

**AGREEMENT  
REGARDING GOLF PRIVILEGES**

THIS AGREEMENT REGARDING GOLF PRIVILEGES (this "**Golf Agreement**") is made as of the 23rd day of October, 2015 (the "**Effective Date**"), by **TURTLE BAY RESORT, LLC**, a Delaware limited liability company (hereinafter referred to as "**TBR**"), whose mailing address is 57-091 Kamehameha Highway, Kahuku, Hawai'i 96731, and the **STATE OF HAWAII** (the "**State**") by its Board of Land and Natural Resources, having an office at 1151 Punchbowl Street, Honolulu, Hawai'i 96813 ("**BLNR**").

**RECITALS:**

A. TBR, the State, and the Trust for Public Land entered into that certain Purchase and Sale Agreement dated October \_\_, 2015 (the "**PSA**"), providing for the (1) conveyance of a conservation easement interest from TBR to the State (the "**CE Transaction**") over the real property described in Exhibit A and shown in Exhibit A-1 attached to the PSA (the "**Phase I CE Property**"), (2) granting of a right from TBR to the State to purchase a conservation easement (the "**Phase II CE Option**") over the real property described in Exhibit B and shown in Exhibit B-1 attached to the PSA (the "**Phase II CE Property**"), and (3) fee simple conveyance from TBR to the State (the "**Fee Simple Transaction**") of the real property described in Exhibit C and shown in Exhibit C-1 attached to the PSA (the "**State Fee Simple Property**"). The CE Transaction, the Phase II CE Option, and the Fee Simple Transaction are hereinafter collectively referred to as the "**Transactions**".

B. The Phase I CE Property includes, among other things, the Fazio Golf Course and the Palmer Golf Course (collectively, the "**Golf Courses**"). The Fazio Golf Course is substantially located on Lots 7, 8, and 26 of the "Turtle Bay Bulk Lot Subdivision", as more particularly described in **Exhibit A** and as approximately shown on **Exhibit A-1** attached hereto, and the Palmer Golf Course is substantially located on Lots 18, 21, and 25 of the "Turtle Bay Bulk Lot Subdivision", as more particularly described in **Exhibit B** and as approximately shown on **Exhibit B-1** attached hereto. The Golf Courses shall be deemed to include any reconfiguration of the existing Golf Courses, and any future golf course built on the property described in **Exhibit A** and **Exhibit B** attached hereto.

C. Pursuant Section 2.6 of the PSA, TBR agreed that it would provide certain privileges to use the Golf Courses to the golf team (the "**Team**") and coaching staff (the "**Staff**") of Kahuku High School, or successor high school ("**KHS**"). The KHS Team and Staff shall hereinafter collectively be referred to as "**KHS Golf**".

D. This Agreement is intended to satisfy TBR's covenants in Paragraph 2.6 of the Purchase Agreement to provide to KHS Golf with certain designated playing privileges on the Golf Course.

## A G R E E M E N T:

IN CONSIDERATION of the Recitals set forth hereinabove, which by this reference are incorporated herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, TBR and the State mutually covenant and agree as follows:

1. Grant of Right to Use. TBR grants to KHS Golf the right to use the Golf Courses, upon and subject to the terms and conditions set forth in this Agreement (the "Use Rights").

1.1 KHS Golf. Use Rights may only be exercised by individuals who are official Team members or Staff members as of the date of usage.

1.2 Time of Use. Use Rights may be exercised by KHS Golf only during the official Oahu Interscholastic Association golf season, and only during normal hours of operation of the Golf Courses.

1.3 Use Fee. There shall be no fee payable for the Use Rights.

1.4 Reservation. Tee times for the Team must be reserved by the Staff no earlier than seven (7) days in advance, unless otherwise approved by the TBR's Director of Golf.

1.5 Terms of Use. At all times, KHS Golf shall comply with all standards, rules, regulations, guidelines, policies and procedures of TBR applicable to the Golf Courses. After each use of the Golf Courses, KHS Golf shall leave the Golf Courses in a clean and orderly condition.

2. Golf Carts. Upon request, golf carts will be provided at no charge to the Staff, subject to availability.

3. Permitted and Prohibited Uses of Golf Courses. KHS Golf shall use the Golf Courses only for practicing golf. KHS Golf shall not commit or allow to be committed any waste upon the Golf Courses, or any public or private nuisance or other act or thing which disturbs the quiet enjoyment of tenants, licensees, concessionaires, invitees, or hotel guests of the area(s) surrounding the Golf Courses. KHS Golf will comply with all laws and ordinances, and governmental rules and regulations applicable to the Golf Courses. KHS Golf shall be responsible for the acts or omissions of its invitees on or about the Golf Courses.

4. No Representations Regarding Condition of Land. TBR makes no representations, warranties or other assurances whatsoever as to, and shall have no liability with respect to, (i) the condition of the Golf Courses, or (ii) whether the Golf Courses shall continue to exist in their current size and configuration.

5. Liens. KHS Golf shall keep the Golf Courses and the land upon which the Golf Courses are located free from any lien, charge or encumbrance arising out of any act or negligence of KHS Golf, including, without limitation, any materials furnished by or for KHS Golf or obligation incurred by KHS Golf.

6. Assumption of the Risk. KHS Golf hereby assumes all risk of loss or damage to equipment and other personal property, stored or placed on or within the Golf Courses by KHS Golf, and does hereby agree that TBR shall not be liable for any loss, damage or liability of any kind, or for any injury to or death of any persons from any cause whatsoever, by reason of the use of the Golf Courses by KHS Golf or any person under KHS Golf.

7. Partial Release. If either or both of the Golf Courses, or portions thereof, cease to be operated as golf courses in the future, the parties hereto agree to execute and record a partial release of this Agreement releasing such portions from the terms of this Agreement. The release of this Agreement as above provided shall not operate to grant to the State or the KHS Golf any right to make any claim against TBR because of such release.

8. Assignment. TBR and the State acknowledge that the Use Rights granted by TBR to KHS Golf under this Agreement are specific and personal to KHS Golf as the golf team and coaching staff of the regional public high school, and the State agrees that it is strictly prohibited from assigning KHS Golf's rights under this Agreement; provided, however, that if KHS ceases to serve as the regional public high school, then such Use Rights granted under this Agreement may be assigned to the successor regional public high school's golf team and coaching staff.

9. Runs with the Land. The covenants, terms, conditions, and restrictions of this Memorandum shall be deemed to run with the land.

10. Miscellaneous.

10.1 Further Assurances. The State and TBR agree to execute and deliver such documents, and to take such other actions, as may be necessary to carry out the intent and purposes of this Agreement.

10.2 Waiver. Neither the failure nor any delay on the part of either TBR or the State to exercise any right or remedy under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right or remedy preclude any other or further exercise of the same or of any other right or remedy, and no waiver of any right or remedy with respect to any occurrence shall be construed as a waiver of such right or remedy with respect to any other occurrence.

