

# Resolution

No. 25-132

REFERRING TO THE MAUI PLANNING COMMISSION PROPOSED BILLS TO AMEND THE MAUI ISLAND PLAN'S DIRECTED GROWTH MAP C5 (PULEHU ROAD), TO AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION FROM AGRICULTURE TO BUSINESS/MULTI-FAMILY, AND TO CHANGE THE ZONING FROM AGRICULTURAL DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT, FOR A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, SITUATED AT KAHULUI, MAUI, HAWAI'I (HO'ONANI VILLAGE)

WHEREAS, the Council is considering proposed bills to grant land use entitlements for a 166.511-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-8-006:004-0005, situated at Kahului, Maui, Hawai'i; and

WHEREAS, the proposed bills would:

- Amend the Maui Island Plan's Directed Growth Map C5 (Pulehu Road) to include the property within the Urban Growth Boundary;
- Amend the Wailuku-Kahului Community Plan designation for the property from Agriculture to Business/Multi-Family; and
- Change the Zoning for the property from Agricultural District to M-1 Light Industrial District; and

**Resolution No. 25-132**

WHEREAS, the property is planned for the Ho‘onani Village Mixed Use Development project; and

WHEREAS, on March 20, 2024, the Council’s Housing and Land Use Committee (2023-2025 Council term) received a presentation on Ho‘onani Village; and

WHEREAS, Ho‘onani Village is described as a high-density, master-planned, mixed-use community, featuring multi-family residential housing, commercial office space, retail, restaurant dining areas, light industrial uses, recreational and open space, an outdoor amphitheater, community gathering places, and sports fields; and

WHEREAS, Ho‘onani Village proposes a total of 1,600 residential apartment rental units, including about 50 percent workforce housing units comprised of studios and one-, two-, and three-bedroom units; and

WHEREAS, the proposed bills will allow the property to be developed as housing for Maui’s workforce while also providing commercial and business opportunities; and

WHEREAS, the property abuts the Maui Island Plan’s Directed Growth Map C5 (Pulehu Road) but cannot be used for urban development unless it is included within the Urban Growth Boundary; and

WHEREAS, under Subsection 2.80B.060(A), Maui County Code, the Council may propose amendments to the Maui Island Plan by resolution; and

WHEREAS, under Subsection 2.80B.100(A), Maui County Code, the Council may propose nondecennial amendments to community plans by resolution; and

WHEREAS, under Subsection 19.510.040(A)(1), the appropriate planning commission shall conduct a public hearing on all change of zoning applications; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, require that the appropriate planning

**Resolution No. 25-132**

commission review proposed zoning and other land use ordinances, and provide findings and recommendations to the Council; now, therefore,

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

1. That it refers the following bills to the Maui Planning Commission for appropriate action under Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended:
  - a. A proposed bill, entitled “A BILL FOR AN ORDINANCE TO AMEND THE MAUI ISLAND PLAN’S DIRECTED GROWTH MAP C5 (PULEHU ROAD) BY INCLUDING WITHIN THE URBAN GROWTH BOUNDARY, A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, KAHULUI, MAUI, HAWAI‘I,” attached as Exhibit “1;”
  - b. A proposed bill, entitled “A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN DESIGNATION FROM AGRICULTURE TO BUSINESS/MULTI-FAMILY FOR A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, SITUATED AT KAHULUI, MAUI, HAWAI‘I,” attached as Exhibit “2;” and
  - c. A proposed bill, entitled “A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM AGRICULTURAL DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT FOR A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, SITUATED AT KAHULUI, MAUI, HAWAI‘I,” attached as Exhibit “3;” and

**Resolution No. 25-132**

2. That certified copies of this Resolution be transmitted to the Mayor; Planning Director; Maui Planning Commission; and Ax Holdings, LLC.

