 46' 06''$ 75.84 feet;
2. $198^{\circ} 57'$ 113.47 feet along same;

Thence along same on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being $288^{\circ} 57'$, the radial azimuth to the point of tangent being $214^{\circ} 21'$, the chord azimuth and distance being:

3. $161^{\circ} 39'$ 36.36 feet;



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EXHIBIT "1" PAGE 21

4. 257° 58' 2.37 feet along the South side of Mihi Road (F.A.P. No. BR-036-1 (5));

Thence along the South side of Hana Highway (F.A.P. 32-A(1)) on a curve to the right having a radius of 2824.79 feet, the radial azimuth to the point of the curve being 198° 57' 04", the radial azimuth to the point of tangent being 200° 47' 48", the chord azimuth and distance being:

5. 289° 52' 26" 90.99 feet;

Thence along Lot 3-A of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 30.00 feet, the radial azimuth to the point of the curve being 200° 47' 48", the radial azimuth to the point of tangent being 108° 57', the chord azimuth and distance being:

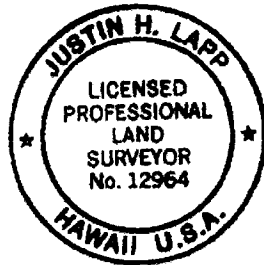
6. 64° 52' 24" 43.11 feet;

7. 18° 57' 112.17 feet along same;

Thence along Lots 3-A and 3-B of the Peahi Hui Land Subdivision, also along the remainder of Royal Patent Grant 160 to Charles R. Bishop on a curve to the left having a radius of 480.00 feet, the radial azimuth to the point of the curve being 108° 57', the radial azimuth to the point of tangent being 77° 58', the chord azimuth and distance being:



8. 3° 27' 30" 256.41 feet;
9. 167° 58' 200.00 feet along the East side of Hui Road Remnant (Ho'okili Road), also the remainder of Royal Patent Grant 160 to Charles R. Bishop to the point of beginning and containing an area of 0.266 acres.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

[Handwritten signature]
exp 04/14

JUSTIN H. LAPP

Licensed Professional Land Surveyor
Certificate No. 12964

Wailuku, Maui, Hawaii
August 1, 2013

TMK: (2) 2-8-005: 114(Portion)

The above description is subject to Final Subdivision Approval of the Peahi Hui Land Subdivision, Sub. File No. 2.1756.

End of Exhibit "A"

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EXHIBIT "1" PAGE 23

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1871 WILI PA LOOP, SUITE A
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