

Resolution

No. 25-49

AUTHORIZING THE ACQUISITION OF APPROXIMATELY 24,018
SQUARE FEET IDENTIFIED AS TAX MAP KEY NO. (2) 4-5-007-028
SITUATED AT LAHAINA, MAUI, HAWAII,
FOR AN AMOUNT NOT TO EXCEED \$1,700,000.00

WHEREAS, Pamela L. Hall as trustee of The Jay R. Moore Trust (“Owner”), is the owner in fee simple of that certain real property located at 968 Limahana Place, Lahaina, Maui, Hawaii, consisting of approximately 24,018 square feet, and identified for real property tax purposes as tax map key number (2) 4-5-007-028, (“Property”), which Property is more particularly described in Exhibit “A,” and depicted in Exhibit “B” attached hereto, both of which are incorporated herein by reference; and

WHEREAS, Owner has expressed a desire to sell the Property to the County of Maui and the parties intend to enter into a Real Property Purchase and Sale Agreement at the agreed to price of ONE MILLION SEVEN HUNDRED THOUSAND DOLLARS AND NO/100 DOLLARS (\$1,700,000.00) plus customary expenses; and

WHEREAS, the Director of Finance has determined that acquisition of the Property is in the public interest; and

WHEREAS, Section 3.44.015(C), Maui County Code, requires that the Council authorize by resolution any acquisition of real property with a purchase price that exceeds \$250,000.00; and

BE IT RESOLVED by the Council of the County of Maui:

1. That the Council finds the acquisition of the Property to be in the public interest; and

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2. That pursuant to Section 3.44.015(C), Maui County Code, the Council authorizes the acquisition of the Property for an amount not to exceed ONE MILLION SEVEN HUNDRED THOUSAND DOLLARS AND NO/100 DOLLARS (\$1,700,000.00), plus customary closing costs and expenses; and

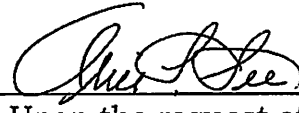
3. That it does hereby authorize the Mayor or the Mayor's duly authorized representative, to execute all necessary documents in connection with the acquisition of the Property; and

4. That certified copies of this Resolution be transmitted to the Mayor, the Director of Finance, and Pamela L. Hall, trustee of The Jay R. Moore Trust.

APPROVED AS TO FORM
AND LEGALITY:

/s/ Michael J. Hopper
MICHAEL J. HOPPER
Deputy Corporation Counsel
County of Maui
2024-1795
2025-01-30 Reso 968 Limahana Place

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Greg K. Lee". The signature is written in black ink and is positioned above a horizontal line.

Upon the request of the Mayor.

SCHEDULE C

All of that certain parcel of land situate at Hanakao, District of Lahaina, Island and County of Maui, State of Hawaii, being LOT 15 of the "WILI KO SUBDIVISION", as shown on File Plan Number [1144](#), filed in the Bureau of Conveyances of the State of Hawaii, and containing an area of 24,018 square feet, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : MAUI TRANS-PACIFIC PROPERTIES, INC., a Hawaii corporation

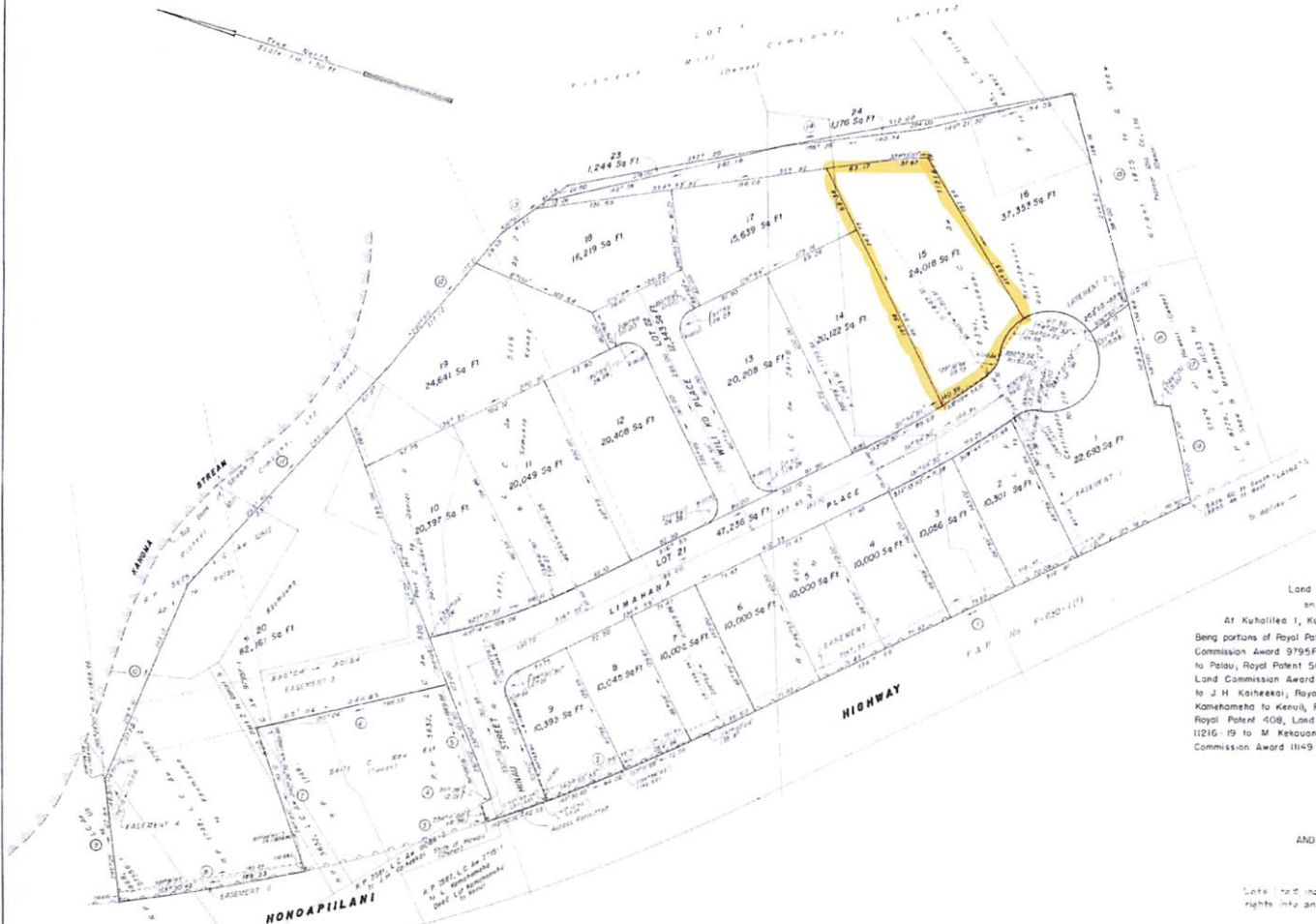
GRANTEE : PAMELA L. HALL, Trustee of The Jay R. Moore Trust dated June 1, 1995, as amended, with full powers to sell, mortgage, lease or otherwise deal with the land

