

COUNCIL OF THE COUNTY OF MAUI

HOUSING AND LAND USE COMMITTEE

August 27, 2024

**Committee
Report No.** _____

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Housing and Land Use Committee, having met on August 7, 2024, makes reference to the following:

1. Bill 23 (2024), entitled “A BILL FOR AN ORDINANCE TO AMEND THE LĀNA‘I COMMUNITY PLAN FOR PROPERTIES LOCATED IN LĀNA‘I CITY, LĀNA‘I, HAWAII, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR), 061 (POR); (2) 4-9-018:002 (POR), 003 (POR), 005; AND (2) 4-9-021:009.”

Bill 23’s purpose is to grant a Community Plan Amendment for real property identified as tax map keys (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (por.), 061 (pors.); (2) 4-9-018:002 (pors.), 003 (pors.), 005; and (2) 4-9-021:009, located in Lāna‘i City, Lāna‘i, Hawai‘i, by adding acreage, removing existing acreage, and adjusting the specific land uses within the Lāna‘i Community Plan designation.

2. Bill 24 (2024), entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING OF PROPERTIES LOCATED IN LANAI PROJECT DISTRICT 2 (KŌ‘ELE), AT LĀNA‘I CITY, LĀNA‘I, HAWAII, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR), 061 (POR); (2) 4-9-018:001 (POR), 002 (POR), 003 (POR), 005; AND (2) 4-9-021:009.”

Bill 24’s purpose is to grant a Change in Zoning (conditional zoning) for real property identified as tax map keys (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (por.), 061 (por.); (2) 4-9-018:001 (por.), 002 (por.), 003 (por.), 005; and (2) 4-9-021:009, located in Lāna‘i City, Lāna‘i, Hawai‘i, by proposing

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to add acreage, remove existing acreage, and adjust the specific land uses within the Maui County zoning designation.

3. Bill 25 (2024), entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.71, MAUI COUNTY CODE, RELATING TO LANAI PROJECT DISTRICT 2 (KOELE).”

Bill 25’s purpose is to amend Chapter 19.71, Maui County Code, relating to a Project District Phase I Amendment for the Lanai Project District 2 (Kō’ele) in Lāna‘i City, Lāna‘i, Hawai‘i, to align with existing and future uses without changing the original intent of the Kō’ele Project District.

Your Committee notes the land use designations for the subject parcels are as follows:

- State Land Use District:
 - Tax map keys (2) 4-9-001:021, 024, 025 (por.), 027, 030; (2) 4-9-018:001, 002 (por.), 004, 005; (2) 4-9-020:020 (por.); and (2) 4-9-021:009: Urban
 - Tax map key (2) 4-9-002-001 (por.): Rural
 - Tax map key (2) 4-9-002:061 (por.): Rural/Agriculture
 - Tax map key (2) 4-9-018:003 (por.): Urban/Agriculture
- Lāna‘i Community Plan:
 - Tax map keys (2) 4-9-001:021, 024, 025 (por.), 030; (2) 4-9-018:001, 002 (por.), 004, 005; (2) 4-9-020:020 (por.); and (2) 4-9-021:009: Project District
 - Tax map key (2) 4-9-001:027: Single-Family Residential
 - Tax map key (2) 4-9-002:001 (por.): Open Space
 - Tax map key (2) 4-9-002:061 (por.): Agricultural/Project District/Rural
 - Tax map key (2) 4-9-018:003 (por.): Project District/Park/Golf Course

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- County Zoning:
 - Tax map keys (2) 4-9-001:021, 024, 025 (por.), 030; (2) 4-9-018:004, 005; and (2) 4-9-021:009: Lānaʻi Project District 2 (Kōʻele)
 - Tax map key (2) 4-9-001:027: R-3 Residential District
 - Tax map key (2) 4-9-002-001 (por.): Interim District
 - Tax map keys (2) 4-9-002:061 (por.); (2) 4-9-018:002 (por.): Agricultural District/Lānaʻi Project District 2 (Kōʻele)
 - Tax map key (2) 4-9-018:001; 003 (por.): Lānaʻi Project District 2 (Kōʻele)/Interim District
 - Tax map key (2) 4-9-020:020 (por.): Lānaʻi Project District 2 (Kōʻele)/Road
- Lānaʻi Project District 2 (Kōʻele) Designation:
 - Tax map keys (2) 4-9-001:021, 024, 025 (por.), 027, 030; (2) 4-9-018:005: Residential
 - Tax map key (2) 4-9-002:061 (por.): Stables & Tennis Courts/Not included in Project District
 - Tax map key (2) 4-9-018:001: Hotel/Golf Course
 - Tax map key (2) 4-9-018:002 (por.): Golf Course/Residential/Multi-family/Open Space/Park
 - Tax map key (2) 4-9-018:003 (por.): Golf Course/Residential/Public
 - Tax map key (2) 4-9-018:004: Residential/Park
 - Tax map key (2) 4-9-020:020 (por.): Multi-family/Residential/Golf Course
 - Tax map key (2) 4-9-021:009: Residential/Multi-family

Your Committee further notes Pūlama Lānaʻi (“Applicant”) is seeking the following designations for the subject parcels:

- State Land Use District: Urban
- Lānaʻi Community Plan:
 - Tax map keys (2) 4-9-001:021, 024, 025 (por.), 027, 030; and (2) 4-9-018:005: Single-Family Residential

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- Tax map keys (2) 4-9-002-001 (por.), 061 (por.); (2) 4-9-018:001, and 004: Project District
- Tax map keys (2) 4-9-018:002 (por.) and 03 (por.): Project District/Open Space
- Tax map key (2) 4-9-020:020 (por.): Project District/(Road)
- Tax map key (2) 4-9-021:009: Open Space
- County Zoning:
 - Tax map keys (2) 4-9-001:021, 024, 025 (por.), 027, 030; and (2) 4-9-018:005: R-3 Residential
 - Tax map keys (2) 4-9-002-001 (por.), 061 (por.); (2) 4-9-018:001, and 004: Lānaʻi Project District 2 (Kōʻele)
 - Tax map keys (2) 4-9-018:002 (por.) and 03 (por.): Lānaʻi Project District 2 (Kōʻele)/Open Space
 - Tax map key (2) 4-9-020:020 (por.): Lānaʻi Project District 2 (Kōʻele)/(Road)
 - Tax map key (2) 4-9-021:009: Open Space
- Lānaʻi Project District 2 (Kōʻele) Designation:
 - Tax map keys (2) 4-9-001:021, 024, 025 (por.), 027, 030; (2) 4-9-018:005; and (2) 4-9-021:009: Removed from Project District
 - Tax map keys (2) 4-9-002-001 (por.) and (2) 4-9-018:001: Hotel
 - Tax map key (2) 4-9-002:061 (por.): Resort Commercial
 - Tax map key (2) 4-9-018:002 (por.): Park/Open Space/Residential
 - Tax map key (2) 4-9-018:003 (por.): Park/Golf/Hotel/Residential
 - Tax map key (2) 4-9-018:004: Open Space
 - Tax map key (2) 4-9-020:020 (por.): Multi-Family

Your Committee notes that at its meeting of September 7, 2022, the Lānaʻi Planning Commission recommended approval of the requested Community Plan Amendment, the Change in Zoning (conditional zoning), and the amendment to Chapter 19.71, Maui County Code.