10.3 Attorneys' Fees and Costs. If either TBR or the State reasonably retains counsel for the purpose of enforcing or preventing the breach of any provision of this Agreement, including, but not limited to, instituting any action or proceedings to enforce any provision hereof, for damages by reason of any alleged breach of any provision of this Agreement, for a declaration of such Party's rights or obligations hereunder, or for any other judicial remedy, the prevailing Party shall be entitled to all remedies now or hereafter existing at law or in equity.

10.4 No Real Property Interest Created. The State acknowledges and agrees that this Agreement is not intended to create or give rise to any interest in real property, or any right on the part of the State or KHS Golf to possession of any real property, and is merely a license.

10.5 Notices. Any notice pursuant to this Agreement shall be given in writing by (a) personal delivery, or (b) nationally recognized overnight delivery service with proof of delivery, or (c) United States Mail, postage prepaid, registered or certified mail, return receipt requested, or (d) legible facsimile transmission sent to the intended addressee at the address set forth below, or to such other address or to the attention of such other person as the addressee shall have designated by written notice sent in accordance herewith, and shall be deemed to have been given either at the time of personal delivery, or, in the case of expedited delivery service, as of the date of first attempted delivery at the address and in the manner provided herein, or, in the case of United States Mail, three days after mailing, or, in the case of facsimile transmission, as of the date of the facsimile transmission provided that an original of such facsimile is also sent to the intended addressee by means described in clauses (a), (b) or (c) above. Unless changed in accordance with the preceding sentence, the addresses for notices given pursuant to this Agreement shall be as follows:

If to TBR:

Turtle Bay Resort, LLC  
57-091 Kamehameha Highway  
Kahuku, Hawai'i 96731  
Attention: Drew Stotesbury  
Scott McCormack  
Tel.: (808) 232-2285  
Fax: (808) 232-2396  
E-mail: [drew@replayresorts.com](mailto:drew@replayresorts.com)  
[SMcCormack@replayresorts.com](mailto:SMcCormack@replayresorts.com)

with a copy to:

McCorrison Miller Mukai MacKinnon LLP  
Five Waterfront Plaza, Suite 400  
500 Ala Moana Boulevard  
Honolulu, Hawai'i 96813  
Attention: Randall F. Sakumoto, Esq.  
Tel: (808) 529-7300  
Fax: (808) 524-8293  
E-mail: [sakumoto@m4law.com](mailto:sakumoto@m4law.com)

If to the State:

Department of the Attorney General,  
State of Hawai'i  
333 Queen Street, Second Floor  
Honolulu, Hawai'i 96813  
Attention: Julie H. China, Esq.  
Tel: (808) 587-2987  
Fax: (808) 587-2999  
E-mail: [julie.h.china@hawaii.gov](mailto:julie.h.china@hawaii.gov)

with a copy to:

Board of Land and Natural Resources  
1151 Punchbowl Street  
Honolulu, Hawai'i, 96813  
Attention: Russell Tsuji  
Tel: (808) 587-0422  
E-mail: [russell.y.tsuji@hawaii.gov](mailto:russell.y.tsuji@hawaii.gov)

10.6 Parties in Interest. This Agreement shall inure to the benefit of, and be binding upon, TBR and KHS Golf and their respective successors and assigns.

10.7 No Third Party Beneficiaries. Except as otherwise expressly stated in this Agreement, no term or provision of this Agreement is intended to be, or shall be, for the benefit of any person, firm, organization or corporation not a Party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

10.8 Neither Party Deemed Drafter. TBR and the State each agree that it has been represented by counsel in connection with the negotiation and drafting of this Agreement, and that this Agreement shall be interpreted according to its fair construction and shall not be construed against either Party as the drafter hereof.

10.9 No Partnership Intended or Created. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other common enterprise between TBR, the State, and KHS Golf.

10.10 Partial Invalidity. If any provision of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remaining provisions hereof, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected.

10.11 Recordation of the Agreement. This Agreement shall not be recorded, but both the State and TBR agree that a short form memorandum of this Agreement shall be recorded with the Bureau of Conveyances to give public record notice of this Agreement.

10.12 Exhibits. Each Exhibit referred to in this Agreement shall be deemed to be incorporated herein by the reference made to it, as fully and completely as though the entire Exhibit were set forth in the body of this Agreement.

10.13 Amendments. This Agreement shall not be modified except by a written instrument signed by TBR and the State. In the event that either TBR or the State requests an amendment to this Agreement, each Party shall be responsible for its own fees and costs.

10.14 Titles and Headings. Titles and headings to articles, paragraphs and subparagraphs herein are for the purpose of convenience and reference only, and shall in no way limit, define or otherwise affect the provisions of this Agreement.

10.15 Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof, and replaces and supersedes any and all prior written or oral agreement(s) with respect to such subject matter.

10.16 Governing Law. This Agreement shall be governed by and construed and interpreted in accordance with the laws of the State of Hawaii.

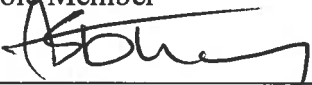
10.17 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and the counterparts taken together shall constitute one and the same instrument, binding upon TBR and the State, and notwithstanding that both TBR and the State are not signatory to the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this Agreement, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

**[Signatures Appear on Following Page]**

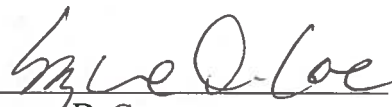
IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement as of the Effective Date.

**TURTLE BAY RESORT, LLC,**  
a Delaware limited liability company

By: TURTLE BAY HOLDINGS, LLC,  
a Delaware limited liability company  
Its sole Member


By:   
Drew Stotesbury  
Its Authorized Signatory

**STATE OF HAWAII:**

By:   
Suzanne D. Case  
Chairperson  
Board of Land and Natural Resources

Approved by the Board of Land  
and Natural Resources at its meeting  
held on September 25, 2015.

Approved as to Form:

  
Julie H. China  
Dated: October 19, 2015

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

On this \_\_\_\_ day of OCT 06 2015, 2015, before me personally appeared DREW STOTESBURY, to me personally known, who, being by me duly affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and in the capacity shown, having been duly authorized to execute such instrument in such capacity.



