

Resolution

No. 24-192

**AUTHORIZING THE ACQUISITION OF REAL PROPERTY
IDENTIFIED AS TAX MAP KEY NO. (2) 3-8-001-001-0001 (por.)
LOCATED IN PUUNENE, MAUI, HAWAII,
FOR AN AMOUNT NOT TO EXCEED \$1,522,450.00**

WHEREAS, AB MAUI QUARRIES, LLC, a Delaware limited liability company, is the owner in fee simple of that certain real property located at Puunene, Maui, Hawaii, consisting of approximately 30.14 acres, and identified for real property tax purposes as tax map key number (2) 3-8-001-001-0001 (por.) ("Property"), which Property is more particularly described in Exhibit "A" and depicted in Exhibit "B," both of which are attached hereto and incorporated herein by reference; and

WHEREAS, AB MAUI QUARRIES, LLC 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 FIVE HUNDRED TWENTY-TWO THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$1,522,450.00) plus customary expenses; and

WHEREAS, the Property consists of a condominium unit located on partially quarried land adjacent to the Central Maui Landfill; and

WHEREAS, the Property has been identified as a suitable location for municipal solid waste landfilling; 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; now, therefore,

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 FIVE HUNDRED TWENTY-TWO THOUSAND FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$1,522,450.00), exclusive of 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 AB MAUI QUARRIES, LLC.

APPROVED AS TO FORM
AND LEGALITY:

ANDREW V. NELSON
Deputy Corporation Counsel
County of Maui

2024-0375
2024-03-15 Maui Lani Terraces D-105 PSA Reso.docx

PROPOSED MAUI COUNTY ACQUISITION AREA
AFFECTING UNIT 1, HC&D CONDOMINIUM
BEING A PORTION OF GRANT 3343 TO CLAUS SPRECKELS
BEING, ALSO, A PORTION OF LOT 2-A-2,
CENTRAL MAUI SANITARY LANDFILL SUBDIVISION
AT PUUNENE, WAILUKU, MAUI, HAWAII

Beginning at the Southeasterly corner of this Area, being also the Southwest corner of Lot 1-A-1, Central Maui Sanitary Landfill Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE 2" being 16,130.44 feet South and 6,315.52 feet West and running by azimuths measured clockwise from True South:

- | | | | |
|----|--------------|---------------|---|
| 1. | 164° 15' | 1,608.67 feet | along Lot 1-A-1, Central Maui Sanitary Landfill Subdivision; |
| 2. | 254° 15' | 842.06 feet | along the remainder of Unit 1, HC&D Condominium; |
| 3. | 346° 05' 44" | 1,609.50 feet | along the remainder of Unit 1, HC&D Condominium; |
| 4. | 74° 15' | 790.23 feet | along the remainder of Unit 1, HC&D Condominium to the point of beginning and containing an area of 30.140 Acres. |



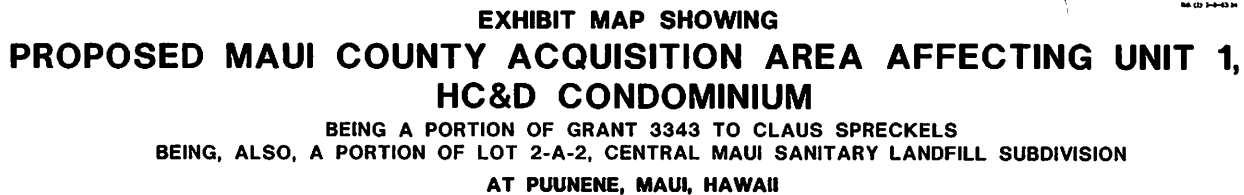
871 Kolu Street, Suite 201
Wailuku, Hawaii 96793

November 11, 2024

R. T. TANAKA ENGINEERS, INC.

A handwritten signature in cursive script, appearing to read "Kirk T. Tanaka".

Kirk T. Tanaka
Licensed Professional Surveyor
Certificate No. 7223-LS
License Expires: April 30, 2026



Xerox® AltaLink® C8155 MFP SMTP Transfer Report



Job Status: FAILED

Job canceled by user.

Job Information

Device Name:	Xerox AltaLink C8155 \AA:09:11\
Submission Date:	11/18/24
Submission Time:	11:12 AM
Images Scanned:	2
Size:	0
Attachment Name:	
Format:	Image-Only PDF
Encrypted E-mail:	No

SMTP Server

Address:	kuponokoa1.co.maui.hi.us:25
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Message Settings:

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Reply To:	Xerox_donotreply@co.maui.hi.us
To:	

1. Charleen.N.Crozier@co.maui.hi.us

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Chris R. Lee", is written over a horizontal line.

Upon the request of the Mayor.