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By correspondence dated July 30, 2024, the Department of the Corporation Counsel transmitted proposed CD1 versions of the following:

1. Bill 23, CD1 (2024), entitled “A BILL FOR AN ORDINANCE TO AMEND THE LĀNA‘I COMMUNITY PLAN FOR 268.349 ACRES LOCATED IN LĀNA‘I CITY, LĀNA‘I, HAWAI‘I, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR.), 061 (PORS.); (2) 4-9-018:002 (PORS.), 003 (PORS.), 005; AND (2) 4-9-021:009 (LĀNA‘I PROJECT DISTRICT 2 (KŌ‘ELE))”;
2. Bill 24, CD1 (2024), entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING (CONDITIONAL ZONING) FOR 210.556 ACRES LOCATED IN LĀNA‘I CITY, LĀNA‘I, HAWAI‘I, TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR.), 061 (POR.); (2) 4-9-018:001 (POR.), 002 (PORS.), 003 (PORS.), 005; AND (2) 4-9-021:009 (LĀNA‘I PROJECT DISTRICT 2 (KŌ‘ELE))”; and
3. Bill 25, CD1 (2024), entitled “A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.71, MAUI COUNTY CODE, RELATING TO LĀNA‘I PROJECT DISTRICT 2 (KŌ‘ELE).”

The proposed CD1 versions of Bills 23, 24, and 25, identify the relevant acreages, and incorporate updated property descriptions and other technical and nonsubstantive revisions.

Your Committee received a presentation from the Applicant’s representatives, including an overview and history of the subject property and the Applicant’s intended uses for the property according to the requested land use designations.

An Applicant’s representative explained that the requested changes to reduce golf course and resort residential acres, increase hotel acres, and increase park and open space areas will result in an overall acreage reduction, from 632.5 to 582, in the Project District.

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The requested changes will also result in the creation of new resort commercial area with potential uses that may include barns, riding areas, tennis courts, pickleball courts, and a venue for events.

Your Committee notes that granting the Community Plan Amendment and Change in Zoning would:

- “Improve land use management and implement a directed-growth strategy” by “[e]stablish[ing] and maintain[ing] permanent open space between communities to protect each community’s identity.” (Countywide Policy Plan, page 74)
- “Design all developments to be in harmony with the environment and to protect each community’s sense of place” by “ensur[ing] that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.” (Countywide Policy Plan, page 75)
- Contribute to “a comprehensive system of parks, recreational facilities, and programs that meet resident and visitor needs,” by:
 - “Encourag[ing] the development and support of leisure activities for all segments of the population;” and
 - “Where appropriate, collaborat[ing] with Pūlama Lāna‘i on the provision of parks, facilities, and programs.”

(Lāna‘i Community Plan, page 8-2)

Your Committee notes that the Applicant intends to seek a District Boundary Amendment from the State Land Use Commission to Urban District for 72.44 acres designated as Rural District or Agricultural District.

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Your Committee further notes that the Applicant is seeking the requested Community Plan Amendment prior to the District Boundary Amendment.

Your Committee also notes that absent the District Boundary Amendment, the Council cannot grant the requested Change in Zoning or approve the Project District bill, which are Bills 24 and 25, respectively. Under Section 205-17, Hawai'i Revised Statutes, the State Land Use Commission will consider the "county general plan and all community, development, or community development plans adopted pursuant to the county general plan, as they relate to the land that is the subject of the reclassification petition" when reviewing district boundary reclassifications.

Your Committee voted 8-0 to recommend passage of Bill 23, CD1 (2024) on first reading. Committee Chair Kama, Vice-Chair Cook, and members Johnson, Lee, Paltin, Sinenci, Sugimura, and U'u-Hodgins voted "aye." Committee member Rawlins-Fernandez was excused.

Your Housing and Land Use Committee RECOMMENDS that Bill 23, CD1 (2024), as revised herein and attached hereto, entitled "A BILL FOR AN ORDINANCE TO AMEND THE LĀNA'I COMMUNITY PLAN FOR 268.349 ACRES LOCATED IN LĀNA'I CITY, LĀNA'I, HAWAI'I, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR.), 061 (PORS.); (2) 4-9-018:002 (PORS.), 003 (PORS.), 005; AND (2) 4-9-021:009 (LĀNA'I PROJECT DISTRICT 2 (KŌ'ELE))," be PASSED ON FIRST READING and be ORDERED TO PRINT.

This report is submitted in accordance with Rule 8 of the Rules of the Council.



TASHA KAMA, Chair

ORDINANCE NO. _____

BILL NO. 23, CD1 (2024)

A BILL FOR AN ORDINANCE TO AMEND THE LĀNA‘I COMMUNITY PLAN FOR 268.349 ACRES LOCATED IN LĀNA‘I CITY, LĀNA‘I, HAWAI‘I, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR.), 061 (PORS.); (2) 4-9-018:002 (PORS.), 003 (PORS.), 005; AND (2) 4-9-021:009 (LĀNA‘I PROJECT DISTRICT 2 (KŌ‘ELE))

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

SECTION 1. Under Chapter 2.80B, Maui County Code, a Community Plan Amendment is granted for certain real properties situated in Lāna‘i City, Lāna‘i, Hawai‘i, comprising 268.349 acres, identified in Table 1, and more particularly described in the attached Exhibit “A” and in the Community Plan Maps attached as Exhibit “B.”

Table 1

TAX MAP KEY	Lāna‘i Community Plan Designation		MAP	ACRES
	FROM	TO		
(2) 4-9-001:021	Project District	Single-Family	CP-227	0.632
(2) 4-9-001:024	Project District	Single-Family	CP-228	12.553
(2) 4-9-001:030	Project District	Single-Family	CP-228	0.606
(2) 4-9-002:001 (por.)	Open Space	Project District	CP-229	11.544
(2) 4-9-002:061 (por.)	Agriculture	Project District	CP-230	54.908
(2) 4-9-002:061 (por.)	Rural	Project District	CP-231	6.004
(2) 4-9-018:002 (por.)	Project District	Open Space	CP-232	41.792
(2) 4-9-018:002 (por.)	Project District	Single-Family	CP-233	4.026
(2) 4-9-018:003 (por.)	Park/Golf Course	Project District	CP-234	65.888
(2) 4-9-018:003 (por.)	Project District	Open Space	CP-235	28.995
(2) 4-9-018:003 (por.)	Project District	Single-Family	CP-236	28.262
(2) 4-9-018:005	Project District	Single-Family	CP-236	1.312
(2) 4-9-021:009	Project District	Open Space	CP-237	11.827
			TOTAL	268.349

SECTION 2. This Ordinance takes effect on approval.

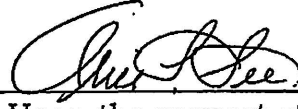
APPROVED AS TO FORM AND LEGALITY:

/s/ Michael J. Hopper

Department of the Corporation Counsel
County of Maui

hlu:misc:023acpabill01:pmg

INTRODUCED BY:

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

Upon the request of the Mayor.

EXHIBIT "A"

**KOELE PROJECT DISTRICT
SINGLE-FAMILY**

Being all of Lot 185 (Map 22) of Land Court Application 862

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this parcel of land, along the intersection of Puulani Place and Nininiwai Circle, same being Lots 213 and 215, respectively, as shown on Map 22 of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 6,385.94 feet South and 2,165.39 feet East and thence running by azimuths measured clockwise from true South:

1. Along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:

200° 38' 28.28 feet;
2. 245° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
3. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 100.00 feet, chord azimuth and distance being:

335° 38' 200.00 feet;
4. 65° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
5. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:

110° 38' 28.28 feet;
6. 155° 38' 160.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862 to the point of beginning and containing an area of 0.632 Acre.