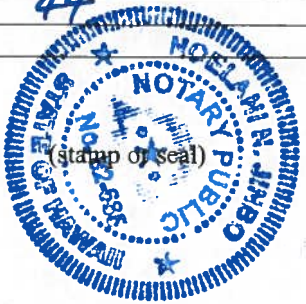
*[Handwritten Signature]*

Name: NOELANI N. JINBO  
Notary Public, State of Hawaii

My commission expires: September 22, 2018

Date of Doc: <u>-Updated-</u>	# Pages: <u>44</u>
Name of Notary: <u>NOELANI N. JINBO</u>	Notes: _____
Doc. Description: <u>AGREEMENT REGARDING GOLF PRIVILEGES</u>	
<i>[Handwritten Signature]</i>	
Date: <u>OCT 06 2015</u>	
Notary Signature	First Circuit, State of Hawaii

**NOTARY CERTIFICATION**





**EXHIBIT A**

**FAZIO GOLF COURSE DESCRIPTION**

**LOT 7  
TURTLE BAY BULK LOT SUBDIVISION**

**BEING PORTIONS OF LOTS 1126 AND 1127 (MAP 129); AND LOT 470 (MAP 68)  
OF LAND COURT APPLICATION 1095**

**AT KAHUKU, KOOLAULOA, OAHU, HAWAII**

Beginning at the southeast corner of this parcel of land, same being along the north side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUKI" being 9,206.79 feet North and 6,876.53 feet West and thence running by azimuths measured clockwise from true South:

1.      93° 25'                              488.75    feet along the north side of Kamehameha Highway;
2.      Thence along the north side of Kamehameha Highway, on a curve to the left with a radius of 742.49 feet, the chord azimuth and distance being:  

91° 27' 30"              50.75 feet;
3.      123° 23' 23"                        580.37    feet along Lot 5 of Turtle Bay Bulk Lot Subdivision;
4.      Thence along Lot 4 of Turtle Bay Bulk Lot Subdivision, on a curve to the right with a radius of 535.00 feet, the chord azimuth and distance being:  

214° 30'                125.77 feet;
5.      221° 19' 01"                        50.38    feet along Lot 4 of Turtle Bay Bulk Lot Subdivision;
6.      Thence along Lot 6 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 630.00 feet, the chord azimuth and distance being:  

319° 20' 13.5"        109.07 feet;
7.      221° 19' 01"                        25.01    feet along Lot 6 of Turtle Bay Bulk Lot Subdivision;

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2024 North King Street  
Suite 200  
Honolulu HI 96819-3470  
Telephone 808 842 1133  
Fax 808 842 1837  
eMail [rmtowill@reston.com](mailto:rmtowill@reston.com)



**R. M. TOWILL CORPORATION**  
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Surveying  
Construction Management





This description is for exhibit purposes and does not purport a legally subdivided lot.

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LOT 8  
TURTLE BAY BULK LOT SUBDIVISION

BEING PORTIONS OF LOTS 470 AND 471 (MAP 68) OF LAND COURT APPLICATION 1095

AT KAHUKU, KOOLAULOA, OAHU, HAWAII

Beginning at the southeast corner of this parcel of land, same being along the north side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUKI" being 9,359.69 feet North and 5,082.80 feet West and thence running by azimuths measured clockwise from true South:

1. 75° 25' 30" 662.52 feet along the north side of Kamehameha Highway;
2. Thence along Kamehameha Highway, on a curve to the right with a radius of 1,122.65 feet, the chord azimuth and distance being:  
84° 25' 15" 351.08 feet;
3. 93° 25' 804.54 feet along the north side of Kamehameha Highway;
4. 166° 33' 564.17 feet along Lot 7 of Turtle Bay Bulk Lot Subdivision;
5. Thence along Lots 9 and 10 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 1,744.00 feet, the chord azimuth and distance being:  
235° 01' 38.5" 1,939.21 feet;
6. 201° 15' 285.06 feet along Lot 10 of Turtle Bay Bulk Lot Subdivision;
7. 308° 40' 142.08 feet along Lot 12 of Turtle Bay Bulk Lot Subdivision;
8. 222° 02' 16" 242.00 feet along Lot 12 of Turtle Bay Bulk Lot Subdivision;

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Fax 808 842 1997  
eMail: mtwill@mtwill.com



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9. Thence along Lot 27 of Turtle Bay Bulk Lot Subdivision, on a curve to the right with a radius of 2.00 feet, the chord azimuth and distance being:  
346° 41' 38" 2.28 feet;
10. Thence along Lot 27 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 53.00 feet, the chord azimuth and distance being:  
319° 03' 05.5" 93.87 feet;
11. Thence along Lot 27 of Turtle Bay Bulk Lot Subdivision, on a curve to the right with a radius of 24.00 feet, the chord azimuth and distance being:  
285° 35' 20.5" 23.16 feet;
12. 44° 26' 32.87 feet along Lot 469 (Map 68) of Land Court Application 1095;
13. Thence along Lot 469 (Map 68) of Land Court Application 1095, on a curve to the left with a radius of 350.00 feet, the chord azimuth and distance being:  
22° 13' 264.68 feet;
14. 360° 00' 127.34 feet along Lot 469 (Map 68) of Land Court Application 1095;
15. Thence along Lot 469 (Map 68) of Land Court Application 1095, on a curve to the right with a radius of 1,000.00 feet, the chord azimuth and distance being:  
11° 30' 398.74 feet;
16. 49° 40' 363.49 feet along Lot 469 (Map 68) of Land Court Application 1095;
17. Thence along Lot 469 (Map 68) of Land Court Application 1095, on a curve to the left with a radius of 150.00 feet, the chord azimuth and distance being:  
13° 50' 175.63 feet;
18. 338° 00' 41.82 feet along Lot 469 (Map 68) of Land Court Application 1095;

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2524 Nash King Street  
Suite 250  
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Fax 808 842 1937  
email [info@rmtowell.com](mailto:info@rmtowell.com)



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19. Thence along Lot 469 (Map 68) of Land Court Application 1095, on a curve to the left with a radius of 150.00 feet, the chord azimuth and distance being:  
294° 45' 205.55 feet;
20. 251° 30' 370.00 feet along Lot 469 (Map 68) of Land Court Application 1095;
21. 256° 40' 263.00 feet along Lot 469 (Map 68) of Land Court Application 1095;
22. Thence along Lot 469 (Map 68) of Land Court Application 1095, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being:  
274° 20' 121.39 feet;
23. Thence along Lot 469 (Map 68) of Land Court Application 1095, on a curve to the left with a radius of 200.00 feet, the chord azimuth and distance being:  
271° 52' 15" 137.66 feet;
24. 251° 44' 30" 150.00 feet along Lot 469 (Map 68) of Land Court Application 1095;
25. Thence along Lot 27 of Turtle Bay Bulk Lot Subdivision, on a curve to the right with a radius of 618.00 feet, the chord azimuth and distance being:  
345° 02' 15" 71.06 feet;
26. 348° 20' 216.12 feet along Lot 27 of Turtle Bay Bulk Lot Subdivision;
27. Thence along Lot 27 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 632.00 feet, the chord azimuth and distance being:  
346° 52' 45" 32.08 feet;
28. 345° 25' 30" 33.35 feet along Lot 27 of Turtle Bay Bulk Lot Subdivision;
29. 75° 25' 30" 9.00 feet along Lot R-3 of Turtle Bay Bulk Lot Subdivision;

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Surveying  
Construction Management





Description Prepared by:

R. M. TOWILL CORPORATION



July 22, 2015

*Ryan M. Suzuki* 9/30/16  
Ryan M. Suzuki Expiration Date  
Licensed Professional Land Surveyor  
Certificate Number 10059

This description is for exhibit purposes and does not purport a legally subdivided lot.