APPROVED AS TO FORM AND LEGALITY:

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Department of the Corporation Counsel  
County of Maui

paf:jpp:25-143f

INTRODUCED BY:

*Nohelani U'u-Hodgins*  

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NOHELANI U'U-HODGINS

**EXHIBIT “1”**

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2025)

A BILL FOR AN ORDINANCE TO AMEND THE MAUI ISLAND PLAN’S DIRECTED GROWTH MAP C5 (PULEHU ROAD) BY INCLUDING WITHIN THE URBAN GROWTH BOUNDARY, A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, KAHULUI, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapter 2.80B, Maui County Code, the Maui Island Plan’s Directed Growth Map C5 (Pulehu Road) is amended to include within the Urban Growth Boundary, a 166.511-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-8-006:004-0005, situated at Kahului, Maui, Hawai‘i, as described and depicted in the attached Exhibit “A.” The Planning Director is directed to produce updated official mapping for the public’s benefit consistent with this Ordinance.

SECTION 2. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

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Department of the Corporation Counsel  
County of Maui

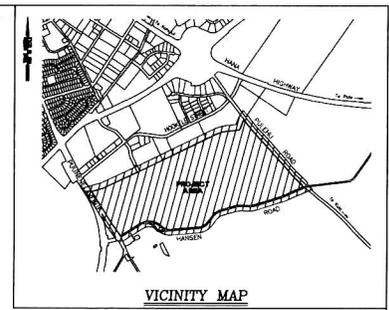
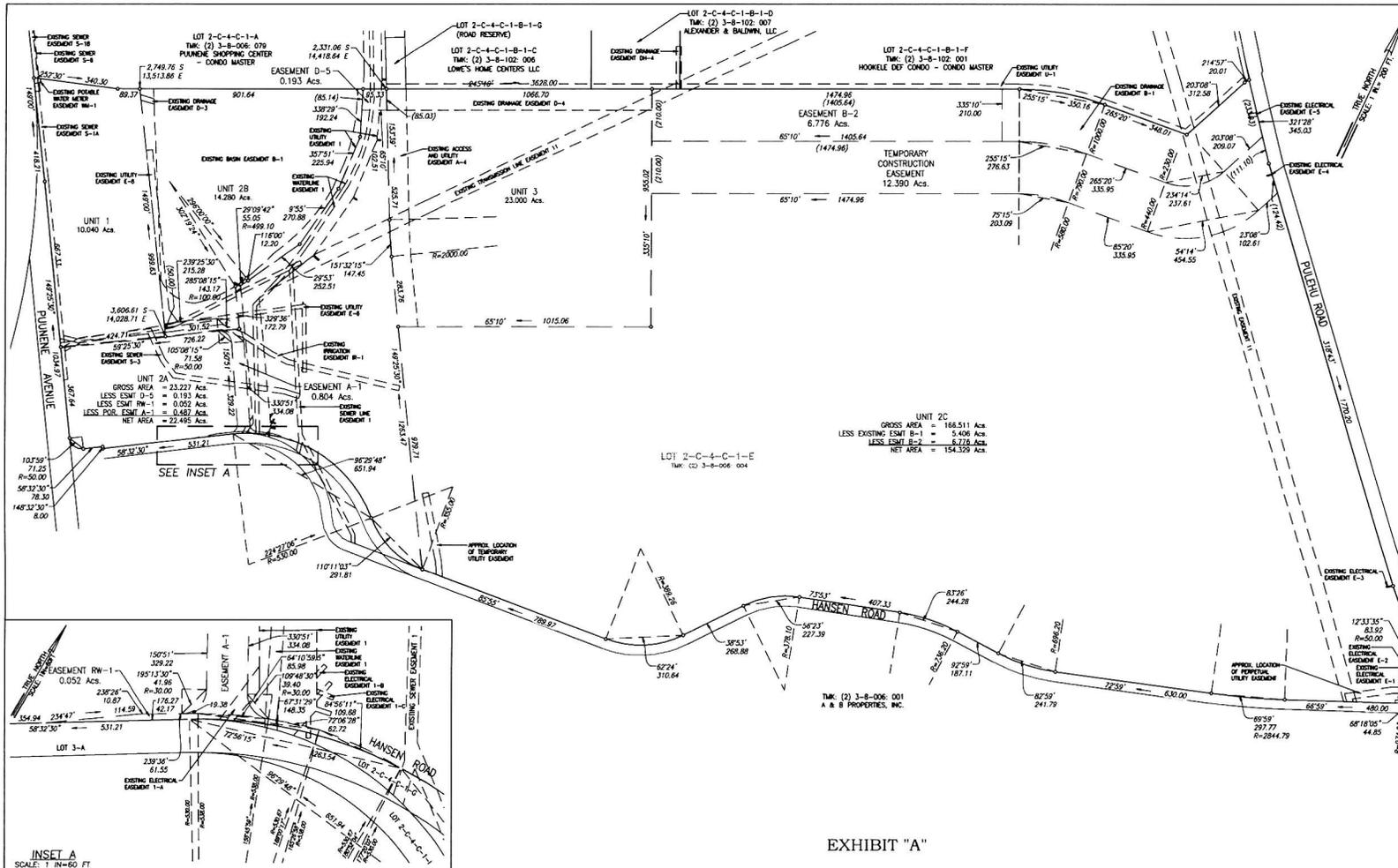
paf:jpp:25-143b

