

EXHIBIT A - RECORD LEGAL DESCRIPTION

That certain real property lying and being in the State of Hawaii, formerly known as the former Naval Air Station, Barbers Point, consisting of:

(v) LOT 13069-A, consisting of 29.853 acres, more or less, as shown on Map 968, as set forth in Land Court Order No. 135091, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, being a portion of the property covered by Certificate of Title No. 529664 issued to the GRANTOR.

EXCEPTIONS NOTES

While the Quitclaim Deed (defined in Note 3) may contain additional encumbrances, only those encumbrances which affect the subject property are listed below. In addition, monetary liens and encumbrances (i.e. mortgages, etc.) which affect the subject property are not listed.

THE CONVEYANCE IS SUBJECT TO THE FOLLOWING:

ALL covenants, reservations, easements, restrictions, and rights, recorded or unrecorded, for public roads, highways, streets, railroads, power lines, telephone lines and equipment, pipelines, drainage, sewer and water mains and lines, public utilities, and other rights-of-way, including but not limited to the specific easements, reservations, rights and covenants described herein, and to any facts which a physical inspection or accurate survey of the property may disclose.

EXCEPTING AND RESERVING, HOWEVER, unto the GRANTOR, all of the following utility facilities, easements, rights-of-way and other rights and entitlements.

1. Those certain existing water transmission facilities located above and below the Property, that are utilized to provide water service for lots other than the Property, the location of said existing water transmission facilities being within the following easements:

- c. Easements 7427 and 7436, as shown on Map 1069, as set forth in Land Court Order No. 142224, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application 1069, as to a portion of the property covered by Certificate of Title No. 529664, issued to the Grantor.

Together with perpetual easements and rights of way over, across, under and through said Easements 7427 and 7436 for the operation, maintenance, repair, replacement, upgrade and removal of all water transmission facilities not conveyed hereunder and further reserving to the GRANTOR the right to transfer such easements upon notice to, but without requirement for joinder or consent of GRANTEE or any person holding under or through GRANTEE, subject to the following conditions:

Such transfer documents for the conveyance of existing water transmission facilities shall include the following terms and conditions:

In the event the easement areas shall be abandoned or shall remain unused for the construction, excavation, repair, maintenance, alteration, operation or use of the water transmission facilities for a continuous period of one year, the easement rights shall terminate, and the easement holder shall remove any existing water meters, fire hydrants, and all other above ground structures and appurtenances that were installed within the easement area and restore the easement area as nearly as is reasonably possible to the condition existing immediately prior to the time of installation or construction of its improvements, provided however, nothing herein contained shall require the easement holder to remove any underground pipeline and appurtenances located within the easement area, provided further that the easement holder caps any cut piping ends with concrete; and

