

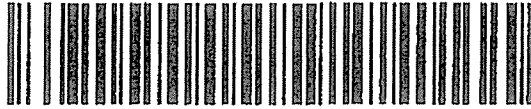


R-387

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
Mar 23 2011 08:01 AM

Doc No(s) 2011-048539

/s/ NICKI ANN THOMPSON
REGISTRAR
CONVEYANCE TAX: \$169.20



13 1/1 ZSKC

SKC

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail () Pickup () To:

*KAHOMA RESIDENTIAL LLC
PO 33 LONO AVE., STE. 450
KAHULUI, HI 96732*

#6829000579-00

Tax Key: (2) 4-5-010-005

Total No. of Pages: 13

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That KAHOMA LAND LLC, a Hawaii limited liability company, whose address is 33 Lono Avenue, Suite 450, Kahului, Hawaii 96732, hereinafter called the "Grantor," in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by KAHOMA RESIDENTIAL LLC, a Hawaii limited liability company, whose address is 33 Lono Avenue, Suite 450, Kahului, Hawaii 96732, hereinafter called the "Grantee," the receipt whereof is hereby acknowledged, does

hereby grant and convey unto the Grantee, as a tenant in severalty, the real property described in Exhibit "A" attached hereto and by this reference incorporated herein; subject, however, to all encumbrances noted on said Exhibit "A".

TO HAVE AND TO HOLD the same, together with any improvements thereon and the rights, easements, privileges, and appurtenances thereunto belonging or appertaining unto the Grantee, the heirs, representatives, administrators, successors and assigns of the Grantee, forever.

AND the Grantor covenants with the Grantee that the former is now seised in fee simple of the property granted; that the title to the property is free from all encumbrances, except the liens and encumbrances hereinbefore mentioned, and except also the liens and encumbrances created or permitted by the Grantee after the date hereof; and that the Grantor will WARRANT and DEFEND the Grantee against the lawful claims and demands of all persons claiming title to or a lien upon the whole or any part of the above bargained and granted lands and premises.

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, or neuter, the singular or plural number, individuals or corporations, and their and each of their respective successors, heirs, personal representatives, and permitted assigns, according to the context hereof. If

these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of such parties shall for all purposes be joint and several.

IN WITNESS WHEREOF, the Grantor has executed these presents on this 15th day of March, 2011.

KAHOMA LAND LLC

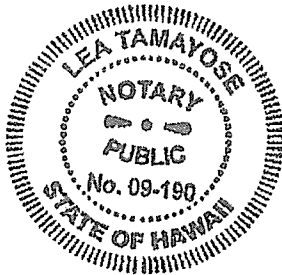
pm
By

Peter K. Martin
PETER K. MARTIN
Its Manager

Grantor

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 15th day of MARCH, 2011, before me personally appeared PETER K. MARTIN, 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.



Lea Tamayo
Print Name: LEA TAMAYOSE
Notary Public, State of Hawaii.

My commission expires: 17 May 13

Date of Doc: <u>15 March 11</u>	# Pages: <u>13</u>
Name: <u>Lea Tamayo</u>	Second Circuit
Doc. Description: <u>Warranty Deed TRK: (2) 4-15-010-005</u>	
<u>Lea Tamayo</u> Notary Signature	
NOTARY CERTIFICATION	

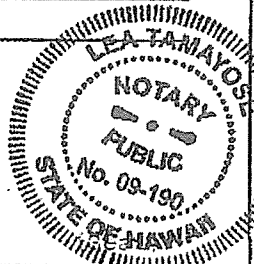


EXHIBIT "A"

PARCEL 5, Tax Map Key: (2) 4-5-10, situated at Lahaina, Maui, Hawaii, being portions of R. P. 1840, L. C. Aw. 424, Ap. 1 and 2 to Kanehoewaa; R. P. 5666, L. C. Aw. 4760, Ap. 1 to Lelehu; R. P. 2651, L. C. Aw. 11150, Ap. 4 to Keone; R. P. 1839, L. C. Aw. 3702, Ap. 2 to D. Malo; R. P. 2650, L. C. Aw. 312, Ap. 1 to Keaweiwi; R. P. 4388, L. C. Aw. 8452, Ap. 4 to Kechokalole; Grant 1891, Ap. 7 to D. Baldwin; Grant 11073 to Pioneer Mill Company, Ltd. and Grant 2993 to W. Ap. Jones, being also a portion of Parcel 5-A, Kahoma Stream Flood Control Project.

