

PRELIMINARY REPORT
(No Liability Hereunder)

This report (and any revisions thereto) is issued solely for the convenience of the titleholder, the titleholder's agent, counsel, purchaser or mortgagee, or the person ordering it for the purpose of facilitating the issuance of a policy of title insurance by Title Guaranty of Hawaii and no liability will arise under this report.

SCHEDULE A

Title Guaranty of Hawaii, Incorporated, hereby reports that, subject to those matters set forth in Schedule "B" hereof, the title to the estate or interest to the land described in Schedule "C" hereof is vested in:

PEAHI MAUKA LLC,
a Hawaii limited liability company,
as Fee Owner

This report is dated as of July 28, 2015 at 8:00 a.m.

Inquiries concerning this report should be directed to OFELIA LOPEZ.
Email olopez@tghawaii.com.
Fax (808) 521-0288.
Telephone (808) 533-5831.
Refer to Order No. 201539038.

Inquiries concerning Escrow should be directed to Michael E. Gamberdell.
KAHULUI OFFICE
Email mgamberdell@tghawaii.com.
Fax (808) 871-2222.
Telephone (808) 871-2220.
Escrow No. 15063341

**SCHEDULE B
EXCEPTIONS**

1. Real Property Taxes, if any, that may be due and owing.

Tax Key: [\(2\) 2-8-001-100](#) Area Assessed: .702 acre

Tax Classification: AGRICULTURAL

Street Address: SEPARATE LOT 6, O BURNS ROAD, HAIKU, HAWAII
96708

-Note:- Attention is invited to the fact that the premises covered herein may be subject to possible rollback or retroactive property taxes.

2. Mineral and water rights of any nature in favor of the State of Hawaii.
3. Any unrecorded leases and matters arising from or affecting the same.

-Note:- A properly executed TG Form D.1 should be submitted at closing (i) if there are no unrecorded leases affecting the subject land and the insured requires that said exception be removed from the policy or (ii) if the insured requires the policy to be issued with reference to specific unrecorded leases.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
5. Claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.

SCHEDULE B CONTINUED

6. GRANT

TO : EAST MAUI IRRIGATION COMPANY LIMITED, a Hawaii corporation

DATED : September 24, 2014

RECORDED : Document No. A-[53820098](#)

GRANTING : a perpetual and nonexclusive twenty (20) foot wide easement over, across, under, along and upon (1) "Easement A-1", and (2) "Easement A-2", as more particularly described on the map attached thereof

7. The terms and provisions contained in the following:

INSTRUMENT : LIMITED WARRANTY DEED WITH RESERVATION OF EASEMENTS, COVENANTS, RESERVATIONS AND RESTRICTIONS

DATED : September 24, 2014

RECORDED : Document No. A-[53820100](#)

END OF SCHEDULE B

SCHEDULE C

All of that certain parcel of land (being portion of the land(s) described in and covered by Royal Patent Grant Number 149 to H. S. Swinton) situate, lying and being at Peahi, Hamakualoa, District of Makawao, Island and County of Maui, State of Hawaii, being SEPARATE LOT 6, being Lot 200 of the Partition of Hui Kuai Aina O Peahi and thus bounded and described as per survey dated January 20, 2012, to-wit:

Beginning at a point at the southwesterly corner of this lot, on the easterly side of Burns Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI" being 2,250.37 feet south and 1,200.86 feet east and running by azimuths measured clockwise from true South:

1. 180° 18' 30" 100.00 feet along the easterly side of Burns Road to a point;
2. 270° 18' 30" 279.02 feet along Lot 199 of the Partition of Hui Kuai Aina O Peahi to a point;
3. 331° 03' 30" 114.61 feet along Lot 3 of the Orchards Hawaii Halehaku Farm Subdivision to a point;
4. 90° 18' 30" 335.02 feet along Lot 201 of the Partition of Hui Kuai Aina O Peahi to the point of beginning and containing a Gross Area of 0.705 acre (Less 0.0003 ac. - Por. Grave Site) 0.702 acre (Net Area), more or less.