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Surveying  
Construction Management

LOT 26  
TURTLE BAY BULK LOT SUBDIVISION

BEING PORTIONS OF LOTS 1120, 1121 AND 1122 OF DPP 1990/SUB-271

AT KAHUKU, KOOLAULOA, OAHU, HAWAII

Beginning at the southeast corner of this parcel of land, same being along the north side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUKI" being 9,808.24 feet North and 2,521.13 feet West and thence running by azimuths measured clockwise from true South:

1. 104° 57' 80.00 feet along the north side of Kamehameha Highway;
2. Thence along the north side of Kamehameha Highway, on a curve to the left with a radius of 844.42 feet, the chord azimuth and distance being:  
91° 51' 15" 382.66 feet;
3. 78° 45' 30" 371.66 feet along the north side of Kamehameha Highway;
4. 87° 45' 63.30 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
5. 79° 00' 65.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
6. 81° 15' 180.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
7. 78° 45' 155.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
8. 165° 15' 10.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
9. 78° 45' 31.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
10. 165° 15' 25.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
11. 76° 30' 135.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;

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Environmental Services  
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Construction Management

12. 23° 45' 13.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
13. 53° 45' 40.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
14. Thence along Lot R-5 of Turtle Bay Bulk Lot Subdivision, on a curve to the right with a radius of 91.00 feet, the chord azimuth and distance being:  
136° 20' 15" 88.48 feet;
15. 75° 25' 30" 9.00 feet along Lot R-5 of Turtle Bay Bulk Lot Subdivision;
16. 165° 25' 30" 35.12 feet along Lot 27 of Turtle Bay Bulk Lot Subdivision;
17. Thence along Lot 27 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 632.00 feet, the chord azimuth and distance being:  
163° 17' 05" 47.21 feet;
18. 161° 08' 40" 183.52 feet along Lot 27 of Turtle Bay Bulk Lot Subdivision;
19. 251° 08' 40" 52.96 feet along Lot 466 (Map 68) of Land Court Application 1095;
20. Thence along Lot 466 (Map 68) of Land Court Application 1095, on a curve to the left with a radius of 180.00 feet, the chord azimuth and distance being:  
214° 54' 20" 212.82 feet;
21. 178° 40' 142.00 feet along Lot 466 (Map 68) of Land Court Application 1095;
22. Thence along Lot 466 (Map 68) of Land Court Application 1095, on a curve to the right with a radius of 1,000.00 feet, the chord azimuth and distance being:  
183° 20' 162.72 feet;
23. 188° 00' 520.00 feet along Lot 466 (Map 68) of Land Court Application 1095;

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**R. M. TOWILL CORPORATION**  
SINCE 1930

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 Construction Management

24. Thence along Lot 466 (Map 68) of Land Court Application 1095, on a curve to the left with a radius of 180.00 feet, the chord azimuth and distance being:  
147° 30' 233.80 feet;
25. 107° 00' 360.00 feet along Lot 466 (Map 68) of Land Court Application 1095;
26. Thence along Lot 466 (Map 68) of Land Court Application 1095, on a curve to the left with a radius of 400.00 feet, the chord azimuth and distance being:  
92° 15' 203.68 feet;
27. 77° 30' 154.00 feet along Lot 466 (Map 68) of Land Court Application 1095;
28. Thence along Lot 466 (Map 68) of Land Court Application 1095, on a curve to the left with a radius of 300.00 feet, the chord azimuth and distance being:  
61° 27' 45" 165.76 feet;
29. Thence along Lot 27 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 2,840.00 feet, the chord azimuth and distance being:  
133° 32' 21.5" 148.84 feet;
30. Thence along Lot 12 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 2,836.80 feet, the chord azimuth and distance being:  
129° 44' 20.5" 227.82 feet;
31. Thence along Lots 11 and 13 of Turtle Bay Bulk Lot Subdivision, on a curve to the right with a radius of 706.00 feet, the chord azimuth and distance being:  
255° 54' 846.81 feet;
32. 292° 45' 200.00 feet along Lot 13 of Turtle Bay Bulk Lot Subdivision;

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33. Thence along Lots 13, 15 and 16 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 2,214.00 feet, the chord azimuth and distance being:  
266° 30' 34" 1,957.80 feet;
34. 347° 24' 08" 470.29 feet along Lot 25 of Turtle Bay Bulk Lot Subdivision;
35. 46° 12' 40" 723.13 feet along Lot 25 of Turtle Bay Bulk Lot Subdivision;
36. 353° 34' 20" 915.00 feet along Lot 25 of Turtle Bay Bulk Lot Subdivision to the point of beginning and containing an area of 69.072 Acres; and

**SUBJECT, HOWEVER, to the following:**

All of Easement 57 for sanitary sewer purposes (Map 68) of Land Court Application 1095 and Portion of Easement 58 for drainage purposes (Map 68) of Land Court Application 1095; and

All of Easement 252 for sanitary sewer purposes (Map 127) of Land Court Application 1095; and

Restriction of Vehicular Access along Kamehameha Highway;

**TOGETHER, with the following non-exclusive easements:**

Portion of Easement N for landscaping and utility purposes of Turtle Bay Bulk Lot Subdivision; Easement T for access and utility purposes affecting Lots 10 and 12 of Turtle Bay Bulk Lot Subdivision; Easement U for access and utility purposes affecting Lot 11 of Turtle Bay Bulk Lot Subdivision; Easement V for access and utility purposes affecting Lot 13 of Turtle Bay Bulk Lot Subdivision; Easement W for access and utility purposes affecting Lot 15 of Turtle Bay Bulk Lot Subdivision; Easement X for access and utility purposes affecting Lot 16 of Turtle Bay Bulk Lot Subdivision; Easement over Roadway Lot 27 of Turtle Bay Bulk Lot Subdivision; and Easement over Roadway Lot R-4 of Turtle Bay Bulk Lot Subdivision.

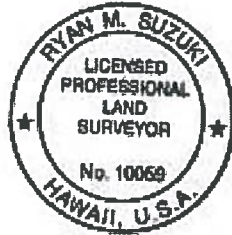
- 4 -

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July 22, 2015

This description is for exhibit purposes and does not purport a legally subdivided lot.

Description Prepared by:

R. M. TOWILL CORPORATION

*Ryan M. Suzuki* 4/30/16  
Ryan M. Suzuki Expiration Date  
Licensed Professional Land Surveyor  
Certificate Number 10059