INTRODUCED BY:

*Nohelani U'u-Hodgins*  

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NOHELANI U'U-HODGINS



- EXISTING EASEMENTS:**
- EASEMENT 1 FOR UTILITY PURPOSES IN FAVOR OF MAUI ELECTRIC CO., LTD. (MECO).
  - EASEMENT 1 FOR WATER PIPELINE PURPOSES IN FAVOR OF COUNTY OF MAUI.
  - EASEMENT 11 FOR ELECTRICAL TRANSMISSION LINE PURPOSES IN FAVOR OF MEEO.
  - EASEMENT 1 (15-FT. WIDE) FOR SEWER LINE PURPOSES IN FAVOR OF "PARCEL 1" (TWC (2) 3-8-006:001).
  - EASEMENT FOR UTILITY PURPOSES IN FAVOR OF MEEO.
  - EASEMENTS E-1 TO E-5, INCLUSIVE, FOR ELECTRICAL PURPOSES IN FAVOR OF MEEO.
  - EASEMENT R-1 FOR IRRIGATION PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1A FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1B FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-6 FOR SEWER PURPOSES IN FAVOR OF MAUI ECONOMIC OPPORTUNITY, INC.
  - EASEMENT S-3 FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT MW-1 FOR POTABLE WATER METER PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE II ASSOCIATION.
  - EASEMENTS E-6 AND E-8 FOR UTILITY PURPOSES IN FAVOR OF MEEO AND HAWAIIAN TELCOM, INC. (HT).
  - EASEMENT B-1 FOR DRAINAGE BASIN PURPOSES IN FAVOR OF UNIT 1.
  - EASEMENT D-3 FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 1.
  - EASEMENTS 1-A, 1-B, AND 1-C FOR ELECTRICAL PURPOSES IN FAVOR OF MEEO.
  - EASEMENT B-1 FOR DRAINAGE PURPOSES IN FAVOR OF PARCEL 19 OF HOOKELE DEF CONDOMINIUM SUBDIVISION.
  - EASEMENT A-4 FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE II ASSOCIATION, AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.
  - EASEMENT D-4 FOR DRAINAGE PURPOSES IN FAVOR OF MAUI BUSINESS PARK PHASE II ASSOCIATION, AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.
  - EASEMENT B-2 FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 2B, MAUI BUSINESS PARK PHASE II ASSOCIATION, AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.
  - TEMPORARY CONSTRUCTION EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES IN FAVOR OF COUNTY OF MAUI, MAUI BUSINESS PARK PHASE II ASSOCIATION, AND ALEXANDER & BALDWIN ITS SUCCESSORS AND ASSIGNS.
  - TEMPORARY UTILITY EASEMENT UP TO THREE (3) YEARS FOR ELECTRICAL AND ACCESS PURPOSES. THE EASEMENT WILL EXTEND 12.5 FEET TO EITHER SIDE OF THE EXISTING POWER LINE AND WILL INCLUDE AN ACCESS ROAD.
  - PERPETUAL UTILITY EASEMENT FOR ELECTRICAL AND ACCESS PURPOSES. THE EASEMENT WILL EXTEND 12.5 FEET TO EITHER SIDE OF THE EXISTING POWER LINE AND WILL INCLUDE AN ACCESS ROAD.