R. M. TOWILL CORPORATION

Description Prepared by:



dcgonzales
Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-001: 021

Community Plan Map No. CP-227

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KOELE PROJECT DISTRICT
SINGLE-FAMILY

Being all of Lots 184-B and 184-D (Map 53) of Land Court Application 862

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this parcel of land, being the Northeast corner of Lot 606-A (Map 138) of Land Court Application 862 and along Sixth Street, same being Lot 218 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 6,368.16 feet South and 1,402.53 feet East and thence running by azimuths measured clockwise from true South:

1. 301° 13' 183.02 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
2. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 650.00 feet, chord azimuth and distance being:

293° 19' 30" 178.49 feet;
3. 285° 26' 111.01 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
4. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 360.00 feet, chord azimuth and distance being:

290° 21' 30" 61.81 feet;
5. 295° 17' 440.59 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;

6. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 40.00 feet, chord azimuth and distance being:
315° 27' 30" 27.59 feet;
7. 335° 38' 772.72 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
8. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 290.00 feet, chord azimuth and distance being:
325° 09' 30" 105.44 feet;
9. 314° 41' 98.16 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
10. Thence along Puulani Place and Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 65.00 feet, chord azimuth and distance being:
44° 41' 130.00 feet;
11. 134° 41' 175.18 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
12. Thence along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 814.80 feet, chord azimuth and distance being:
127° 39' 199.54 feet;
13. 120° 37' 148.38 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;

14. Thence along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 982.60 feet, chord azimuth and distance being:
117° 22' 30" 111.13 feet;
15. 114° 08' 379.65 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
16. 247° 00' 98.31 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
17. Thence along Lot 184-C (Map 53) of Ld. Ct. App. 862, on a curve to the left with a radius of 35.00 feet, chord azimuth and distance being:
202° 00' 49.50 feet;
18. 157° 00' 125.00 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
19. 67° 00' 167.00 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
20. 157° 00' 158.00 feet along Queens Avenue, same being Lot 194 (Map 22) of Ld. Ct. App. 862;
21. 247° 00' 167.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
22. 157° 00' 174.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
23. 67° 00' 167.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
24. 157° 00' 313.30 feet along Queens Avenue, same being Lot 194 (Map 22) of Ld. Ct. App. 862;
25. 153° 51' 30" 134.99 feet along Lots 606-B and 606-A (Map 138) of Ld. Ct. App. 862 to the point of beginning and containing an area of 13.159 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Keys: (2) 4-9-001: 024 and 030
Community Plan Map No. CP-228

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**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 1 (Map 1) of Land Court Consolidation 189

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this piece of land, being the Northwest corner of Lot 1 (Map 1) of Land Court Consolidation 170 and along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,892.92 feet South and 990.70 feet East and thence running by azimuths measured clockwise from true South:

1. 162° 36' 558.73 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the left with a radius of 311.48 feet, chord azimuth and distance being:
156° 48' 62.95 feet;
3. 151° 00' 354.00 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
4. 241° 00' 368.22 feet;
5. 317° 00' 986.93 feet;
6. 60° 30' 725.72 feet along Lot 46-A (Map 34) and Lot 1 (Map 1) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 11.544 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:



May 8, 2024

dcgonzales
Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

Notes:

Tax Map Key: (2) 4-9-002: Por. 001
Community Plan Map No. CP-229

-2-

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**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,953.47 feet South and 548.52 feet East and thence running by azimuths measured clockwise from true South:

1. 331° 00' 426.09 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:

336° 48' 52.85 feet;
3. 342° 36' 693.73 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
4. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:

353° 29' 30" 98.81 feet;
5. 4° 23' 492.29 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
6. 59° 23' 1323.97 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
7. 149° 23' 1507.44 feet;
8. 279° 58' 204.83 feet;

- | | | |
|-----|--------------|--|
| 9. | 230° 40' | 361.60 feet; |
| 10. | 328° 41' 11" | 260.11 feet; |
| 11. | 256° 35' 08" | 382.96 feet; |
| 12. | 231° 20' 58" | 265.77 feet; |
| 13. | 141° 33' 46" | 490.84 feet; |
| 14. | 234° 10' 03" | 748.91 feet to the point of beginning and containing a
SUBAREA of 52.817 Acres; and |

Beginning at the South corner of this piece of land, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,808.98 feet South and 468.76 feet West and thence running by azimuths measured clockwise from true South:

- | | | |
|----|--------------|--|
| 1. | 148° 41' 11" | 435.16 feet; |
| 2. | 230° 40' | 199.02 feet; |
| 3. | 322° 31' 26" | 315.02 feet; |
| 4. | 15° 26' 48" | 54.76 feet; |
| 5. | 327° 59' 40" | 85.17 feet; |
| 6. | 50° 40' 02" | 193.93 feet to the point of beginning and containing a
SUBAREA of 2.091 Acres and a TOTAL AREA of
54.908 Acres |

-2-



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 061
Community Plan Map No. CP-230



**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,585.27 feet South and 344.42 feet East and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|--------------|--------|---|
| 1. | 331° 00' | 172.51 | feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862; |
| 2. | 66° 06' 16" | 471.24 | feet; |
| 3. | 138° 48' 51" | 44.29 | feet; |
| 4. | 230° 40' | 486.61 | feet to the point of beginning and containing a SUBAREA of 1.177 Acres; and |

Beginning at the North corner of this piece of land, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,437.21 feet South and 694.94 feet West and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|--------------|--------|---|
| 1. | 328° 41' 11" | 435.16 | feet; |
| 2. | 50° 40' | 361.60 | feet; |
| 3. | 99° 58' | 204.83 | feet; |
| 4. | 149° 23' | 278.83 | feet; |
| 5. | 230° 40' | 513.62 | feet to the point of beginning and containing a SUBAREA of 4.827 Acres and a TOTAL AREA of 6.004 Acres. |

R. M. TOWILL CORPORATION

Description Prepared by:



May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 061

Community Plan Map No. CP-231

d c gonzales
Donna C. Gonzales Exp: 4/30/2026
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-2-

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**KOELE PROJECT DISTRICT
OPEN SPACE**

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being the Southeast corner of Lot 42 (Map 8) of Land Court Consolidation 170 and along Lot 1 (Map 1) of Land Court Consolidation 189, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,425.59 feet South and 4,398.84 feet East and thence running by azimuths measured clockwise from true South:

1. 332° 55' 548.63 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
2. 346° 55' 905.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
3. 326° 20' 487.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
4. 313° 25' 530.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
5. 336° 35' 180.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
6. 347° 50' 350.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
7. 311° 45' 240.40 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
8. 48° 49' 1244.54 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
9. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 955.00 feet, chord azimuth and distance being:
63° 30' 30" 484.41 feet;
10. 78° 12' 315.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the left with a radius of 1015.00 feet, chord azimuth and distance being:
61° 45' 30" 574.57 feet;



28. Thence on a curve to the left with a radius of 1174.00 feet, chord azimuth and distance being:

162° 30' 110.61 feet;

29. 159° 48' 693.95 feet;

30. 242° 56' 14" 70.51 feet;

31. 249° 48' 18.53 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170;

32. Thence on a curve to the right with a radius of 200.00 feet, chord azimuth and distance being:

270° 53' 38" 143.96 feet;

33. 248° 25' 154.79 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 41.792 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
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May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 002
Community Plan Map No. CP-232

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**KOELE PROJECT DISTRICT
SINGLE FAMILY**