Together with Easement A-3 affecting portion of Lot 190, as granted by instrument dated --- (acknowledged September 24, 2014), recorded as Document No. A-[53820099](#), said easement being more particularly described therein.

SCHEDULE C CONTINUED

BEING THE PREMISES ACQUIRED BY LIMITED WARRANTY DEED WITH
RESERVATIONS OF EASEMENTS, COVENANTS, RESERVATIONS AND
RESTRICTIONS

GRANTOR : EAST MAUI IRRIGATION COMPANY, LIMITED, a Hawaii
corporation

GRANTEE : PEAHI MAUKA LLC, a Hawaii limited liability company

DATED : September 24, 2014

RECORDED : Document No. A-[53820100](#)

END OF SCHEDULE C

GENERAL NOTES

1. There is hereby omitted from any covenants, conditions and reservations contained herein any covenant or restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. Lawful restrictions under state or federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

BUYER(S) LIEN INFORMATION

1. Title Guaranty of Hawaii, Incorporated, finds no liens docketed against LIAM SELWYN BALL, the proposed purchaser(s).

GUIDELINES FOR THE ISSUANCE OF INSURANCE

- A. Taxes shown in Schedule B are as of the date such information is available from the taxing authority. Evidence of payment of all taxes and assessments subsequent to such date must be provided prior to recordation.
 - B. Evidence of authority regarding the execution of all documents pertaining to the transaction is required prior to recordation. This includes corporate resolutions, copies of partnership agreements, powers of attorney and trust instruments.
 - C. If an entity (corporation, partnership, limited liability company, etc.) is not registered in Hawaii, evidence of its formation and existence under the laws where such entity is formed must be presented prior to recordation.
 - D. If the transaction involves a construction loan, the following is required:
 - (1) a letter confirming that there is no construction prior to recordation; or
 - (2) if there is such construction, appropriate indemnity agreements, financial statements and other relevant information from the owner, developer, general contractor and major sub-contractors must be submitted to the Title Company for approval at least one week prior to the anticipated date of recordation.
- Forms are available upon request from Title Guaranty of Hawaii.
- E. Chapter 669, Hawaii Revised Statutes, sets forth acceptable tolerances for discrepancies in structures or improvements relative to private property boundaries for various classes of real property. If your survey map shows a position discrepancy that falls within the tolerances of Chapter 669, call your title officer as affirmative coverage may be available to insured lenders.
 - F. The right is reserved to make additional exceptions and/or requirements upon examination of all documents submitted in connection with this transaction.
 - G. If a policy of title insurance is issued, it will exclude from coverage all matters set forth in Schedule B of this report and in the printed Exclusions from Coverage contained in an ALTA policy or in the Hawaii Standard Owner's Policy, as applicable. Different forms may have different exclusions and should be reviewed. Copies of the policy forms are available upon request from Title Guaranty of Hawaii or on our website at www.tghawaii.com.

DATE PRINTED: 8/07/2015

STATEMENT OF ASSESSED VALUES AND REAL PROPERTY TAXES DUE

TAX MAP KEY

DIVISION ZONE SECTION PLAT PARCEL HPR NO.
(2) 2 8 001 100 0000

CLASS: AGRICULTURAL AREA ASSESSED: .702 AC

ASSESSED VALUES FOR CURRENT YEAR TAXES: 2015

The records of this division show the assessed values and taxes on the property designated by Tax Key shown above are as follows:

BUILDING	\$	0
EXEMPTION	\$	0
NET VALUE	\$	0
LAND	\$	100
EXEMPTION	\$	0
NET VALUE	\$	100
TOTAL NET VALUE	\$	100

Installment (1 - due 8/20; 2 - due 2/20) Tax Info As Of - 7/01/2015

Tax Year	Installment	Tax Amount	Penalty Amount	Interest Amount	Other Amount	Total Amount	
2015	2	125.00				125.00	PENDING
2015	1	125.00				125.00	PENDING
2014	2	608.56				608.56	PAID
2014	1	608.56				608.56	PAID
Total Amount Due:						250.00	

Penalty and Interest Computed to: 7/01/2015