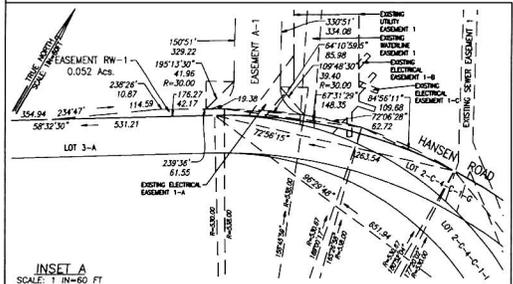
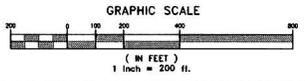


EXHIBIT "A"

**SITE PLAN**  
**MAUI ECONOMIC OPPORTUNITY CONDOMINIUM**  
**LOT 2-C-4-C-1-E OF THE FIRST ASSEMBLY OF GOD SUBDIVISION**  
**TAX MAP KEY: (2) 3-8-006: 004**  
**BEING A PORTION OF GRANT 3343 TO CLAUD SPRECKELS**  
**AT PUUNENE, WAILUKU, MAUI, HAWAII**

CONDOMINIUM MAP NO. 5149

Owner: Alexander & Baldwin, LLC.  
 Address: P.O. Box 156  
 Kohului, HI 96733



AUSTIN, TSUTSUMI, & ASSOCIATES INC.  
 801 SUMNER STREET, SUITE 501  
 HONOLULU, HI 96817  
 THIS WORK WAS PREPARED BY ME  
 OR UNDER MY SUPERVISION.  
 ALAN K. AUSTIN  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 9826  
 EXP. 04/24

MARCH 20, 2023  
 SHEET 1

**MAUI ECONOMIC OPPORTUNITY CONDOMINIUM**

**UNIT 2C**

Being a portion of Lot 2-C-4-C-1-E of The First Assembly of God Subdivision (Subdivision File No. 3.2208), being also a portion of Grant 3343 to Claus Spreckels.

Situate at Puunene, Wailuku, Maui, Hawaii.

Beginning at the Northwest corner of the parcel of land, being also the Northeast corner of Unit 1 of Maui Economic Opportunity Condominium, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 4,019.58 feet South and 15,364.93 feet East thence running by azimuths measured clockwise from true South:

1. 149° 25' 30" 979.71 feet along Unit 2A of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
2. 245° 10' 1015.06 feet along Unit 3 of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
3. 155° 10' 955.02 feet along same;
4. 245° 10' 1474.96 feet along Lots 2-C-4-C-1-B-1-D and 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;

Thence along Lot 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels, on a curve to the right with a radius of 1000 feet, the chord azimuth and distance being:

5. 255° 15' 350.16 feet;
6. 265° 20' 348.01 feet along same;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

**CIVIL ENGINEERS • SURVEYORS**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJAH STREET, SUITE 207  
HILO, HAWAII 96720

- 7. 203° 08' 312.58 feet along same;
- 8. 214° 57' 20.01 feet along same;
- 9. 321° 28' 345.03 feet along Pulehu Road;
- 10. 318° 43' 1770.20 feet along same;
- 11. 315° 30' 432.54 feet along same;

Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

- 12. 12° 33' 35" 83.92 feet;