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the Northeast corner of Lot 687-C (Map 43) of Land Court Application 862, and along Ninth Street, same being Lot 213 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 7,800.93 feet South and 2,686.88 feet East and thence running by azimuths measured clockwise from true South:

1. Along Ninth Street, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 105.00 feet, chord azimuth and distance being:
260° 47' 48" 76.09 feet;
2. 239° 33' 08" 100.47 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 376.00 feet, chord azimuth and distance being:
245° 16' 34" 75.00 feet;
4. 251° 00' 124.32 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
5. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
290° 27' 04" 38.13 feet;
6. 329° 54' 60.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;

7. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 256.00 feet, chord azimuth and distance being:
350° 44' 182.09 feet;
8. 11° 34' 94.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
9. 57° 10' 149.03 feet;
10. Thence on a curve to the right with a radius of 265.00 feet, chord azimuth and distance being:
96° 03' 332.70 feet;
11. 134° 56' 142.10 feet along Konawai Place, same being Lot 212 (Map 22) of Ld. Ct. App. 862;
12. 224° 56' 182.28 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862;
13. 192° 02' 28" 19.70 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862 to the point of beginning and containing an area of 4.026 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



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Certificate Number 20178

May 8, 2024

-2-

Notes:

Tax Map Key: (2) 4-9-018: Por. 002

Community Plan Map No. CP-233

-3-

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**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being the Southwest corner of Lot 1 (Map 1) of Land Court Consolidation 170 and along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 3,679.22 feet South and 964.72 feet East and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|----------|---------|---|
| 1. | 310° 14' | 464.19 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170; |
| 2. | 240° 30' | 239.54 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170; |
| 3. | 337° 00' | 1573.72 | feet; |
| 4. | 67° 00' | 1467.28 | feet along Fifth Street, same being Lots 191 and 190 (Map 22) of Ld. Ct. App. 862; |
| 5. | 157° 00' | 1004.00 | feet along Lots 411, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401 and 400 (Map 24); 399-C, 399-B and 399-A (Map 132); and Lot 398 (Map 24) of Ld. Ct. App. 862; |
| 6. | 67° 00' | 250.00 | feet along Lot 398 (Map 24) of Ld. Ct. App. 862; Mahana Place, same being Lot 188 (Map 22) of Ld. Ct. App. 862; and Lot 388 (Map 24) of Ld. Ct. App. 862; |
| 7. | 157° 00' | 787.19 | feet along Lanai Avenue; |
| 8. | 239° 23' | 1281.53 | feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862 to the point of beginning and containing an area of 65.888 Acres. |



R. M. TOWILL CORPORATION

Description Prepared by:

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May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 003
Community Plan Map No. CP-234

-2-

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**KOELE PROJECT DISTRICT
OPEN SPACE**

Being a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Southwest corner of this piece of land, being the Northwest corner of Lot 42 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,124.96 feet South and 3,216.42 feet East and thence running by azimuths measured clockwise from true South:

1. 177° 00' 318.64 feet;
2. Thence on a curve to the left with a radius of 535.00 feet, chord azimuth and distance being:
235° 40' 38.5" 567.75 feet;
3. 295° 15' 352.51 feet;
4. Thence on a curve to the left with a radius of 164.12 feet, chord azimuth and distance being:
211° 15' 30" 326.44 feet;
5. 127° 16' 384.53 feet;
6. 249° 45' 905.99 feet;
7. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 320.00 feet, chord azimuth and distance being:
357° 12' 45" 129.19 feet;
8. 8° 51' 30" 390.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
9. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the left with a radius of 470.00 feet, chord azimuth and distance being:
345° 43' 45" 369.24 feet;



10. 322° 36' 210.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 305.00 feet, chord azimuth and distance being:
38° 22' 30" 591.30 feet;
12. 114° 09' 780.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
13. 77° 10' 585.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189 and Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 28.995 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

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Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 003
Community Plan Map No. CP-235



**KOELE PROJECT DISTRICT
SINGLE FAMILY**

Being all of Lot 46-B (Map 34) of Land Court Consolidation 170 and
a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the North corner of Alapo Street and Ninth Street, same being Lot 191 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,773.61 feet South and 1,049.58 feet East and thence running by azimuths measured clockwise from true South:

- | | | |
|-----|--|--------------|
| 1. | 270° 45' | 122.14 feet; |
| 2. | 298° 00' | 283.17 feet; |
| 3. | 212° 00' | 69.86 feet; |
| 4. | 229° 45' | 64.62 feet; |
| 5. | 168° 00' | 146.46 feet; |
| 6. | 261° 32' | 854.39 feet; |
| 7. | 208° 41' | 96.30 feet; |
| 8. | 333° 00' | 158.16 feet; |
| 9. | 326° 05' | 124.81 feet; |
| 10. | 344° 05' | 941.81 feet; |
| 11. | Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 404.00 feet, chord azimuth and distance being: | |
| | 2° 39' 30" | 297.55 feet; |

12. 341° 03' 340.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
13. 15° 15' 80.60 feet;
14. Thence on a curve to the right with a radius of 175.00 feet, chord azimuth and distance being:
59° 05' 56.5" 242.47 feet;
15. 155° 38' 228.58 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
16. 245° 38' 296.48 feet along Lot 684 (Map 25) of Ld. Ct. App. 862;
17. 162° 14' 336.71 feet along Lot 684 (Map 25) and Lot 753 (Map 66) of Ld. Ct. App. 862;
18. 65° 38' 335.18 feet along Lot 753 (Map 66) of Ld. Ct. App. 862;
19. 155° 38' 337.92 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
20. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
300° 38' 28.28 feet;
21. 245° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
22. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 140.00 feet, chord azimuth and distance being:
228° 50' 50" 80.86 feet;

23. Thence along Ohia Place, same being Lot 217 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
249° 49' 20" 24.50 feet;
24. 162° 14' 49.04 feet along Ohia Place, same being Lot 217 (Map 22) of Ld. Ct. App. 862;
25. 160° 00' 50" 341.88 feet along Lots 764 and 763 (Map 75) of Ld. Ct. App. 862;
26. 112° 22' 137.80 feet along Lot 685 (Map 25) of Ld. Ct. App. 862;
27. 202° 22' 21.74 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
28. 112° 22' 40.00 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
29. 22° 22' 8.27 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
30. 112° 22' 58.00 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
31. 65° 38' 99.92 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
32. 351° 35' 146.22 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
33. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 140.00 feet, chord azimuth and distance being:
73° 36' 30" 38.85 feet;
34. 65° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;

35. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
110° 38' 28.28 feet;
36. 155° 38' 199.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
37. 65° 38' 40.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
38. 335° 38' 95.07 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
39. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
20° 35' 28.26 feet;
40. 65° 32' 209.89 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
41. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 85.00 feet, chord azimuth and distance being:
102° 04' 30" 101.22 feet;
42. 138° 37' 157.43 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862
43. 65° 33' 31.36 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
44. 318° 37' 166.57 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;

- 4 -

45. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 115.00 feet, chord azimuth and distance being:
282° 04' 30" 136.94 feet;
46. 245° 32' 42.76 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
47. 327° 56' 10" 151.33 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
48. 245° 32' 125.00 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
49. 155° 32' 150.00 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
50. 245° 32' 22.00 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
51. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
290° 35' 28.31 feet;
52. 335° 38' 411.30 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
53. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
45° 27' 30" 37.55 feet;
54. 115° 17' 353.78 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
55. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 400.00 feet, chord azimuth and distance being:
110° 21' 30" 68.68 feet;
- 5-

