

# Resolution

No. 25-118

AUTHORIZING THE ACQUISITION OF  
2 ACRES OF PROPERTY IDENTIFIED AS  
TAX MAP KEY (2) 3-8-065:018, KAHULUI,  
MAUI, HAWAII, FOR AN AMOUNT NOT TO  
EXCEED \$7,200,000

WHEREAS, 220 Lalo Place, LLC ("Owner"), is the owner in fee simple of that certain real property located at 220 Lalo Street, Kahului, Maui, Hawaii, comprising 2 acres, identified for real property tax purposes as tax map key (2) 3-8-065:018 ("Property"), described in the attached Exhibit "A," and depicted in the attached Exhibit "B"; 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-upon price of \$7,200,000, exclusive of closing costs and expenses; and

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

WHEREAS, Subsection 3.44.015(C), Maui County Code, requires that the Council authorize by resolution an acquisition of real property with a purchase price that exceeds \$250,000; now, therefore,

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

1. That the Council finds the Property's acquisition to be in the public interest;
2. That under Subsection 3.44.015(C), Maui County Code, the Council authorizes the acquisition of the Property for an amount not to exceed \$7,200,000, exclusive of closing costs and expenses;
3. That it authorizes the Mayor to execute all necessary documents in connection with the Property's acquisition; and

**Resolution No. 25-118**


4. That certified copies of this Resolution be transmitted to the Mayor; Director of Finance; and 220 Lalo Place, LLC, as amended.

APPROVED AS TO FORM AND LEGALITY:

/s/ Michael J. Hopper

MICHAEL J. HOPPER  
Deputy Corporation Counsel  
County of Maui  
LF2025-0629  
2025-05-08 Resolution 220 Lalo Place

INTRODUCED BY:

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

Upon the request of the Mayor.

**EXHIBIT "A"**  
**DESCRIPTION**

**LOT 8**  
**MAUI INDUSTRIAL PARK SUBDIVISION**

Being Lot 8 of Maui Industrial Park Subdivision (Subdivision File Number 3.120), being also a portion of Grant 3343 to Claus Spreckels, situated at Wailuku Commons, Wailuku, Island and County of Maui, State of Hawaii and more particularly described as follows:

Beginning at a 1/2 -inch pipe on the Northeasterly corner of this parcel, being also the Southeasterly corner of Lot 1 of Hana Highway Industrial Subdivision, being also along the Northwesterly side of the Papa Place Right-of-Way, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Luke" being:

771.37 feet North

13,472.39 feet East

and running by azimuths measured clockwise from True South:

- |    |              |        |   |
|----|--------------|--------|---|
| 1. | 33° 21'      | 149.60 | feet along the Northwesterly side of the Papa Place Right-of-Way to a 1/2-inch pipe;  |
| 2. | 123° 21'     | 582.75 | feet along Lot 7 of Maui Industrial Park Subdivision (Subdivision File Number 3.120), being also the remainder of Grant 3343 to Claus Spreckels to a 1/2 -inch pipe;  |
| 3. | 213° 38' 56" | 149.60 | feet along the Southeasterly side of the Lalo Street Right-of-Way to a 1/2-inch pipe;   |
| 4. | 303° 21'     | 581.97 | feet along Lot 1 of Hana Highway Industrial Subdivision (Subdivision File Number 3.618), being also the remainder of Grant 3343 to Claus Spreckels to the point of beginning and containing an area of 2.000 acres; |

This work was prepared by me  
or under my supervision.



FUKUMOTO ENGINEERING, INC.

A handwritten signature of Michael E. Silva, consisting of stylized initials "M Silva", written over a horizontal line.

Michael E. Silva  
Licensed Professional Land Surveyor  
Certificate Number 12960  
License expires: April 30, 2026

1721 Wili Pa Loop, Suite 203  
Wailuku, Hawaii 96793  
May 7, 2025

COM135

## WAILUKU COMMONS, WAILUKU, MAUI, HAWAII

SCALE 1 IN. = 20 FT.

DATE MAY 7, 2025

PREPARED FOR:  
COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
200 SOUTH HIGH STREET  
HAULIKU, MAUI 96793

PREPARED BY  
FUKUNOTO ENGINEERING, INC.  
1721 WILI PA LOOP, SUITE  
WHEELUJ, MAHAR 96793  
PH (808) 242-8611  
FAX: office@femad.com