Thence along Hansen Road, on a curve to the left with a radius of 974.93 feet, the chord azimuth and distance being:

- 13. 68° 18' 05" 44.85 feet;
- 14. 66° 59' 480.00 feet along same;

Thence along same, on a curve to the right with a radius of 2844.79, the chord azimuth and distance being:

- 15. 69° 59' 297.77 feet;
- 16. 72° 59' 630.00 feet along same;

Thence along same, on a curve to the right with a radius of 696.20 feet, the chord azimuth and distance being:

- 17. 82° 59' 241.79 feet;
- 18. 92° 59' 187.11 feet along same;

Thence along same, on a curve to the left with a radius of 736.20 feet, the chord azimuth and distance being:



19. 83° 26' 244.28 feet;

20. 73° 53' 407.33 feet along same;

Thence along same, on a curve to the left with a radius of 378.10 feet, the chord azimuth and distance being:

21. 56° 23' 227.39 feet;

22. 38° 53' 268.88 feet along same;

Thence along same, on a curve to the right with a radius of 389.26 feet, the chord azimuth and distance being:

23. 62° 24' 310.64 feet;

24. 85° 55' 789.97 feet along same, to the point of beginning and containing an area of 166.511 Acres.



Description Prepared By:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro".

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826  
Exp. 04/26

Honolulu, Hawaii  
December 18, 2024

TMK: (2) 3-8-006: POR. 004  
Y:\2022\22-530 Maui Business Park DEF Subdiv\SURVEY\Descriptions\MEO CPR UNIT 2C.docx



**EXHIBIT “2”**

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2025)

A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI  
COMMUNITY PLAN DESIGNATION FROM AGRICULTURE TO  
BUSINESS/MULTI-FAMILY FOR A 166.511-ACRE PORTION OF A PARCEL  
IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-  
006:004-0005, SITUATED AT KAHULUI, MAUI, HAWAI‘I

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapter 2.80B, Maui County Code, the Wailuku-Kahului Community Plan designation is amended from Agriculture to Business/Multi-Family for a 166.511-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-8-006:004-0005, situated at Kahului, Maui, Hawai‘i, as described and depicted in the attached Exhibit “A.”

SECTION 2. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

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Department of the Corporation Counsel  
County of Maui

paf:jpp:25-143c

INTRODUCED BY:

*Nohelani U'u-Hodgins*  

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NOHELANI U'U-HODGINS



**MAUI ECONOMIC OPPORTUNITY CONDOMINIUM**

**UNIT 2C**

Being a portion of Lot 2-C-4-C-1-E of The First Assembly of God Subdivision (Subdivision File No. 3.2208), being also a portion of Grant 3343 to Claus Spreckels.

Situate at Puunene, Wailuku, Maui, Hawaii.

Beginning at the Northwest corner of the parcel of land, being also the Northeast corner of Unit 1 of Maui Economic Opportunity Condominium, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 4,019.58 feet South and 15,364.93 feet East thence running by azimuths measured clockwise from true South:

1. 149° 25' 30" 979.71 feet along Unit 2A of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
2. 245° 10' 1015.06 feet along Unit 3 of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
3. 155° 10' 955.02 feet along same;
4. 245° 10' 1474.96 feet along Lots 2-C-4-C-1-B-1-D and 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;

Thence along Lot 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels, on a curve to the right with a radius of 1000 feet, the chord azimuth and distance being:

5. 255° 15' 350.16 feet;
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Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

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24. 85° 55' 789.97 feet along same, to the point of beginning and containing an area of 166.511 Acres.



Description Prepared By:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro".