56. 105° 26' 111.01 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
57. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 610.00 feet, chord azimuth and distance being:
113° 19' 30" 167.51 feet;
58. 121° 13' 183.02 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
59. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 1130.00 feet, chord azimuth and distance being:
117° 18' 154.37 feet;
60. 113° 23' 30.30 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
61. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
135° 11' 30" 14.86 feet;
62. 157° 00' 507.30 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862 to the point of beginning and containing a SUBAREA of 28.174 Acres; and

Beginning at the East corner of this piece of land, being the Northeast corner of Ninth Street, same being Lot 43 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 7,584.11 feet South and 3,014.80 feet East and thence running by azimuths measured clockwise from true South:

1. Along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
20° 27' 46.33 feet;
2. 71° 00' 103.13 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 424.00 feet, chord azimuth and distance being:
67° 20' 05" 54.21 feet;
4. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
109° 05' 05" 42.73 feet;
5. 154° 30' 16.59 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
6. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 105.00 feet, chord azimuth and distance being:
144° 35' 30" 36.14 feet;
7. 134° 41' 98.16 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;

- 7 -



8. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 250.00 feet, chord azimuth and distance being:
144° 35' 38" 86.06 feet;
9. Thence on a curve to the left with a radius of 230.00 feet, chord azimuth and distance being:
234° 12' 34" 288.72 feet;
10. 341° 03' 68.22 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170
11. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 1044.00 feet, chord azimuth and distance being:
335° 28' 30" 202.85 feet;
12. 329° 54' 22.50 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing a SUBAREA of 1.400 Acres and a TOTAL AREA of 29.574 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

-8-

Notes:

Tax Map Keys: (2) 4-9-018: 005 and Por. 003

Community Plan Map No. CP-236

-9-

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KOELE PROJECT DISTRICT
OPEN SPACE

Being all of Lot 42 (Map 8) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this parcel of land, being along the North side of Lot 45-A (Map 20) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,486.68 feet South and 4,093.57 feet East and thence running by azimuths measured clockwise from true South:

1. 159° 48' 353.45 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
2. Thence along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 454.00 feet, chord azimuth and distance being:
133° 47' 23" 398.19 feet;
3. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
149° 48' 53" 40.18 feet;
4. 101° 51' 40.00 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
5. 191° 51' 27.03 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
6. Thence along Lot 46-A (Map 34) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
166° 09' 173.46 feet;
7. 140° 27' 439.28 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
8. 152° 30' 200.60 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
9. 257° 10' 330.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;



10. 330° 00' 155.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. 314° 55' 430.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
12. 332° 55' 1051.37 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
13. 68° 25' 154.79 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
14. Thence along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
90° 53' 38" 143.96 feet;
15. 69° 48' 18.53 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 11.827 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-021: 009
Community Plan Map No. CP-237

-2-

2024 North King Street,
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R. M. TOWILL CORPORATION
SINCE 1938

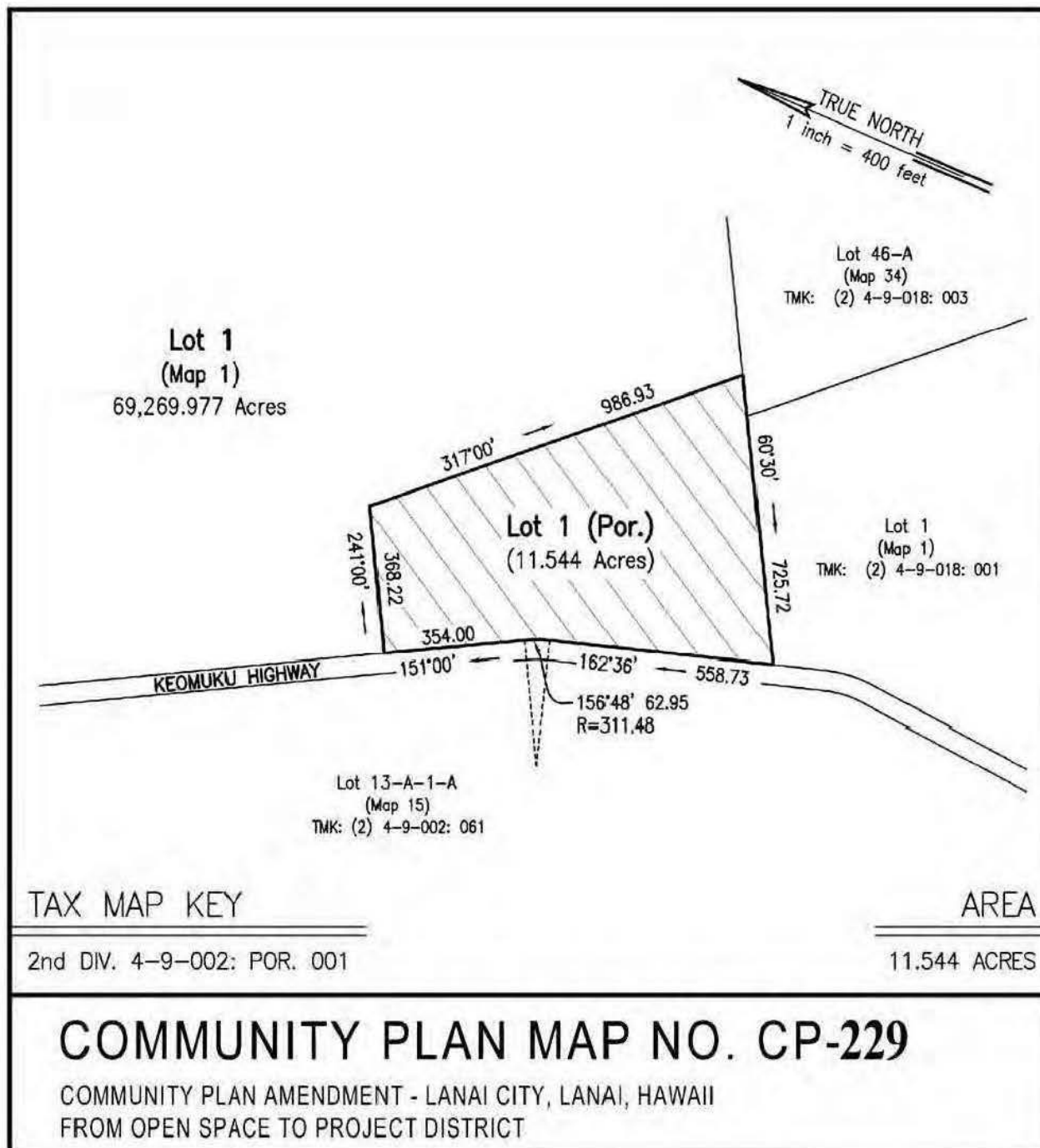
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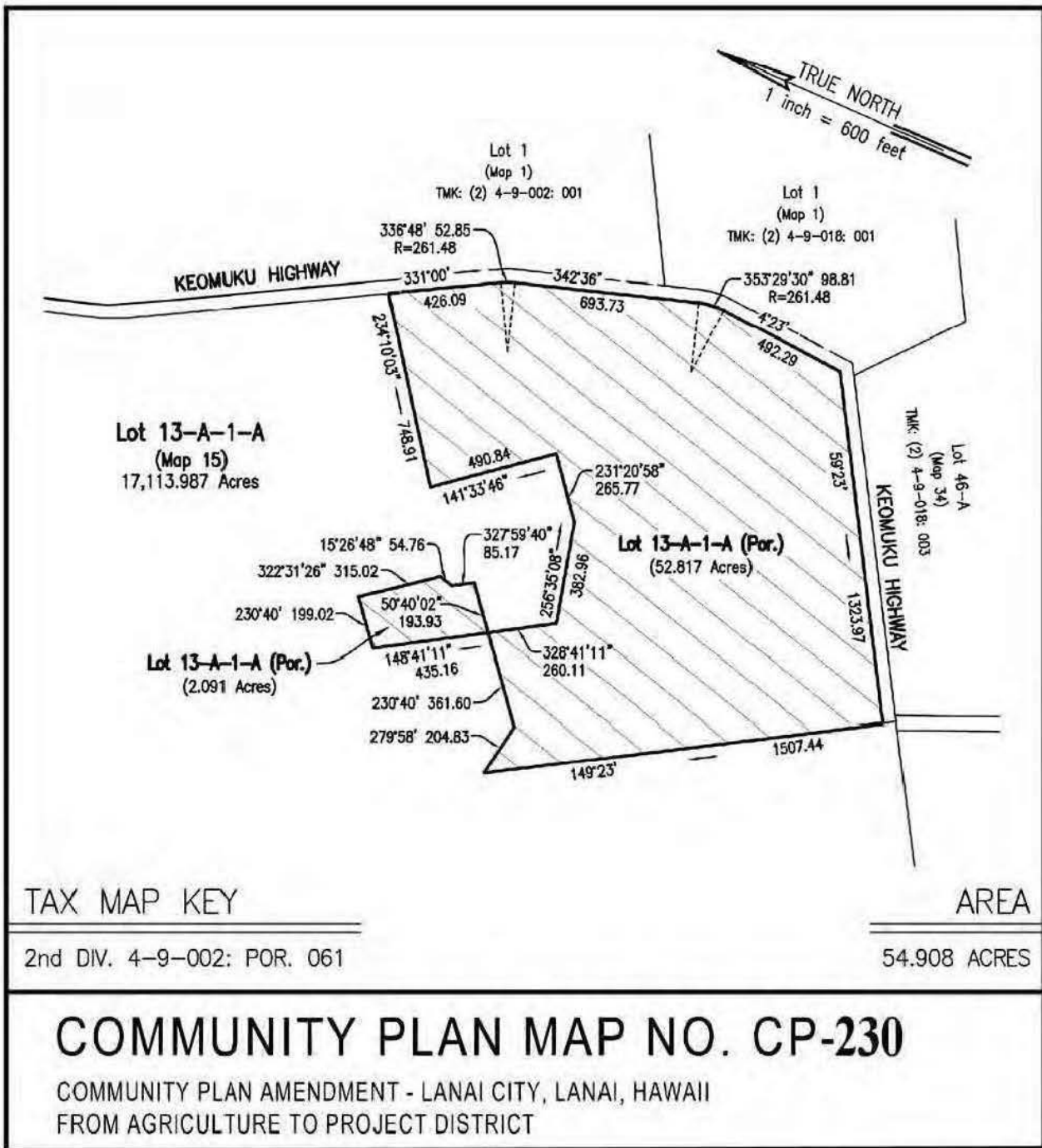
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Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