DATED : November 9, 2024

RECORDED : Document No. [A-9088000666](#)

END OF SCHEDULE C

Exhibit "A"



WILI KO SUBDIVISION

Land situated on the northeastern side of Honoaipilani Highway and on the southern side of Kahama Stream
 At Kulahele 1, Kulahele 2, Aupokopoko, Nakahele, Hanakea, Lohina, Maui, Hawaii
 Being portions of Royal Patent 1868, Land Commission Award 97950-1 to Ua, Royal Patent 1748, Land Commission Award 9795F-2 to Koumauma, Royal Patent 5675, Land Commission Award 10612, Apone 1 to Palau, Royal Patent 5632, Land Commission Award 520, Part 2 to Daniel S., Royal Patent 1748, Land Commission Award 9795F-1 to Koumauma, Royal Patent 3581, Land Commission Award 11086-2 to J. H. Kaihekeki, Royal Patent 2567, Land Commission Award 7715-1 to L. Kamehameha, (Deed) Lot Kamehameha to Kenia, Royal Patent 1871, Land Commission Award 5116, Apone 2 to Samuela Kanae, Royal Patent 408, Land Commission Award 281-B to Ali, Land Patent 8391, Land Commission Award 11216-19 to M. Kekoaonui, (Certificate of Boundaries No. 218 Part II, Royal Patent 1745, Land Commission Award 11449 to Kahu, and Grant 1875 to G. Shaw

Owner: AmFac, Inc.
 Address: Lahaina, Maui, Hawaii

SUBDIVIDED INTO LOTS 1 TO 24 INCLUSIVE
 AND DESIGNATION OF EASEMENTS 1 TO 6 INCLUSIVE

TOTAL AREA = 10.714 ACRES

Lots 1 to 5 inclusive, Lots 22 and 23 are subject to restrictions of access rights into and from Honoaipilani Highway General Aid Project No. F-2000-107. This map is from an actual survey of the ground under the strict supervision of the undersigned between the dates July 1965 to February 1970 and may be checked by the State Surveyor with my folder filed under Wili Ko Subdivision.

2158 MAIN STREET
 WAILUKU, MAUI, HAWAII
 SEPTEMBER 18, 1969



NORMAN W. SAITO, ENGINEERING CONSULTANTS, INC.
 BY: *Norman W. Saito*
 Registered Professional Land Surveyor
 Certificate Number 182-15

I hereby certify that the description of survey and area herein was taken, examined and checked by me, and mathematical corrections were set on the ground and the same is approved in accordance with Sections 182-10 and 182-11 of the Hawaii Revised Statutes, Honolulu, Hawaii.
 March 20, 1970
Charles P. Neumann III
 State Land Surveyor

State of Hawaii
 Office of
 Public Works
 Received For Filing this 30th day of
 March, A.D. 1970, at 10:30 A.M.
 and Filed in File No. 1144
Charles P. Neumann III
 Deputy Director of Public Works

APPROVED
 1144 WILI KO SUBDIVISION
Norman W. Saito
 Registered Professional Land Surveyor
 Certificate Number 182-15

- AREA OF EASEMENTS:
 EASEMENT 1 (10.00 feet wide) for power purposes over and across Lot 1 = 1,527 Sq Ft
 EASEMENT 2 (10.00 feet wide) for water pipeline purposes over and across Lot 16 = 504 Sq Ft
 EASEMENT 3 (150.00 feet wide) for road and utility purposes over and across Lot 20 = 16,055 Sq Ft
 EASEMENT 4 (20.00 feet wide) for drainage purposes affecting Lot 20 = 305 Sq Ft
 EASEMENT 5 (10.00 feet wide) for landscaping purposes over and across Lots 1 to 5 inclusive = 7,105 Sq Ft
 EASEMENT 6 (10.00 feet wide) for landscaping purposes over and across Lot 20 = 1,884 Sq Ft

NOTE:
 Figures shown thus (1) indicate number of courses in description.
 Centers of easements shown as above are given only from records in the Tax Map Branch.
 All easements indicated by wavy lines otherwise noted.
 Dotted lines denote easements permitted.
 Dashed lines denote vehicle access permitted.

Exhibit "B"

NOTES AND BOUNDARY DESCRIPTION
 RECORDED IN LISBK, SHAD 274 PAGE 288-289