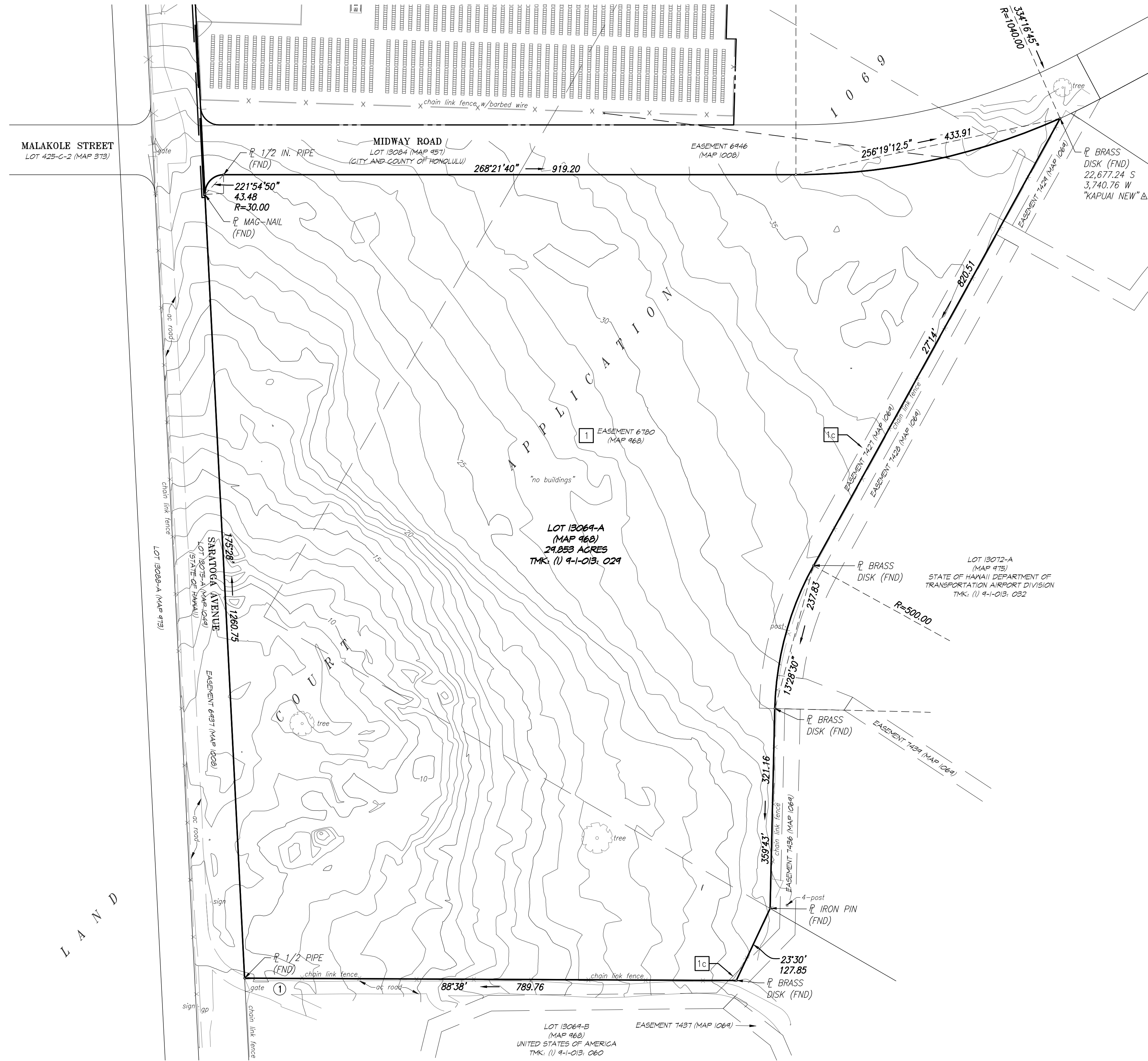
If the fee owner of the easement area determines that the continued exercise of the easement rights granted in the easement document constitutes an undue interference with a subdivision or development of the land over which the granted easement crosses, the fee owner of the easement area shall have the right to terminate the easement granted in the easement document to the extent necessary to eliminate such interference; provided, that it shall grant the easement holder a substitute easement within the reasonable vicinity to permit the easement holder to effect the relocation of any facility or portion thereof, which substitute easement shall be subject to the same terms and conditions in the easement document and provided that the easement holder consents to the new location. The easement holder shall not unreasonably withhold consent and if the easement holder does not respond within 45 calendar days of fee owner's notification of proposed relocation, consent to the relocation shall be deemed to have been given by the easement holder. All costs associated with such relocation, as determined by the easement holder, shall be borne by the fee owner of the easement area including costs to mitigate negative impacts to the utility and its customers.

SUBJECT, HOWEVER, to the following:

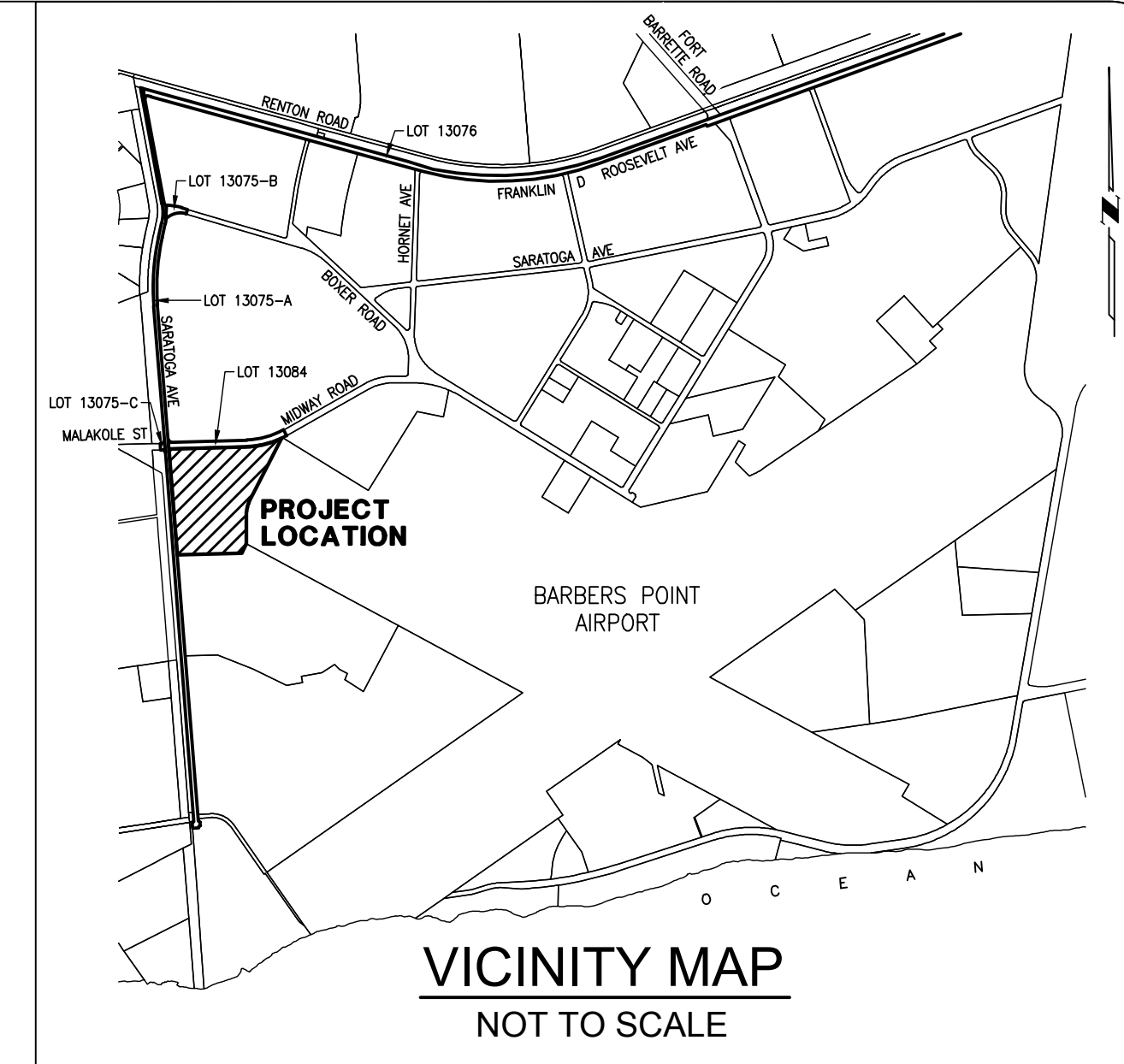
- 1. Easement "6780", as shown on said Map 968, affecting said Lot 13069-A, as set forth in Land Court Order No. 135090, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069, being a portion of the property covered by Certificate of Title No. 529664, granted to the State of Hawaii, Department of Transportation by Quitclaim Deed dated June 30, 1999, Land Court Document No. 2557263 for aviation purposes.