- 5 -

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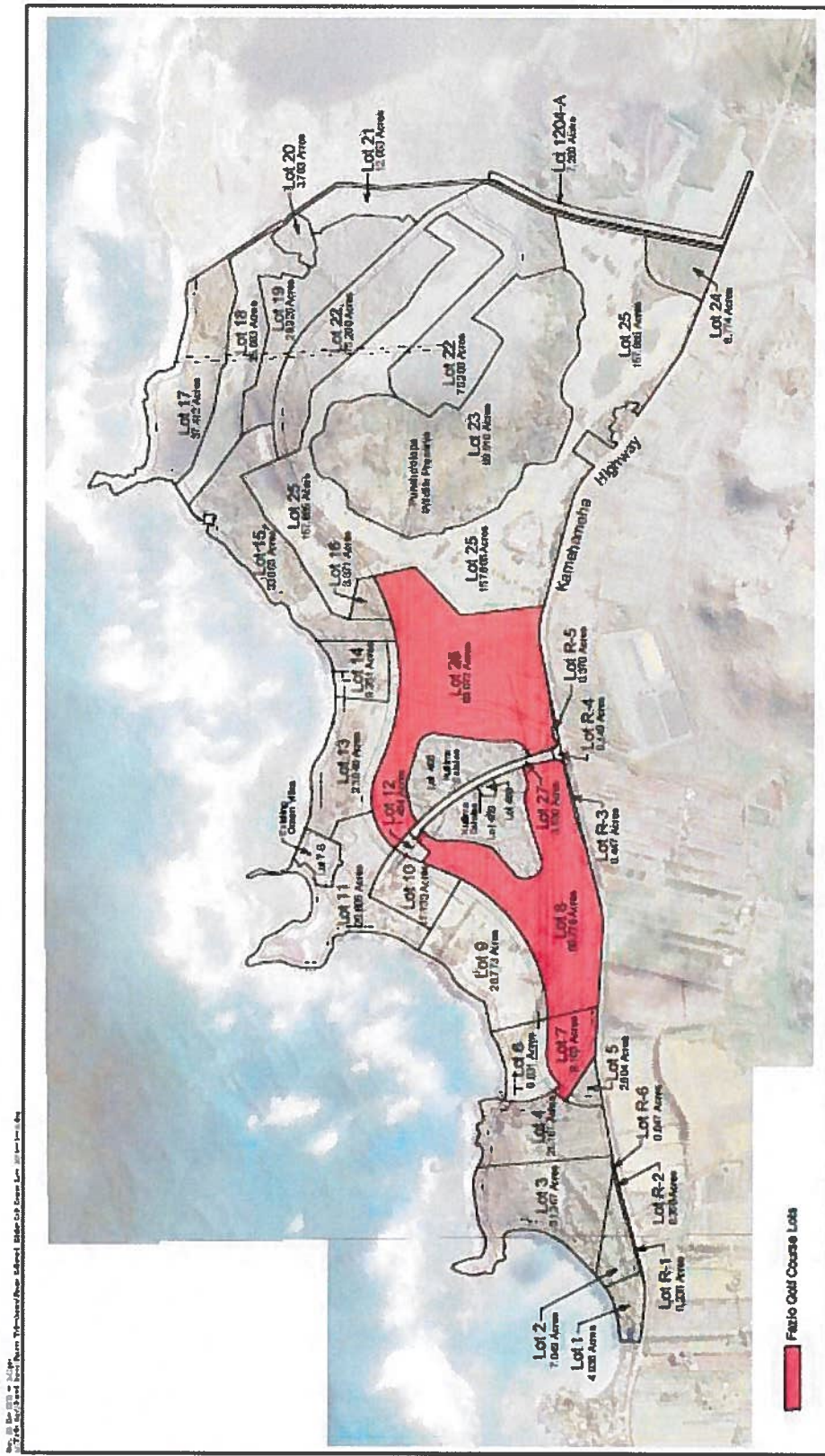
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**EXHIBIT A-1**

**FAZIO GOLF COURSE MAP**





Map 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Fazio Golf Course Lots  
 TURTLE BAY RESORT  
 October 2010

**Fazio Golf Course Lots**

Aerial Imagery from GoogleEarth  
 Imagery date: 11/6/2013

0 125 25 50  
 FEET  
 SCALE 1:1000

**EXHIBIT B**

**PALMER GOLF COURSE DESCRIPTION**

LOT 18  
TURTLE BAY BULK LOT SUBDIVISION

BEING PORTIONS OF EXCLUSION 22 (MAP 6), LOT 160-A (MAP 66) AND LOT 529-A (MAP 76)  
OF LAND COURT APPLICATION 1095

AT KAHUKU, KOOLAULOA, OAHU, HAWAII

Beginning at the southeast corner of this parcel of land, same being the west corner of Lot 20 of Turtle Bay Bulk Lot Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUJUKI" being 12,400.34 feet North and 1,174.33 feet East and thence running by azimuths measured clockwise from true South:

- |     |  |        |   |
|-----|--|--------|---|
| 1.  | 75° 30'  | 62.08  | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 2.  | 131° 00'   | 103.00 | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 3.  | 194° 00'   | 235.00 | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 4.  | 104° 00'   | 60.00  | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 5.  | 193° 30'   | 135.00 | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 6.  | 176° 00'   | 118.00 | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 7.  | 78° 15'  | 580.00 | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 8.  | 103° 15'   | 640.00 | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 9.  | 151° 30'   | 140.00 | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision; |
| 10. | Thence along Lot 19 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 3,000.00 feet, the chord azimuth and distance being: |        |   |
|     | 95° 00'  | 209.40 | feet;   |

- 1 -

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11.	93° 00'	285.98	feet along Lot 19 of Turtle Bay Bulk Lot Subdivision;
12.	126° 30'	546.71	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
13.	129° 20'	403.62	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
14.	Thence boundary follows along highest wash of the waves, the direct chord azimuth and distance along said highest wash of the waves being:		
	236° 49'	272.24	feet;
15.	315° 37'	263.00	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
16.	290° 30'	677.00	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
17.	280° 13'	448.00	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
18.	308° 51'	90.00	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
19.	274° 07'	482.00	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
20.	286° 00'	310.00	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
21.	255° 34'	367.89	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
22.	326° 27' 40"	462.76	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
23.	333° 46'	180.54	feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;
24.	130° 49'	125.60	feet along Lot 20 of Turtle Bay Bulk Lot Subdivision;
25.	58° 50'	87.84	feet along Lot 20 of Turtle Bay Bulk Lot Subdivision;
26.	41° 48' 30"	143.15	feet along Lot 20 of Turtle Bay Bulk Lot Subdivision;
27.	5° 02'	175.80	feet along Lot 20 of Turtle Bay Bulk Lot Subdivision;
28.	111° 26'	76.20	feet along Lot 20 of Turtle Bay Bulk Lot Subdivision;

- 2 -

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29. 28' 18" 118.21 feet along Lot 20 of Turtle Bay Bulk Lot Subdivision to the point of beginning and containing an area of 25.683 Acres; and

**SUBJECT, HOWEVER, to the following:**

Portion of Easement 9 for drainage purposes (Map 4) of Land Court Application 1095 and  
One hundred (100) feet Shoreline Setback Line; and

**TOGETHER, with the following non-exclusive easements:**

Easement J for access and utility purposes affecting Lot 25 of Turtle Bay Bulk Lot Subdivision;  
Easement K for access and utility purposes affecting Lot 22 of Turtle Bay Bulk Lot Subdivision;  
Easement L for access and utility purposes affecting Lot 19 of Turtle Bay Bulk Lot Subdivision;  
Easement T for access and utility purposes affecting Lots 10 and 12 of Turtle Bay Bulk Lot Subdivision;  
Easement U for access and utility purposes affecting Lot 11 of Turtle Bay Bulk Lot Subdivision;  
Easement V for access and utility purposes affecting Lot 13 of Turtle Bay Bulk Lot Subdivision;  
Easement W for access and utility purposes affecting Lot 15 of Turtle Bay Bulk Lot Subdivision;  
Easement X for access and utility purposes affecting Lot 16 of Turtle Bay Bulk Lot Subdivision;  
Easement over Roadway Lot 27 of Turtle Bay Bulk Lot Subdivision; and Easement over Roadway Lot R-4 of Turtle Bay Bulk Lot Subdivision.