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826  
Exp. 04/26

Honolulu, Hawaii  
December 18, 2024

TMK: (2) 3-8-006: POR. 004  
Y:\2022\22-530 Maui Business Park DEF Subdiv\SURVEY\Descriptions\MEO CPR UNIT 2C.docx



**EXHIBIT “3”**

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2025)

A BILL FOR AN ORDINANCE TO CHANGE THE ZONING FROM AGRICULTURAL DISTRICT TO M-1 LIGHT INDUSTRIAL DISTRICT FOR A 166.511-ACRE PORTION OF A PARCEL IDENTIFIED FOR REAL PROPERTY TAX PURPOSES AS TAX MAP KEY (2) 3-8-006:004-0005, SITUATED AT KAHULUI, MAUI, HAWAII

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapters 19.24 and 19.510, Maui County Code, a Change in Zoning from Agricultural District to M-1 Light Industrial District is granted for a 166.511-acre portion of a parcel identified for Real Property Tax purposes as Tax Map Key (2) 3-8-006:004-0005, situated at Kahului, Maui, Hawai'i, as described and depicted in the attached Exhibit “A.”

SECTION 2. Under Section 19.06.020, Maui County Code, the Planning Director is directed to amend the Maui island digital zoning map to reflect the Change in Zoning.

SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

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Department of the Corporation Counsel  
County of Maui