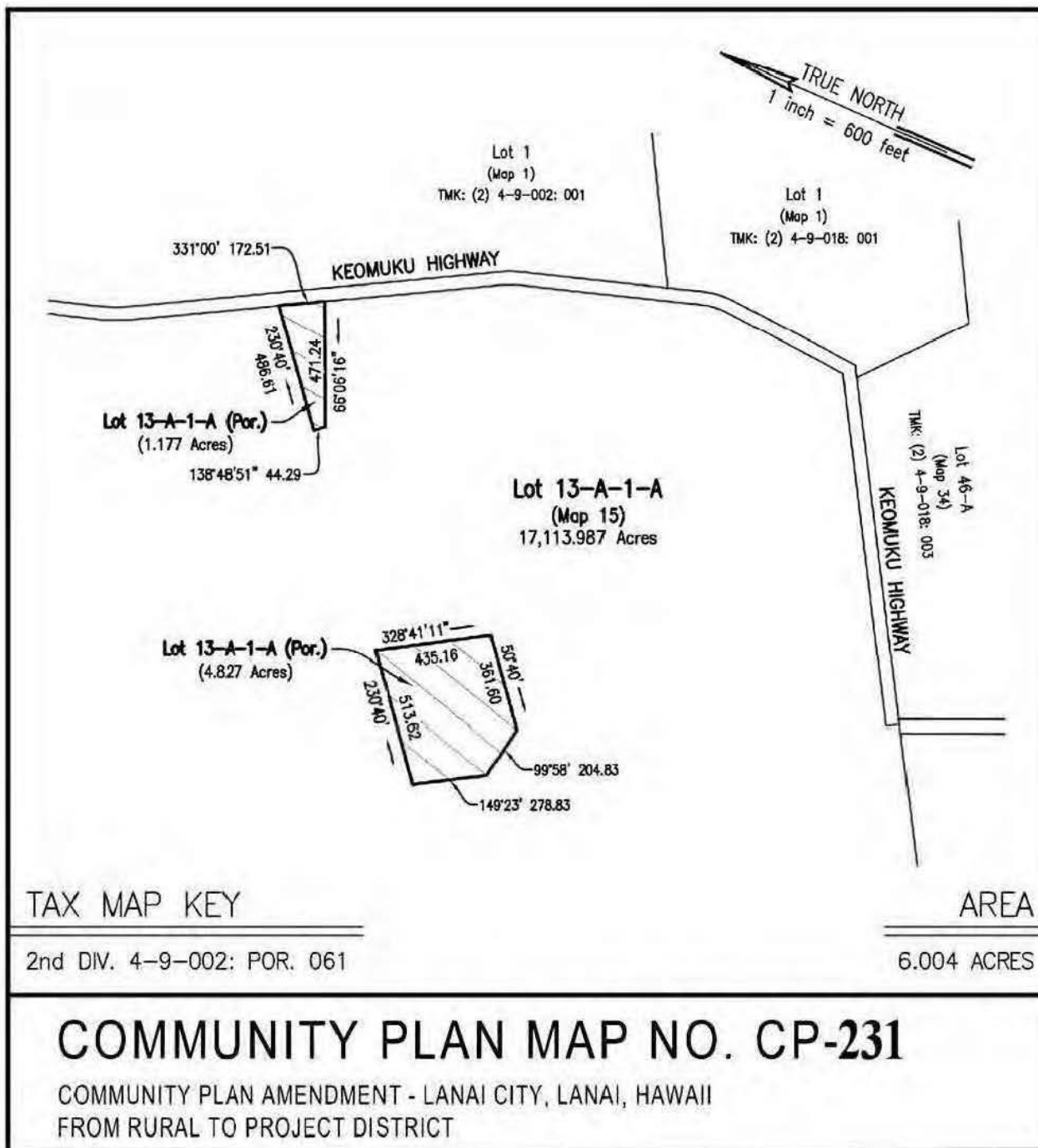
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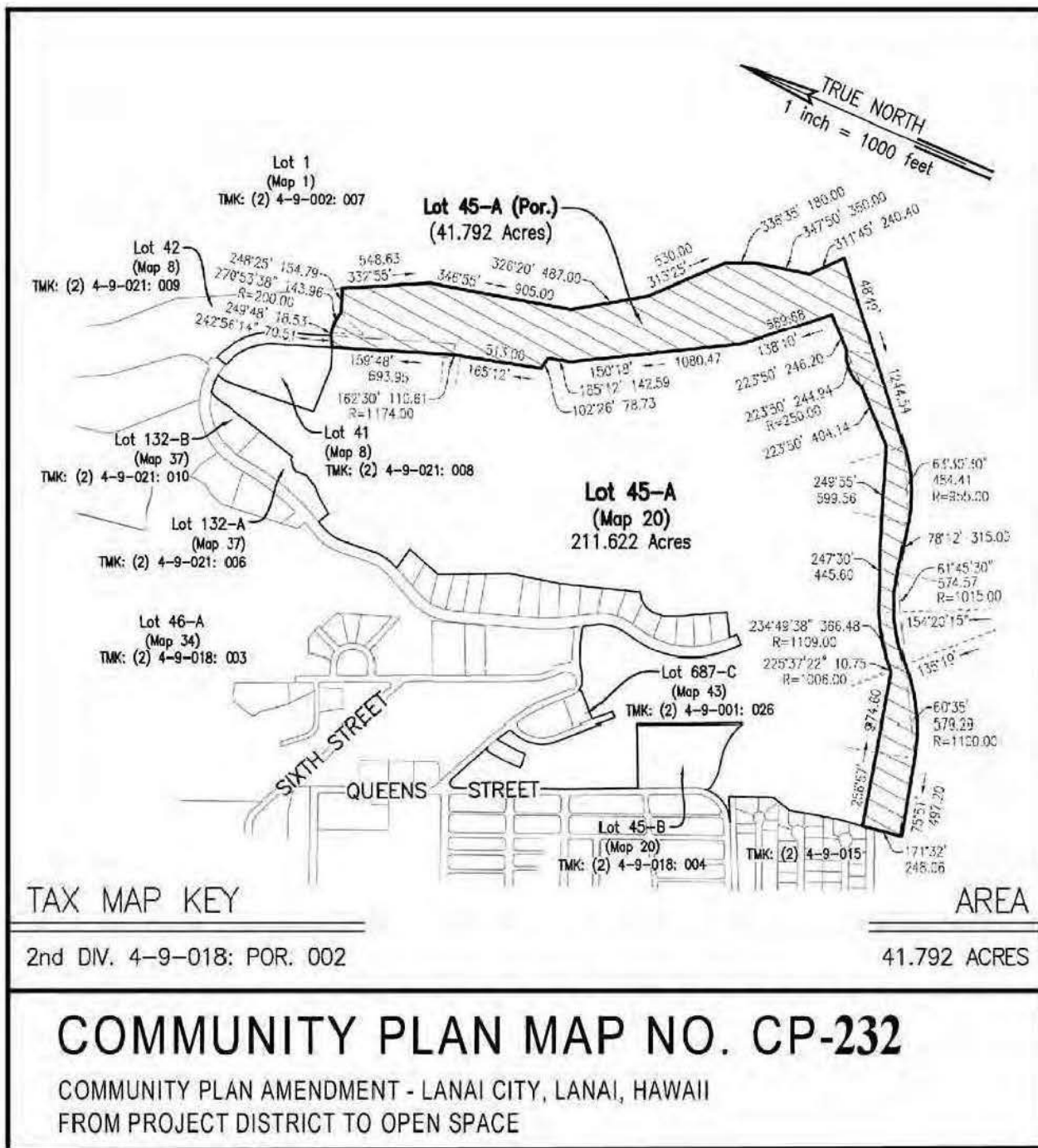


