

EXHIBIT "A"

All of that certain parcel of land being Lot 165-A, Naalehu Subdivision Third Series, situate at Kawela, District of Ka'u, Island and County of Hawaii, State of Hawaii, and more particularly described as follows:

Beginning at a pipe at the Southwest corner of the parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation "STEIN 2", being 475.90 feet North and 2,802.31 feet West and running by azimuths measured clockwise from true South:

1. 176° 28' 30" 132.51 feet along Lot 164, Naalehu Subdivision, Third Series, to a pipe on the South side of Melia Street;
2. 266° 28' 30" 73.00 feet along the South side of Melia Street to a pipe;
3. 356° 28' 00" 119.53 feet along Lot 166, Naalehu Subdivision, Third Series, to a pipe;
4. 76° 23' 30" 74.15 feet to the point of beginning and containing an area of 9,200 square feet, more or less.

Being all the property conveyed by the following:

Grant Deed

Grantor: Wade M. Espejo and Priscilla M. Espejo, Trustees of the Wade M. Espejo Revocable Living Trust dated April 24, 1997, and Priscilla M. Espejo and Wade M. Espejo, Trustees of the Priscilla M. Espejo Revocable Living Trust dated April 24, 1997, each as to an undivided Y2 interest

Grantee: Wade M. Espejo and Priscilla M. Espejo, Husband and Wife

Dated: September 8, 1998

Recorded: July 2, 1999 as 99-106730

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Mineral and water rights of any nature in favor of the State of Hawaii.
2. Reserving, however, unto Hutchinson Sugar Company, Limited, a 10-Footer easement for sewer line and together with the right of ingress and egress to said easement area for all purposes in connection therewith; and together also with the right to assign and transfer said easement and right of ingress and egress to public utility, or to the State or County of Hawaii, or other appropriate governmental agency; PROVIDED, HOWEVER, that Hutchinson Sugar Company, Limited may at any time terminate said easement by executing a Declaration of Abandonment of Easement and recording same in the Bureau of Conveyances of Hawaii, and upon such termination said sewer line and other physical facilities may remain in said Lot without liability for any damages to property or injury to persons by reason of their continued existence, and title thereto shall vest in the owner of said Lot without further action.
3. And reserving, also, unto Hutchinson Sugar Company, Limited, the right to enter at any time upon said Lot 165-A for purposes of excavating and otherwise constructing a cesspool in said Lot, and to disconnect from said sewer line and connect to said cesspool all of the plumbing facilities then existing within said Lot at the time of such excavation and construction, it being agreed and understood that all of such

excavation, construction and connection shall be at Hutchinson Sugar Company, Limited's own expense and shall be carried out in accordance with the provisions of the sanitary codes of the County of Hawaii and the State Board of Health.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: the County of Hawaii, a municipal corporation
Purpose: for maintenance of fence and drainage channel purposes
Recorded: June 30, 1964 as Liber 475 Page 224
Affects: As described therein

5. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the following:

Deed

Dated: June 3, 1980
Recorded: June 23, 1980 as Book 14804 Page 778

6. The following qualifying language applies to any and all covenants, conditions and restrictions (CC&R's) set forth in the numbered items above:

But omitting any covenants or restrictions, if any, based upon 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.

END OF EXHIBIT "A"

95-5595 Melia Street
Naalehu, Hawaii 96772
Tax Map Key No. (3) 9-5-025:007