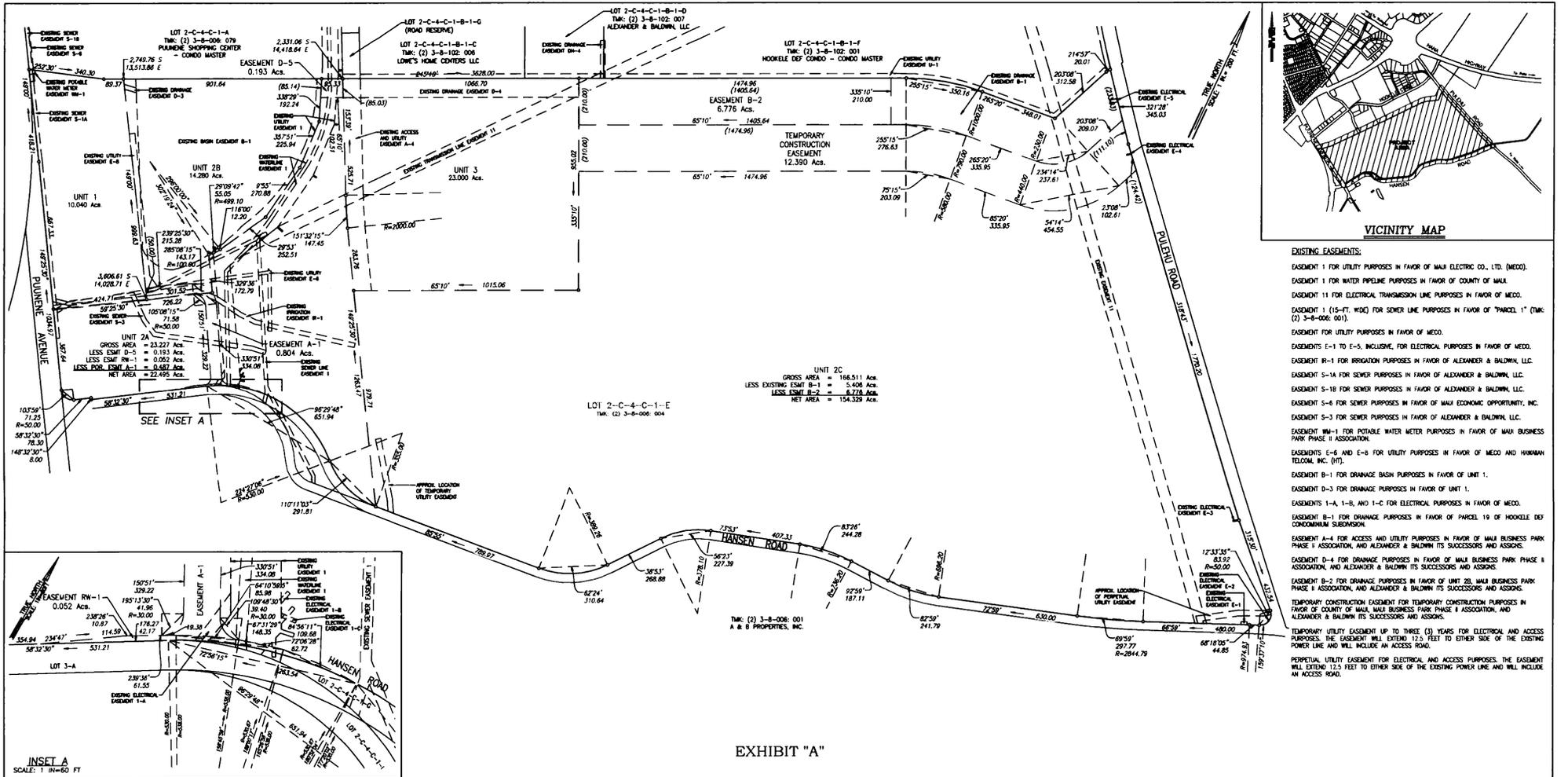
paf:jpp:25-143d

INTRODUCED BY:

*Nohelani U'u-Hodgins*  

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NOHELANI U'U-HODGINS

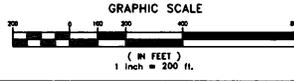


- EXISTING EASEMENTS:**
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  - EASEMENT S-1E FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1F FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1G FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1H FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1I FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1J FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1K FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1L FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1M FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1N FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1O FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1P FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1Q FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1R FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1S FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1T FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1U FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1V FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
  - EASEMENT S-1W FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
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  - EASEMENT S-10 FOR SEWER PURPOSES IN FAVOR OF ALEXANDER & BALDWIN, LLC.
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**EXHIBIT "A"**  
**SITE PLAN**  
**MAUI ECONOMIC OPPORTUNITY CONDOMINIUM**  
**LOT 2-C-4-C-1-E OF THE FIRST ASSEMBLY OF GOD SUBDIVISION**  
**TAX MAP KEY: (2) 3-8-006: 004**  
**BEING A PORTION OF GRANT 3343 TO CLAUD SPRECKELS**  
**AT PUUNENE, WAILUKU, MAUI, HAWAII**  
**CONDOMINIUM MAP NO. 5149**

- NOTES:**
1. AZIMUTHS AND COORDINATES REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "LUKE" A.
  2. THE DASHED LINES DELINEATE THE AREA FOR EACH UNIT AND IS NOT INTENDED TO REPRESENT A LEGALLY SUBDIVIDED LOT.
  3. OWNERS OF ADJOINING PARCELS TAKEN FROM RECORDS OF THE REAL PROPERTY MAPPING BRANCH.
  4. EASEMENT A-1 (50-FT. WIDE) IS FOR ACCESS PURPOSES IN FAVOR OF UNIT 1 AND UNIT 2B.
  5. EASEMENT A-4 IS FOR ACCESS AND UTILITY PURPOSES IN FAVOR OF UNIT 2B AND 2C.
  6. EASEMENT UNIT 2A SURFACE WATER - UNIT 2A SHALL HAVE AN EASEMENT FOR FLOW AND DISCHARGE OF SURFACE WATER OVER UNIT 2B AS DESCRIBED IN THE DECLARATION.
  7. EASEMENT D-5 (65-FT. WIDE) IS FOR DRAINAGE AND ACCESS PURPOSES IN FAVOR OF UNIT 2B, MAUI BUSINESS PARK PHASE II ASSOCIATION, AND ALEXANDER & BALDWIN, LLC, ITS SUCCESSORS AND ASSIGNS.
  8. EASEMENT RN-1 IS FOR ACCESS AND ROAD WIDENING PURPOSES IN FAVOR OF UNIT 1 AND UNIT 2B.
  9. EASEMENT D-4 IS FOR DRAINAGE PURPOSES IN FAVOR OF UNIT 2B.