Description Prepared by:

R. M. TOWILL CORPORATION



*Ryan M. Suzuki* 4/30/16  
Ryan M. Suzuki Expiration Date  
Licensed Professional Land Surveyor  
Certificate Number 10059

September 21, 2015

- 3 -

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**LOT 21  
TURTLE BAY BULK LOT SUBDIVISION**

**BEING PORTIONS OF LOTS H AND I (MAP 3); LOT 163 (MAP 11); AND LOT 160-A (MAP 66)  
OF LAND COURT APPLICATION 1095;  
AND LOT 24 OF RAILROAD TRACT SUBDIVISION (FILE PLAN 1406)**

**AT KAHUKU, KOOLAULOA, OAHU, HAWAII**

Beginning at the south corner of this parcel of land, same being the southeast corner of Lot 22 of Turtle Bay Bulk Lot Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUKI" being 10,463.76 feet North and 2,079.15 feet East and thence running by azimuths measured clockwise from true South:

1. Along Lot 22 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 500.00 feet, the chord azimuth and distance being:  

158° 50' 33"      110.47 feet;
2. 152° 30'      481.66 feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
3. Thence along Lot 22 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 553.00 feet, the chord azimuth and distance being:  

144° 42' 30"      149.94 feet;
4. 136° 55'      128.40 feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
5. 223° 45'      128.00 feet along Lot 19 of Turtle Bay Bulk Lot Subdivision;
6. 133° 45'      100.00 feet along Lot 19 of Turtle Bay Bulk Lot Subdivision;
7. 223° 45'      60.00 feet along Lot 19 of Turtle Bay Bulk Lot Subdivision;
8. 183° 30'      495.00 feet along Lot 19 of Turtle Bay Bulk Lot Subdivision;

- 1 -

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- |     |   |          |  |
|-----|---|----------|--|
| 9.  | 154' 15'  | 355.00   | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision;  |
| 10. | Thence along Lot 19 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 60.00 feet, the chord azimuth and distance being: |          |  |
|     | 122' 45'  | 62.70    | feet;  |
| 11. | 181' 15'  | 89.70    | feet along Lot 19 of Turtle Bay Bulk Lot Subdivision;  |
| 12. | 253' 16'  | 144.50   | feet along Lot 20 of Turtle Bay Bulk Lot Subdivision;  |
| 13. | 211' 49' 30"  | 147.55   | feet along Lot 20 of Turtle Bay Bulk Lot Subdivision;  |
| 14. | 170' 59' 30"  | 5.85     | feet along Lot 20 of Turtle Bay Bulk Lot Subdivision;  |
| 15. | 326' 04' 30"  | 531.84   | feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;  |
| 16. | 358' 41'  | 147.55   | feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;  |
| 17. | 6' 10'  | 209.22   | feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;  |
| 18. | 6' 07'  | 151.17   | feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;  |
| 19. | 355' 33' 30"  | 1,090.70 | feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;  |
| 20. | 16' 00'   | 28.08    | feet along Lot 17 of Turtle Bay Bulk Lot Subdivision to the point of beginning and containing an area of 12.053 Acres; and |

TOGETHER, with the following non-exclusive easements:

Easement J for access and utility purposes affecting Lot 25 of Turtle Bay Bulk Lot Subdivision;  
 Easement K for access and utility purposes affecting Lot 22 of Turtle Bay Bulk Lot Subdivision;  
 Easement T for access and utility purposes affecting Lots 10 and 12 of Turtle Bay Bulk Lot Subdivision;  
 Easement U for access and utility purposes affecting Lot 11 of Turtle Bay Bulk Lot Subdivision;  
 Easement V for access and utility purposes affecting Lot 13 of Turtle Bay Bulk Lot Subdivision;  
 Easement W for access and utility purposes affecting Lot 15 of Turtle Bay Bulk Lot Subdivision;  
 Easement X for access and utility purposes affecting Lot 16 of Turtle Bay Bulk Lot Subdivision;

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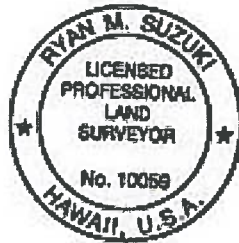
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Easement over Roadway Lot 27 of Turtle Bay Bulk Lot Subdivision; and Easement over Roadway Lot R-4 of Turtle Bay Bulk Lot Subdivision.

Description Prepared by:

R. M. TOWILL CORPORATION



*Ryan M. Suzuki* - 4/30/16  
Ryan M. Suzuki Expiration Date  
Licensed Professional Land Surveyor  
Certificate Number 10059

July 22, 2015

This description is for exhibit purposes and does not purport a legally subdivided lot.

- 3 -

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**LOT 25  
TURTLE BAY BULK LOT SUBDIVISION**

**PORTIONS OF LOT 13 (MAP 5); LOTS 162 AND 163 (MAP 11); LOT 160-A (MAP 66);  
LOTS 525 AND 526 (MAP 74); AND LOT 529-A (MAP 76) OF LAND COURT APPLICATION 1095;  
LOT 24 OF RAILROAD TRACT SUBDIVISION (FILE PLAN 1406);  
AND LOTS 1120, 1121 AND 1122 OF DPP 1990/SUB-271**

**AT KAHUKU, KOOLAULOA, OAHU, HAWAII**

Beginning at the southeast corner of this parcel of land, same being along the north side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUKI" being 8,085.71 feet North and 797.85 feet East and thence running by azimuths measured clockwise from true South:

- |    |  |        |  |
|----|--|--------|--|
| 1. | 111° 28' 50"   | 526.71 | feet along the north side of Kamehameha Highway;       |
| 2. | Thence along the north side of Kamehameha Highway, on a curve to the right with a radius of 549.26 feet, the chord azimuth and distance being: |        |  |
|    | 118° 23' 55"   | 132.32 | feet;  |
| 3. | 125° 19'   | 787.38 | feet along the north side of Kamehameha Highway;       |
| 4. | 281° 00'   | 21.38  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela; |
| 5. | 212° 24'   | 60.90  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela; |
| 6. | 321° 00'   | 68.00  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela; |
| 7. | 287° 04'   | 40.80  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela; |
| 8. | 188° 40'   | 129.40 | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela; |
| 9. | 94° 05'  | 51.50  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela; |