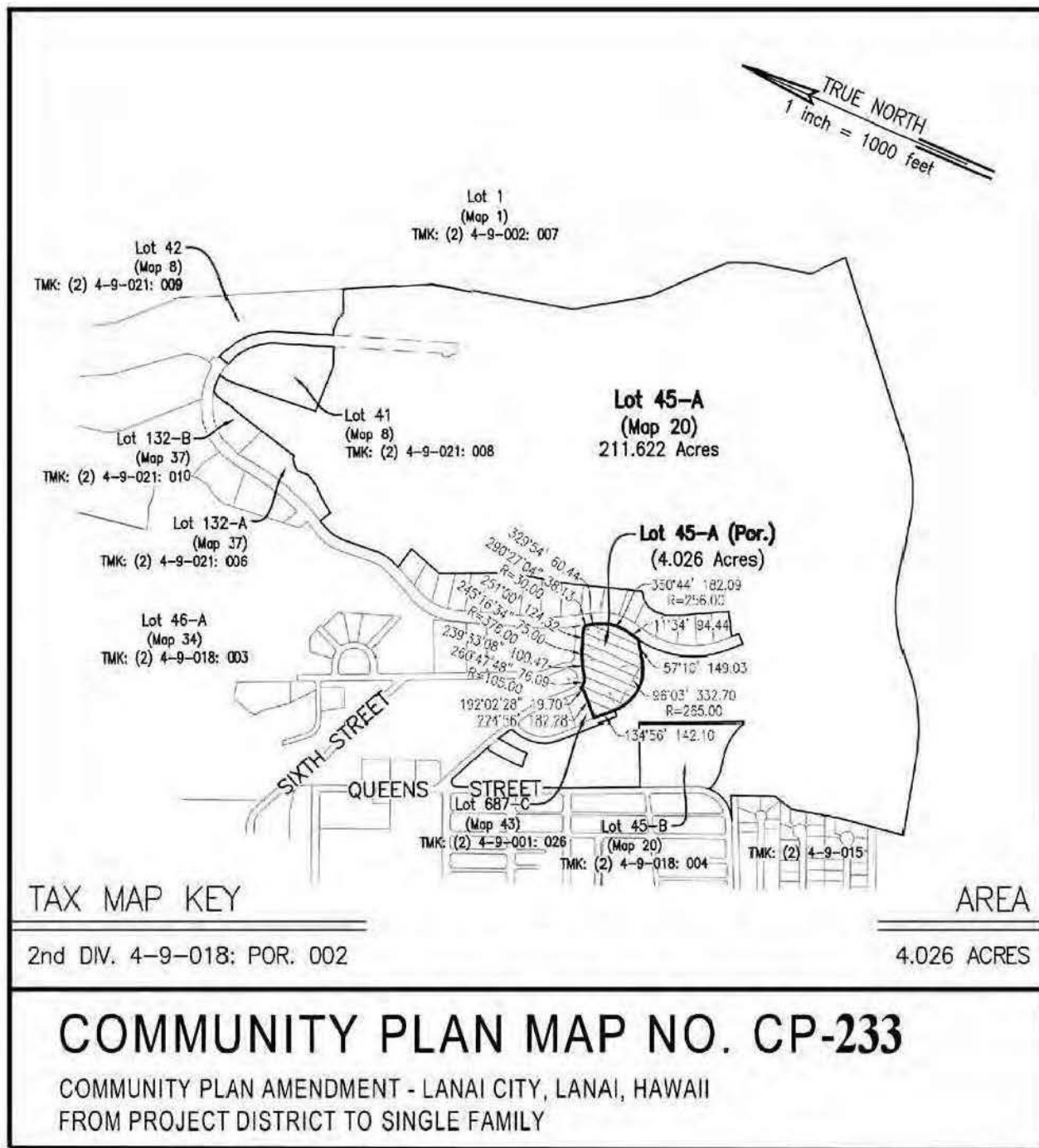






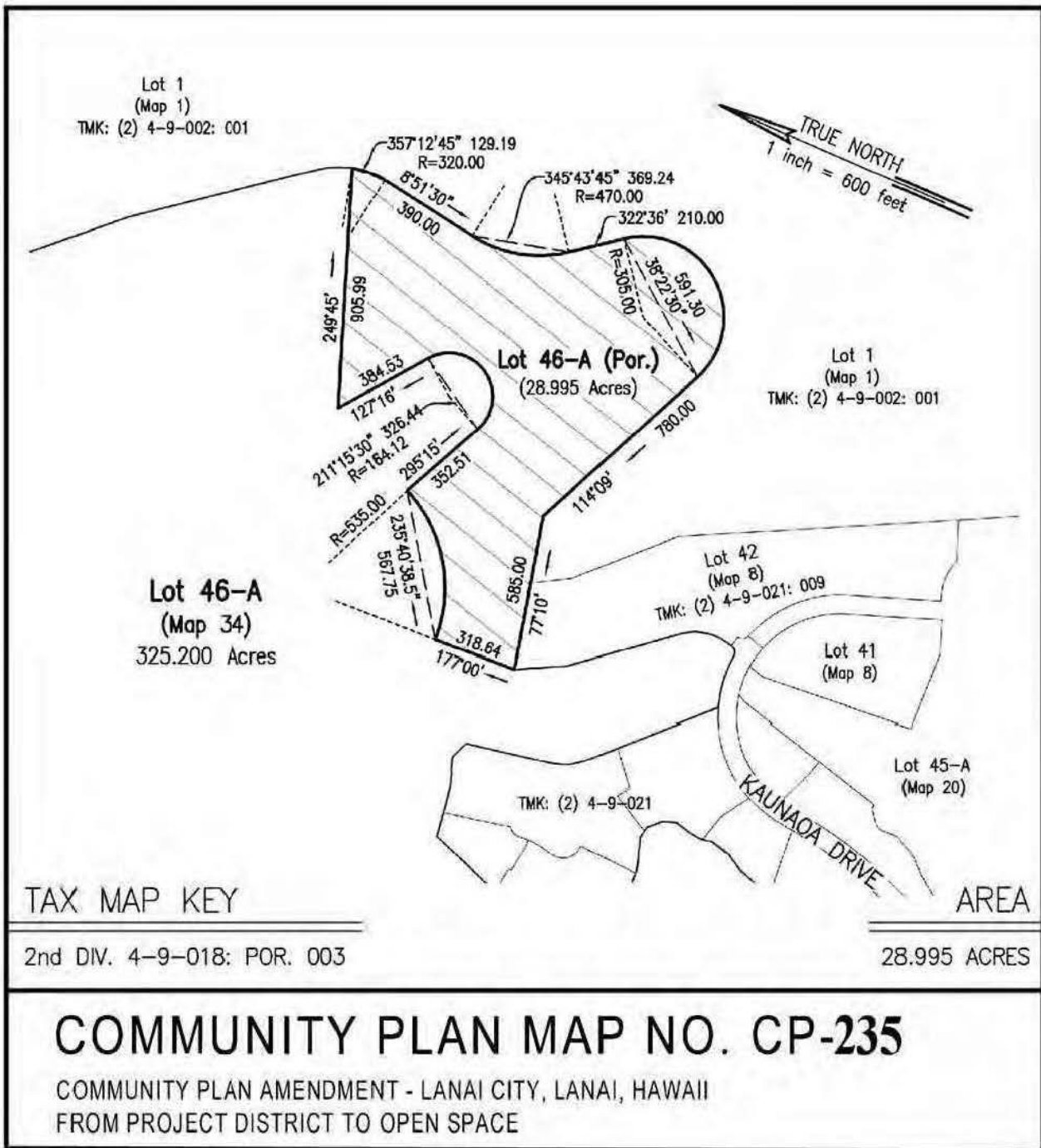