Owner: Alexander & Baldwin, LLC.  
 Address: P.O. Box 156  
 Kohului, HI 96733



**ALEXANDER & BALDWIN**  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 No. 9824  
 HAWAII, U.S.A.

AUSTIN, TSUTSUMI & ASSOCIATES, INC.  
 501 BRANNER STREET, SUITE 521  
 HONOLULU, HI 96817

THIS WORK WAS PREPARED BY ME  
 OR UNDER MY SUPERVISION.  
*Alexander & Baldwin*  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE No. 9824  
 Exp. 04/24

MARCH 20, 2023  
 SHEET 1

**MAUI ECONOMIC OPPORTUNITY CONDOMINIUM**

**UNIT 2C**

Being a portion of Lot 2-C-4-C-1-E of The First Assembly of God Subdivision (Subdivision File No. 3.2208), being also a portion of Grant 3343 to Claus Spreckels.

Situate at Puunene, Wailuku, Maui, Hawaii.

Beginning at the Northwest corner of the parcel of land, being also the Northeast corner of Unit 1 of Maui Economic Opportunity Condominium, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 4,019.58 feet South and 15,364.93 feet East thence running by azimuths measured clockwise from true South:

1. 149° 25' 30" 979.71 feet along Unit 2A of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
2. 245° 10' 1015.06 feet along Unit 3 of Maui Economic Opportunity Condominium, also along the remainder of Grant 3343 to Claus Spreckels;
3. 155° 10' 955.02 feet along same;
4. 245° 10' 1474.96 feet along Lots 2-C-4-C-1-B-1-D and 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels;

Thence along Lot 2-C-4-C-1-B-1-F of The First Assembly of God Subdivision, also along the remainder of Grant 3343 to Claus Spreckels, on a curve to the right with a radius of 1000 feet, the chord azimuth and distance being:

5. 255° 15' 350.16 feet;
6. 265° 20' 348.01 feet along same;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

**CIVIL ENGINEERS • SURVEYORS**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

- 7. 203° 08' 312.58 feet along same;
- 8. 214° 57' 20.01 feet along same;
- 9. 321° 28' 345.03 feet along Pulehu Road;
- 10. 318° 43' 1770.20 feet along same;
- 11. 315° 30' 432.54 feet along same;

Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

- 12. 12° 33' 35" 83.92 feet;

Thence along Hansen Road, on a curve to the left with a radius of 974.93 feet, the chord azimuth and distance being:

- 13. 68° 18' 05" 44.85 feet;

- 14. 66° 59' 480.00 feet along same;

Thence along same, on a curve to the right with a radius of 2844.79, the chord azimuth and distance being:

- 15. 69° 59' 297.77 feet;

- 16. 72° 59' 630.00 feet along same;

Thence along same, on a curve to the right with a radius of 696.20 feet, the chord azimuth and distance being:

- 17. 82° 59' 241.79 feet;

- 18. 92° 59' 187.11 feet along same;

Thence along same, on a curve to the left with a radius of 736.20 feet, the chord azimuth and distance being:



19. 83° 26' 244.28 feet;

20. 73° 53' 407.33 feet along same;

Thence along same, on a curve to the left with a radius of 378.10 feet, the chord azimuth and distance being:

21. 56° 23' 227.39 feet;

22. 38° 53' 268.88 feet along same;

Thence along same, on a curve to the right with a radius of 389.26 feet, the chord azimuth and distance being:

23. 62° 24' 310.64 feet;

24. 85° 55' 789.97 feet along same, to the point of beginning and containing an area of 166.511 Acres.



Description Prepared By:

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro".

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826  
Exp. 04/26

Honolulu, Hawaii  
December 18, 2024

TMK: (2) 3-8-006: POR. 004  
Y:\2022\22-530 Maui Business Park DEF Subdiv\SURVEY\Descriptions\MEO CPR UNIT 2C.docx