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- |     |  |        |   |
|-----|--|--------|---|
| 10. | 168° 32'   | 77.70  | feet along L.C. Aw. 2744, Ap. 1 to Pakanaka;                |
| 11. | 173° 20'   | 48.80  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela;      |
| 12. | 106° 40'   | 80.50  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela;      |
| 13. | 38° 10'  | 46.20  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela;      |
| 14. | 118° 20'   | 56.10  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela;      |
| 15. | 135° 30'   | 80.50  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela;      |
| 16. | 54° 10'  | 48.20  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela;      |
| 17. | 16° 35'  | 19.80  | feet along R. P. 524, L.C. Aw. 2861, Ap. 1 to Kaohela;      |
| 18. | 106° 35'   | 104.30 | feet along R. P. 524, L.C. Aw. 2861, Ap. 2 to Kaohela;      |
| 19. | 16° 35'  | 82.85  | feet along R. P. 524, L.C. Aw. 2861, Ap. 2 to Kaohela;      |
| 20. | Thence along the north side of Kamehameha Highway, on a curve to the right with a radius of 930.37 feet, the chord azimuth and distance being: |        |   |
|     | 131° 08' 11"   | 78.09  | feet;   |
| 21. | 215° 19'   | 340.43 | feet along Lot 524 (Map 74) of Land Court Application 1095; |
| 22. | 125° 19'   | 275.28 | feet along Lot 524 (Map 74) of Land Court Application 1095; |
| 23. | 35° 19'  | 292.08 | feet along Lot 524 (Map 74) of Land Court Application 1095; |
| 24. | 135° 22' 30"   | 44.83  | feet along the north side of Kamehameha Highway;            |
| 25. | Thence along the north side of Kamehameha Highway, on a curve to the left with a radius of 844.02 feet, the chord azimuth and distance being:  |        |   |
|     | 120° 09' 45"   | 442.94 | feet;   |

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26.	104' 57"	1,141.29	feet along the north side of Kamehameha Highway;
27.	173' 34' 20"	915.00	feet along Lot 26 of Turtle Bay Bulk Lot Subdivision;
28.	226' 12' 40"	723.13	feet along Lot 26 of Turtle Bay Bulk Lot Subdivision;
29.	167' 24' 08"	644.27	feet along Lots 26 and 16 of Turtle Bay Bulk Lot Subdivision;
30.	101' 14'	439.55	feet along Lot 16 of Turtle Bay Bulk Lot Subdivision;
31.	199' 36'	205.90	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
32.	239' 41'	348.45	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
33.	234' 41'	211.71	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
34.	241' 37'	274.92	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
35.	226' 05'	453.71	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
36.	247' 07'	140.94	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
37.	237' 19'	378.98	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
38.	355' 33' 37"	7.42	feet along Lot 15 of Turtle Bay Bulk Lot Subdivision;
39.	336' 00'	695.49	feet along Lots 15 and 22 of Turtle Bay Bulk Lot Subdivision;
40.	281' 00'	207.25	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
41.	293' 30'	175.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
42.	271' 00'	185.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
43.	282' 30'	100.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
44.	311' 00'	50.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
45.	319' 45'	387.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;

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46.	317' 15"	645.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
47.	320' 15"	300.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
48.	302' 45"	170.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
49.	Thence along Lot 22 of Turtle Bay Bulk Lot Subdivision, on a curve to the right with a radius of 2,000.00 feet, the chord azimuth and distance being:		
	312' 00'	642.97	feet;
50.	231' 15"	40.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
51.	208' 15"	130.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
52.	215' 30"	225.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
53.	316' 55"	106.59	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
54.	Thence along Lot 22 of Turtle Bay Bulk Lot Subdivision, on a curve to the right with a radius of 445.00 feet, the chord azimuth and distance being:		
	324° 42' 30"	120.66	feet;
55.	332' 30"	71.76	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
56.	33' 45"	654.09	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
57.	51' 00"	125.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
58.	135' 11"	1,770.00	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
59.	83' 39"	194.40	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
60.	58' 58"	121.60	feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
61.	189' 06"	190.71	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
62.	172' 16"	163.01	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;

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63.	156' 29'	162.48	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
64.	184' 00'	108.90	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
65.	167' 08'	83.54	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
66.	138' 09'	38.38	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
67.	129' 41'	31.77	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
68.	107' 06'	124.15	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
69.	100' 10'	29.76	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
70.	94' 22'	93.19	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
71.	133' 13'	38.94	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
72.	152' 36'	60.91	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
73.	135' 55'	58.89	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
74.	124' 53'	39.25	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
75.	99' 29'	53.23	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
76.	76' 59'	165.02	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
77.	81' 30'	65.69	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
78.	56' 50'	104.75	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
79.	31' 55'	65.67	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
80.	351' 24'	48.93	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
81.	33' 11'	121.55	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
82.	41' 18'	111.77	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
83.	78' 29'	87.66	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;

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84.	84' 14'	95.73	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
85.	35' 09'	132.04	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
86.	25' 17'	612.09	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
87.	345' 51'	251.34	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
88.	17' 17'	27.90	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
89.	7' 58'	47.47	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
90.	350' 31'	40.04	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
91.	340' 10'	24.97	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
92.	294' 26'	42.48	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
93.	345' 51'	210.67	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
94.	333' 36'	424.87	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
95.	302' 48'	211.08	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
96.	335' 38'	59.90	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
97.	309' 10'	47.06	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
98.	302' 54'	81.14	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
99.	282' 53'	124.15	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
100.	310' 34'	41.69	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
101.	345' 01'	56.32	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
102.	356' 15'	85.19	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
103.	0' 15'	75.68	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;

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104.	345' 31'	104.50	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
105.	292' 25'	381.55	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
106.	288' 17'	141.54	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
107.	264' 34'	91.59	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
108.	215' 41'	77.18	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
109.	236' 09'	76.80	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
110.	261' 52'	100.26	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
111.	280' 38'	141.80	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
112.	299' 04'	120.40	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
113.	308' 44'	153.34	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
114.	292' 40'	69.42	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
115.	272' 09'	50.99	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
116.	255' 00'	87.32	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
117.	265' 54'	69.20	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
118.	281' 53'	59.49	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
119.	286' 13'	59.86	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
120.	327' 37'	37.91	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
121.	303' 14'	35.52	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
122.	269' 50'	28.72	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
123.	251' 55'	53.71	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;
124.	256' 21'	71.77	feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;

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- |      |  |             |   |
|------|--|-------------|---|
| 125. | 275' 57"   | 71.56       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 126. | 269' 40"   | 60.56       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 127. | 251' 14"   | 53.93       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 128. | 227' 52"   | 76.34       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 129. | 236' 59"   | 42.65       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 130. | 228' 42"   | 39.21       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 131. | 219' 48"   | 24.05       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 132. | 204' 36"   | 74.48       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 133. | 283' 56"   | 33.30       | feet along Lot 23 of Turtle Bay Bulk Lot Subdivision;   |
| 134. | 258' 15"   | 582.10      | feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;   |
| 135. | 16' 50"  | 313.97      | feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;   |
| 136. | 11' 10"  | 711.22      | feet along Lot 17 of Turtle Bay Bulk Lot Subdivision;   |
| 137. | 88' 00"  | 296.77      | feet along Lot 24 of Turtle Bay Bulk Lot Subdivision;   |
| 138. | Thence along Lot 24 of Turtle Bay Bulk Lot Subdivision, on a curve to the left with a radius of 276.30 feet, the chord azimuth and distance being: |             |   |
|      |  | 53° 11' 30" | 315.44 feet;  |
| 139. | 18' 23"  | 352.93      | feet along Lot 24 of Turtle Bay Bulk Lot Subdivision;   |
| 140. | 31' 20' 58"  | 105.65      | feet along Lot 24 of Turtle Bay Bulk Lot Subdivision to the point of beginning and containing an area of 157.885 Acres, more or less; and |