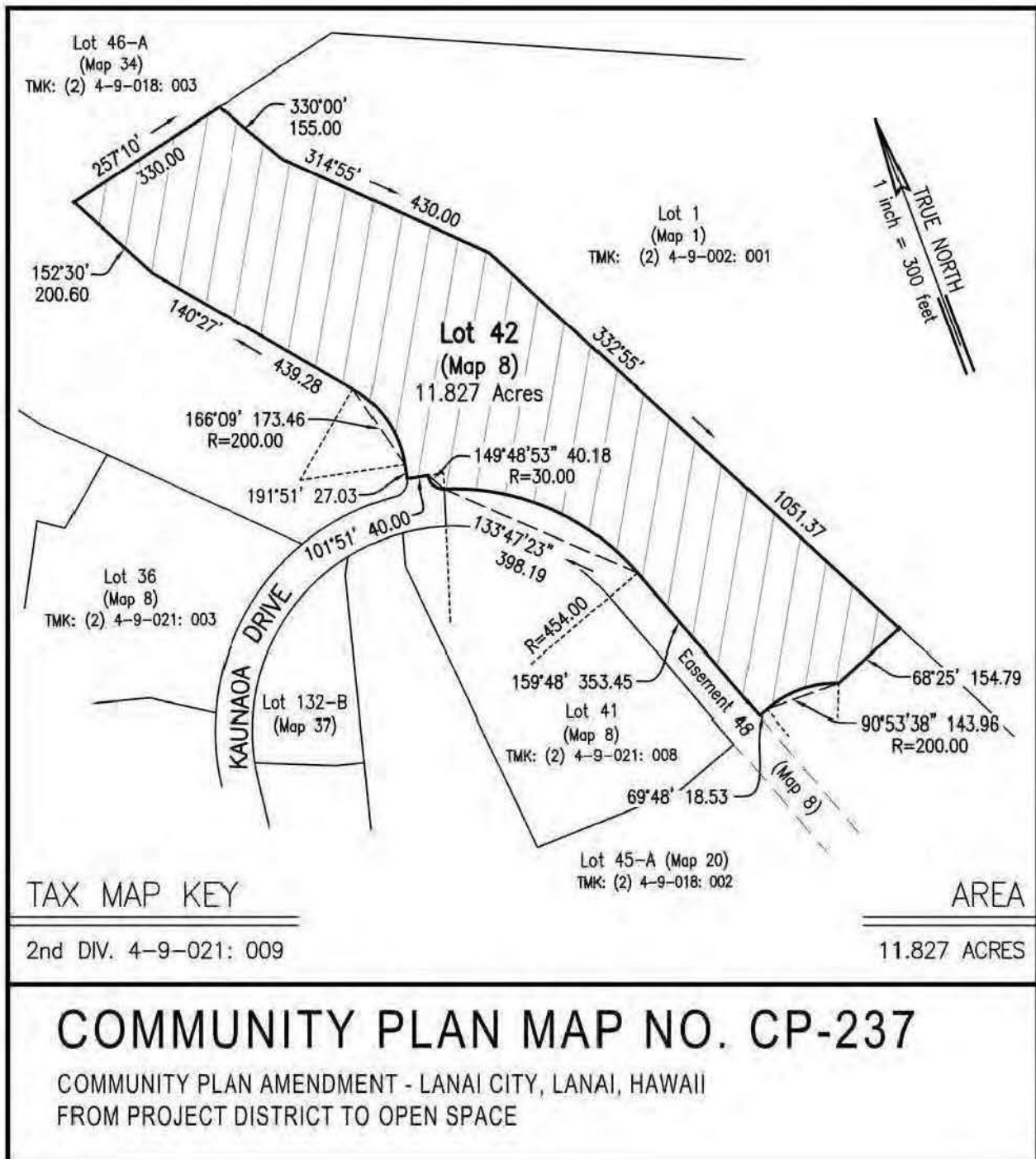






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END OF EXHIBIT "B"