Beginning at the Northwest corner of this parcel of land, being also the Southwest corner of Right-of-Way Parcel 7, Kahoma Stream Flood Control Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 4,773.03 feet South and 3,757.12 feet West and running by azimuths measured clockwise from true South:

1. 282° 18' 124.42 feet along Right-of-Way Parcel 7, Kahoma Stream Flood Control Project;
2. 192° 18' 70.00 feet along Right-of-Way Parcel 7, Kahoma Stream Flood Control Project;
3. 276° 30' 50.89 feet along Right-of-Way Parcel 7, Kahoma Stream Flood Control Project;
4. 279° 40' 206.30 feet along Right-of-Way Parcel 7, Kahoma Stream Flood Control Project;
5. 274° 06' 309.16 feet along Right-of-Way Parcel 7, Kahoma Stream Flood Control Project;
6. 265° 19' 309.17 feet along Right-of-Way Parcel 7, Kahoma Stream Flood Control Project;

7. 260° 08' 40" 103.18 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
8. 257° 32' 103.18 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
9. 252° 48' 257.66 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
10. 245° 31' 257.82 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
11. 241° 16' 154.21 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
12. 238° 30' 411.99 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
13. 227° 05' 150.33 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
14. 230° 54' 150.00 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
15. 242° 12' 40" 101.98 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
16. 230° 54' 5.05 feet along Right-of-Way Parcel 7,
Kahoma Stream Flood Control
Project;
17. 34° 00' 136.99 feet along L. P. 8352, L. C. Aw.
327 to Z. Kaauwai;

31.	154°	55'	12.09 feet along Lot 82, Kuhua Tract No. 3 (File Plan 516);
32.	66°	57'	101.44 feet along Lot 82, Kuhua Tract No. 3 (File Plan 516);
33.	77°	14'	80.83 feet along Lots 81 and 80, Kuhua Tract No. 3 (File Plan 516);
34.	84°	14'	23.78 feet along Lot 79, Kuhua Tract No. 3 (File Plan 516);
35.	93°	04'	25.93 feet along Lot 79, Kuhua Tract No. 3 (File Plan 516);
36.	103°	15'	60.30 feet along Lots 79 and 78, Kuhua Tract No. 3 (File Plan 516);
37.	112°	42'	143.40 feet along Lots 78 and 69, Kuhua Tract No. 3 (File Plan 516);
38.	100°	43'	80.10 feet along Lot 69, Kuhua Tract No. 3 (File Plan 516);
39.	90°	56'	24.98 feet along Lot 69, Kuhua Tract No. 3 (File Plan 516);
40.	70°	15'	24.11 feet along Lot 69, Kuhua Tract No. 3 (File Plan 516);
41.	63°	25'	63.88 feet along Lots 69 and 68, Kuhua Tract No. 3 (File Plan 516);
42.	51°	27'	144.18 feet along Lots 68, 55, 54, Kuhua Tract No. 3 (File Plan 516);
43.	51°	14'	80.01 feet along Lot 54, Kuhua Tract No. 3 (File Plan 516) and along Kopili Street;
44.	107°	01'	36.54 feet along Kopili Street;

45. 233° 50' 384.00 feet along Kahoma Stream Parcel 6
(C.S.F. 21,571);

46. Thence, along the North side of Old Kahoma Stream, the
direct azimuth and distance
being:

91° 14' 17" 962.09 feet;

47. 181° 44' 136.11 feet along Parcel 1-B-1, Kahoma
Stream Flood Control Project to
the point of beginning and
containing an area of 16.683
acres, more or less.

Being all the property described in the following:

A. Deed recorded August 28, 2000 in the Bureau of
Conveyances of the State of Hawaii as Document No. 2000-118776,
between Pioneer Mill Company, Limited, a Hawaii corporation, as
Grantor, and Kahoma Land LLC, a Hawaii limited liability
company, as Grantee.

B. Deed recorded December 14, 2007 in the said
Bureau of Conveyances as Document No. 2007-215363, between Kipa
Hui, a Hawaii limited partnership, and James Riley and Jeannie
Riley, husband and wife, as Grantor, and Kahoma Land LLC, a
Hawaii limited liability company, as Grantee.

SUBJECT, HOWEVER, to the following:

1. Title to all minerals and metallic mines reserved
to the State of Hawaii.

2. Free flowage of Kahoma Stream, as shown on tax
maps.

3. Location of the boundary of the Kahoma Stream and
the effect, if any, upon the area of the land described herein.

4. Ditch as shown on tax maps.

5. Lease in favor of Maui Electric Company, Limited
and GTE Hawaiian Telephone Company Incorporated, dated October
13, 1967, recorded in the said Bureau of Conveyances in Liber
5893 on Page 226; leasing and demising rights-of-way, each

twenty-five (25) feet in width, over, across and under all lands owned and held by Pioneer Mill Company, Limited situate in the District of Lahaina on the Island of Maui in the State of Hawaii, for a term of 35 years from October 13, 1967, and thereafter from year to year until terminated.

6. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the Grant to Maui Electric Company, Limited, granting a perpetual right and easement to build, construct, rebuild, reconstruct, maintain, operate and repair pole and wire lines, etc., for the transmission and distribution of electricity, along, across, over, through and upon Easement "17", area 1.287 acres, dated July 1, 1975, recorded in the said Bureau of Conveyances in Liber 10784 on Page 530, as amended by instrument recorded September 8, 1988 in Liber 22333 on Page 178.

7. Terms and provisions as contained in the Memorandum of Contract Rights Regarding Access Easement, executed by Pioneer Mill Company, Limited, a Hawaii corporation, dated August 28, 2000, recorded in the said Bureau of Conveyances as Document No. 2000-118780.

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the Grant to West Maui Venture Group, a Hawaii limited partnership, for access and utility purposes, dated November 15, 1993, recorded in the said Bureau of Conveyances as Document No. 93-188011, affecting Parcel 5-A, Kahoma Stream Flood Control Project in favor of Parcel 5-B, Kahoma Stream Flood Control Project in, upon, through, over, under and across the described "Easement Area", as per survey of Albert S. Saiki, Registered Professional Land Surveyor, dated July __, 1993, described below:

EASEMENT "A"

Situated at Lahaina, Maui, Hawaii
Being portions of Royal Patent Number 4475,
Land Commission Award Number 7713,
Apana 25 to V. Kamamalu,
Royal Patent Number 3455,
Commission Award Number 9795-B, Apana 1 to Kaaua
and Royal Patent Number 4388,
Land Commission Award Number 8452,
Apana 4 to A. Keohokalole;

Beginning at the Southeast corner of this easement, on the Northwesterly side of Lui Stream, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 4,516.79 feet South and 1,461.12 feet West and running by azimuths measured clockwise from true South:

1. Along the remainder of Parcel 5-A, Kahoma Stream Flood Control Project on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

162° 59' 52" 42.89 feet;

2. 117° 28' 283.79 feet along the remainder of Parcel 5-A, Kahoma Stream Flood Control Project;

3. 238° 30' 70.02 feet along Right-of-Way 7, Kahoma Stream Flood Control Project;

4. 297° 28' 279.00 feet along Right-of-Way Parcel 7, Kahoma Stream Flood Control Project;

5. Thence, along the remainder of Parcel 5-A, Kahoma Stream Flood Control Project on a curve to the left azimuths distance being:

265° 02' 32.18 feet;

6. 52° 36' 15.95 feet along Lui Stream;

7. Thence, along Lui Street on a curve to the left with a radius of 230.00 feet, the chord azimuth and distance being:

40° 33' 52" 95.92 feet;

to the point of beginning and containing an area of 18,633 square feet or 0.428, more or less.

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the Grant to Pioneer Mill Company, Limited, a Hawaii corporation, granting perpetual and irrevocable easement rights and a right-of-way, in gross, for access, roadway and utility purposes, dated August 28, 2000, recorded in the said Bureau of Conveyances as Document No. 2000-118781, over, under, through and across a sixty-foot wide portion of the premises described herein, said easement being more particularly described below:

EASEMENT "1"

All of that certain piece or parcel of land, being a portion of Parcel 5-A and being also a portion of Royal Patent 5666, Land Commission Award 4760, Apana 1 to Lelehu, situate at Moalii, Lahaina, Maui, Hawaii.

Beginning at the Northwest corner of this parcel of land, the same being the Northwest corner of Parcel 5-A and the Southwest corner of Right-of-Way Parcel 7, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 4,773.04 feet South and 3,757.08 feet West and thence running by azimuths measured clockwise from true South:

1. 282° 18' 61.04 feet along the Southerly boundary of Right-of-Way Parcel 7;
2. 1° 44' 146.12 feet along the remainder of Parcel 5-A to the Northerly bank of Kahoma Stream;
3. 111° 12' 63.64 feet along the Northerly bank of Kahoma Stream;
4. 181° 44' 136.11 feet to the point of beginning and containing an area of 8,467 square feet, more or less.

10. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in Deed and Reservation of Rights and Easements dated August 28, 2000, recorded August 28, 2000 in the said Bureau of Conveyances as Document No. 2000-118776, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color,

religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c) or Section 515-6, HRS.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey or archaeological study would disclose.

12. Any unrecorded and subsisting leases.

13. Rights and claims of parties in possession.

END OF EXHIBIT "A"

Tax Key: (2) 4-5-010-005