**SUBJECT, HOWEVER, to a portion of Easement 9 for drainage purposes (Map 4) of Land Court Application 1095; and**

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RESERVING, HOWEVER, the following described easement:

**Easement J  
For Access and Utility Purposes**

Beginning at the northeast corner of this easement, same being along the northwest side of Lot 22 of Turtle Bay Bulk Lot Subdivision, and thence running by azimuths measured clockwise from true South:

1. 336° 00' 109.08 feet along Lot 22 of Turtle Bay Bulk Lot Subdivision;
2. Thence on a curve to the left with a radius of 1,446.00 feet, the chord azimuth and distance being:  
59° 56' 13.5" 721.02 feet;
3. 45° 30' 335.00 feet;
4. Thence on a curve to the right with a radius of 2,214.00 feet, the chord azimuth and distance being:  
52° 53' 04" 569.12 feet;
5. 167° 24' 08" 113.29 feet along Lot 16 of Turtle Bay Bulk Lot Subdivision;
6. Thence on a curve to the left with a radius of 2,106.00 feet, the chord azimuth and distance being:  
232° 25' 49.5" 508.23 feet;
7. 225° 30' 335.00 feet;
8. Thence on a curve to the right with a radius of 1,554.00 feet, the chord azimuth and distance being:  
239° 38' 39" 759.48 feet  
to the point of beginning and containing an area of 4.024 Acres; and

Restriction of Vehicular Access along Kamehameha Highway;

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TOGETHER, with the following non-exclusive easements:

Easement T for access and utility purposes affecting Lots 10 and 12 of Turtle Bay Bulk Lot Subdivision;  
Easement U for access and utility purposes affecting Lot 11 of Turtle Bay Bulk Lot Subdivision;  
Easement V for access and utility purposes affecting Lot 13 of Turtle Bay Bulk Lot Subdivision;  
Easement W for access and utility purposes affecting Lot 15 of Turtle Bay Bulk Lot Subdivision;  
Easement X for access and utility purposes affecting Lot 16 of Turtle Bay Bulk Lot Subdivision;  
Easement over Roadway Lot 27 of Turtle Bay Bulk Lot Subdivision; and Easement over Roadway Lot R-4 of Turtle Bay Bulk Lot Subdivision.



August 7, 2015

Description Prepared by:

R. M. TOWILL CORPORATION

*Ryan M. Suzuki* 4/30/16  
Ryan M. Suzuki Expiration Date  
Licensed Professional Land Surveyor  
Certificate Number 10059

This description is for exhibit purposes and does not purport a legally subdivided lot.

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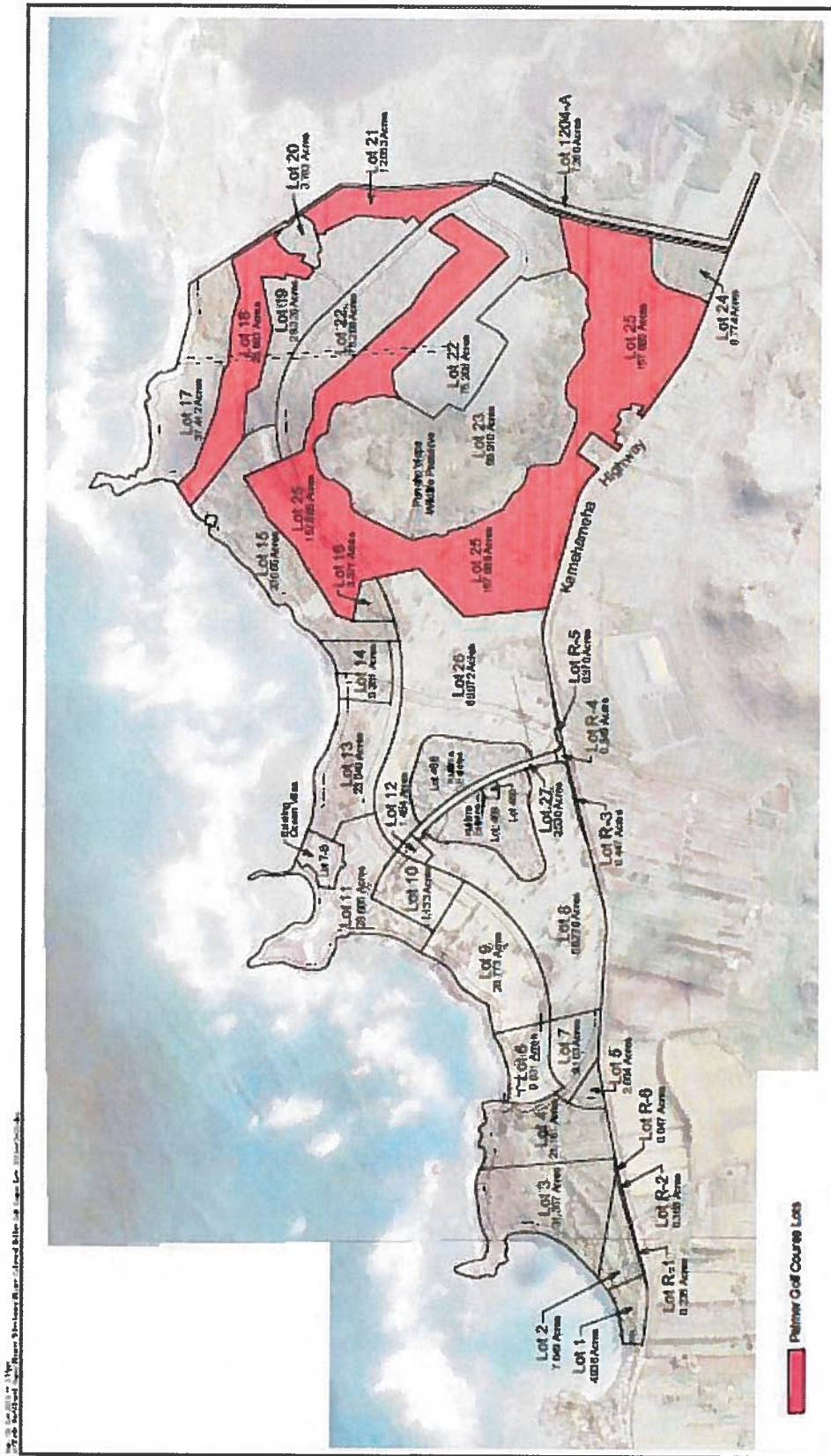


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**EXHIBIT B-1**

PALMER GOLF COURSE MAP



Palmer Golf Course Lots  
 TURTLE BAY RESORT  
 October 2016