PROPERTY ADDRESS.  
329 LALO STREET  
KAMHLUR, MUMBAI 9873

with

1. ALL AZIMUTHS AND RECORD CORRECTIONS REFER TO GOVERNMENT SURVEY TRANGULATION STATION "A1E1".
2. INFORMATION AND DIMENSIONS SHOWN ON THIS MAP HAVE BEEN TAKEN FROM THE 1964 INDUSTRIAL PARK SUBDIVISION (SUBDIVISION FILE NUMBER 3170).
3. OWNERS OF ADJACENT PARCELS ARE TAKEN FROM THE COUNTY REAL PROPERTY TAX ENGLISH RECORDS.
4. DATES OF SURVEY: MAP 1 (NOTED ON 3/25/2003)
5. ALL MONUMENTS FOUND OR SET (AS HUGHES ON MAP) AND MARKED WITH "X" AND FLAGGED.
6. THE BOUNDARY MONUMENT OF LOT 2 (HIGH PINE FOUND) ON THE NORTHEASTERLY CORNER OF 1/2-80 HIGH PINE INDUSTRIAL PARK (SUBDIVISION FILE NUMBER 3170) IS THE SAME AS THE HIGH PINE INDUSTRIAL PARK MONUMENT ON THE NORTHEASTERLY SIDE OF THE HIGH PINE PLACE RIGHT-OF-WAY MONUMENT IS SET 0.72 FEET FROM THE LOT CORNER LOCATION. THE DISTANCE ALONG THE BOUNDARY CORNER TO MONUMENT BEING 22' 11" (SEE DIMENSIONAL ONLY).
7. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND

LIST OF APPARENT ENCROACHMENTS:

APPARENT ENCROACHMENT FROM ADJOINING LOTS ONTO LOT A

- C2. AC LOT (0.0 FT-2.3 FT-2.50 FT.) ALONG THE NORTHERLY SIDE OF THE WAREHOUSE OF LOT 7 (NARL INDUSTRIAL PARK SUBDIVISION, SUBDIVISION FILE NO. 3120) T2A (2) S-6-06S 017 ONTO LOT 8 (SEE ENLARGEMENT 2)
- C3. CHAIN LINK FENCE (0.3 FT-2.2 FT-1.50 FT.) ON THE SOUTHEASTLY CORNER OF LOT 7 (NARL INDUSTRIAL PARK SUBDIVISION, SUBDIVISION FILE NO. 3120) T2A (2) S-6-06S 017, ALONG THE NORTHEASTLY SIDE OF THE PARK PLACE RIGHT-OF-WAY ONTO LOT 8 (SEE ENLARGEMENT 4).

ATTACHMENT ENCROACHMENT FROM LOT 8 ONTO ADJACING PROPERTIES

- APPENDIX C - ENCUMBRANCES FROM LOT 4 DNTD ADJACENT PARCELS
- 1) CHENH LOAN FENCE (398' 7"± 6"± 75'± 50'± 50'± 7') ALONG THE SOUTHWESTERN CORNER OF LOT 4 DNTD LOT 1 (HAWAII HIGHWAY INDUSTRIAL SUBDIVISION SUBDIVISION FILE NO. 31200 (TH) 2) 3-3-083517 (SEE ENCUMBRANCE 1)
- 2) HAW. B'DY ON CONCRETE PAV. (30'± 88'± 31'± 31'± 16'± 50'± 7') ALONG THE NORTHEASTERN CORNER OF LOT 4 DNTD LOT 1 (HAWAII HIGHWAY INDUSTRIAL SUBDIVISION SUBDIVISION FILE NO. 31618) (TH) 3) 3-3-083518 (SEE ENCUMBRANCE 1)
- 3) CONCRETE MASONRY LOT LINES (137' 7"± 30'± 36'± 50'± 7') ALONG THE NORTHEASTLY SIDE OF LOT 4 DNTD LOT 1 (HAWAII HIGHWAY INDUSTRIAL SUBDIVISION SUBDIVISION FILE NO. 31618) (TH) 3) 3-3-083519 (SEE ENCUMBRANCE 1)
- 4) CHENH LOAN AND BARBED WIRE FENCE (327' 7"± 288'± 7'± 442'± 50'± 7') ALONG THE NORTHEASTERNLY SIDE OF LOT 4 DNTD LOT 1 (HAWAII HIGHWAY INDUSTRIAL SUBDIVISION SUBDIVISION FILE NO. 31618) (TH) 3) 3-3-083520 (SEE ENCUMBRANCE 1)

#### LEGEND/ABBREVIATIONS:

- |     |                               |
|-----|-------------------------------|
| --- | PROPERTY LINE                 |
| --- | EXISTING WATERLINE            |
| --- | EXISTING SCHEDULINE WITH SIZE |
| --- | EXISTING FENCE (AS NOTED)     |
| ○   | LIGHT POST                    |
| ○   | WATER VALVE                   |
| ○   | SEWER MANHOLE                 |
| ○   | IRRIGATION CONTROL VALVE      |
| ○   | BACKFLOW PREVENTOR            |
| ○   | CLEANOUT                      |
| ○   | UTILITY POLE                  |
| ○   | MAHA ELECTRIC COMPANY BOX     |
| ○   | FIRE HYDRANT                  |

**PROJECT SITE**  
P.O. BOX 871 (1) 1-4-88/01



**VICINITY MAP**  
GRAPHIC SCALE IN FEET

**EXHIBIT "B"**