GENERAL SURVEY NOTES:

- The Basis of Azimuth for this survey is referred to Government Survey Triangulation Station "KAPUAI NEW" Δ.
- Adjoining Lot information has been taken from records filed at the real property mapping branch.
- The property described herein is the same as the property described in Quitclaim Deed Doc. No. 2879817, recorded January 9, 2003. All easements, covenants and restrictions are referenced in said Quitclaim Deed and Transfer of Certificate of Title No. 633738, dated January 9, 2003, or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Said described property is located within an area having a Zone Designation D (Unstudied areas where flood hazards are undetermined, but flooding is possible) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Maps No. 15003C0310G and 15003C0316H, with an effective date of January 19, 2011 and November 5, 2014, respectively, both in Honolulu City and County, State of Hawaii, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- Based on TCT No. 633738, the Property has access across Lots 13075, 13076, and 13084, which are shown in the Vicinity Map out to Fort Barrette Road. Lot 13075 has been subdivided into Lots 13075-A to 13075-C.
- Contours are based on Topographic Survey completed on December 24, 2012.
- Based on Zoning information provided by the client, the Property has a Current Zoning Classification of F-1 (Federal) based on the Land Use Ordinance and Transect T-3 (General Urban) based on Hawaii Community Development Authority, with a Setback Requirement of 20 feet.
- There were no buildings, parking spaces, or physical evidence of any earth moving work, building construction, or building additions within the recent months observed at the time of the survey.
- No underground utility plans provided by the client.
- There were no changes in the street right-of-way lines either completed or proposed, as available from the controlling jurisdiction that the surveyor has been informed of. There was no evidence of recent street or sidewalk construction or repairs observed at the time of the survey. However, Property is subject to realignment of roadway based on Kalaehoa Roadway Master Plan Study, dated April 2019.



TRUE NORTH
SCALE: 1 IN. = 100 FT.



SURVEYOR'S CERTIFICATE

To State of Hawaii Department of Hawaiian Home Lands, Kalaehoa Home Lands Solar, LLC. [ADDITIONAL LIST OF CERTIFIED PARTIES]:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11a, 12, 13, 14, 16, 17, 18, and 19 of Table A thereof.

The field work was completed on
March 31, 2021
Date of Plat or Map April 29, 2021

DRAFT
ERIK S. KANESHIRO
LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 9826
EXP. 04/22

ALTA/NSPS LAND TITLE SURVEY
OF KALAELOA HOME LANDS SOLAR PROJECT SITE
BEING LOT 13069-A (MAP 968)
OF LAND COURT APPLICATION 1069
SITUATED AT HONOLULU, EWA, OAHU, HAWAII
TMK: (1) 9-1-013: 029

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96817
PHONE: 808-533-3646
FAX: 808-526-1267

LIST OF POSSIBLE BOUNDARY DISCREPANCIES

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing.

- 1 Chain link fence along the Southwesterly side of Subject Property crosses from adjacent Lot 13069-B into Subject Lot by as much as 1.0 foot over a distance of 110.7 feet.

OWNER:

STATE OF HAWAII
DEPARTMENT OF
HAWAIIAN HOME LANDS

TMK:

(1) 9-1-013: 029

SITE ADDRESS:

MIDWAY ROAD