

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND SUSTAINABLE LAND
USE COMMITTEE

October 18, 2019

Committee
Report No. _____

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

Chair and Members:

Your Planning and Sustainable Land Use Committee, having met on July 24, 2019, makes reference to County Communication 19-127, from the Planning Director, transmitting documents relating to a Council-initiated Community Plan Amendment and Change in Zoning for St. Anthony Church and Schools.

At your Committee Chair's request, the Department of the Corporation Counsel transmitted the following bills, approved as to form and legality:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN LAND USE MAP FROM SINGLE-FAMILY TO PUBLIC/QUASI-PUBLIC FOR PROPERTY SITUATED AT LOWER MAIN STREET, WAILUKU, MAUI, HAWAII, TAX MAP KEY (2) 3-4-018-106" ("Community Plan Amendment bill").

The purpose of the Community Plan Amendment bill is to grant a Community Plan Amendment from Single-Family to Public/Quasi-Public for property at Lower Main Street, Wailuku, Maui, Hawaii, comprising 0.3133 acre and identified for real property tax purposes as tax map key (2) 3-4-018:106, for St. Anthony Church and Schools.

2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-1 RESIDENTIAL DISTRICT TO P-2 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT LOWER MAIN STREET, WAILUKU, MAUI,

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND SUSTAINABLE LAND
USE COMMITTEE

Page 2

Committee
Report No. _____

HAWAII, TAX MAP KEYS (2) 3-4-019:003 AND
(2) 3-4-018:106" ("Change in Zoning bill").

The purpose of the Change in Zoning bill is to grant a Change in Zoning from R-1 Residential District to P-2 Public/Quasi-Public District for properties at Lower Main Street, Wailuku, Maui, Hawaii, comprising 14.317 acres and 0.3133 acre and identified for real property tax purposes as tax map keys (2) 3-4-019:003 and (2) 3-4-018:106, respectively, for St. Anthony Church and Schools.

The proposed land use designations are consistent with St. Anthony's historical use of the property. Furthermore, the Change in Zoning to P-2 Public/Quasi-Public District would allow St. Anthony to construct a gymnasium with the proper height on its property.

Your Committee noted P-2 Public/Quasi-Public District zoning allows many uses that are not consistent with the historical uses conducted on St. Anthony's properties. As such, your Committee recommended a condition to prohibit the following uses on the properties: cemeteries and crematoriums; fire and police stations; government buildings and facilities; hospitals; water treatment facilities; and wastewater treatment facilities.

Your Committee voted 5-0 to recommend passage of the proposed Community Plan Amendment bill and the revised proposed Change in Zoning bill on first reading, recordation of the unilateral agreement, and filing of the communication. Committee Chair Paltin, Vice-Chair Sinenci, and members Lee, Rawlins-Fernandez, and Sugimura voted "aye." Committee members King and Molina were excused.

Your Committee is in receipt of a revised proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-1 RESIDENTIAL DISTRICT TO P-2 PUBLIC/QUASI-PUBLIC DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT LOWER MAIN

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND SUSTAINABLE LAND
USE COMMITTEE

Page 3

Committee
Report No. _____

STREET, WAILUKU, MAUI, HAWAII, TAX MAP KEYS (2) 3-4-019:003 AND (2) 3-4-018:106,” approved as to form and legality by the Department of the Corporation Counsel, incorporating your Committee’s recommended revisions and nonsubstantive revisions.

Your Committee also received an agreement entitled “UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING,” executed by the landowner, and approved as to form and legality by the Department of the Corporation Counsel.

Your Planning and Sustainable Land Use Committee RECOMMENDS the following:

1. That Bill _____ (2019), attached hereto, entitled “A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI COMMUNITY PLAN LAND USE MAP FROM SINGLE-FAMILY TO PUBLIC/QUASI-PUBLIC FOR PROPERTY SITUATED AT LOWER MAIN STREET, WAILUKU, MAUI, HAWAII, TAX MAP KEY (2) 3-4-018:106,” be PASSED ON FIRST READING and be ORDERED TO PRINT;
2. That Bill _____ (2019), attached hereto, entitled “A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-1 RESIDENTIAL DISTRICT TO P-2 PUBLIC/QUASI-PUBLIC DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT LOWER MAIN STREET, WAILUKU, MAUI, HAWAII, TAX MAP KEYS (2) 3-4-019:003 AND (2) 3-4-018:106,” be PASSED ON FIRST READING and be ORDERED TO PRINT;
3. That the County Clerk RECORD the unilateral agreement; and
4. That County Communication 19-127 be FILED.

COUNCIL OF THE COUNTY OF MAUI
**PLANNING AND SUSTAINABLE LAND
USE COMMITTEE**

Page 4

**Committee
Report No.** _____

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

Tamara A. M. Paltin

TAMARA PALTIN, Chair

pslu:cr:19031aa:jgk

ORDINANCE NO. _____

BILL NO. _____ (2019)

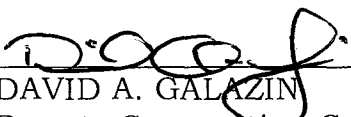
A BILL FOR AN ORDINANCE TO AMEND THE WAILUKU-KAHULUI
COMMUNITY PLAN LAND USE MAP FROM SINGLE-FAMILY TO
PUBLIC/QUASI-PUBLIC FOR PROPERTY SITUATED AT LOWER MAIN
STREET, WAILUKU, MAUI, HAWAII, TAX MAP KEY (2) 3-4-018:106

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

SECTION 1. Pursuant to Chapter 2.80B, Maui County Code, the Wailuku-Kahului Community Plan Land Use Map is amended from Single-Family to Public/Quasi-Public for that certain real property situated at Lower Main Street, Wailuku, Maui, Hawaii, and identified for real property tax purposes as tax map key (2) 3-4-018:106, comprised of 0.3133 acre, as more particularly described in Exhibit "A," attached hereto and made a part hereof, and depicted in Community Plan Map No. CP-425, attached hereto as Exhibit "B" and made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND
LEGALITY:



DAVID A. GALAZIN
Deputy Corporation Counsel
County of Maui
2019-0101/2019-0111
PSLU-31 2019-07-18 Ord CPA St. Anthony

LOT B

Lot B of Wailuku Sugar Company's Right of Way Subdivision of Parcel 48.

Being a portion of the land conveyed by Deed from the Commissioners of Crown Lands to Keahi dated July 2, 1874 and recorded in Book 89, page 236

Situated in the Ii of Kapapohaku, Wailuku, Maui, Hawaii.

Beginning at the East corner of this parcel of land, on the Northwesterly side of Lower Main Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3,618.93 feet North and 157.10 feet West and running by azimuths measured clockwise from true South:

1. 26° 58' 142.43 feet along the Northwesterly side of Lower Main Street;
2. 169° 50' 317.43 feet along Lot A of Wailuku Sugar Company's Right of Way Subdivision of Parcel 48;
3. 326° 58' 221.27 feet along the Southwesterly side of "Saint Anthony's Premises", being also portion of Deed from Kamehameha IV to Kealakai (unrecorded) to the point of beginning and containing an area of 13,647 square feet;



Chad T. Kodama

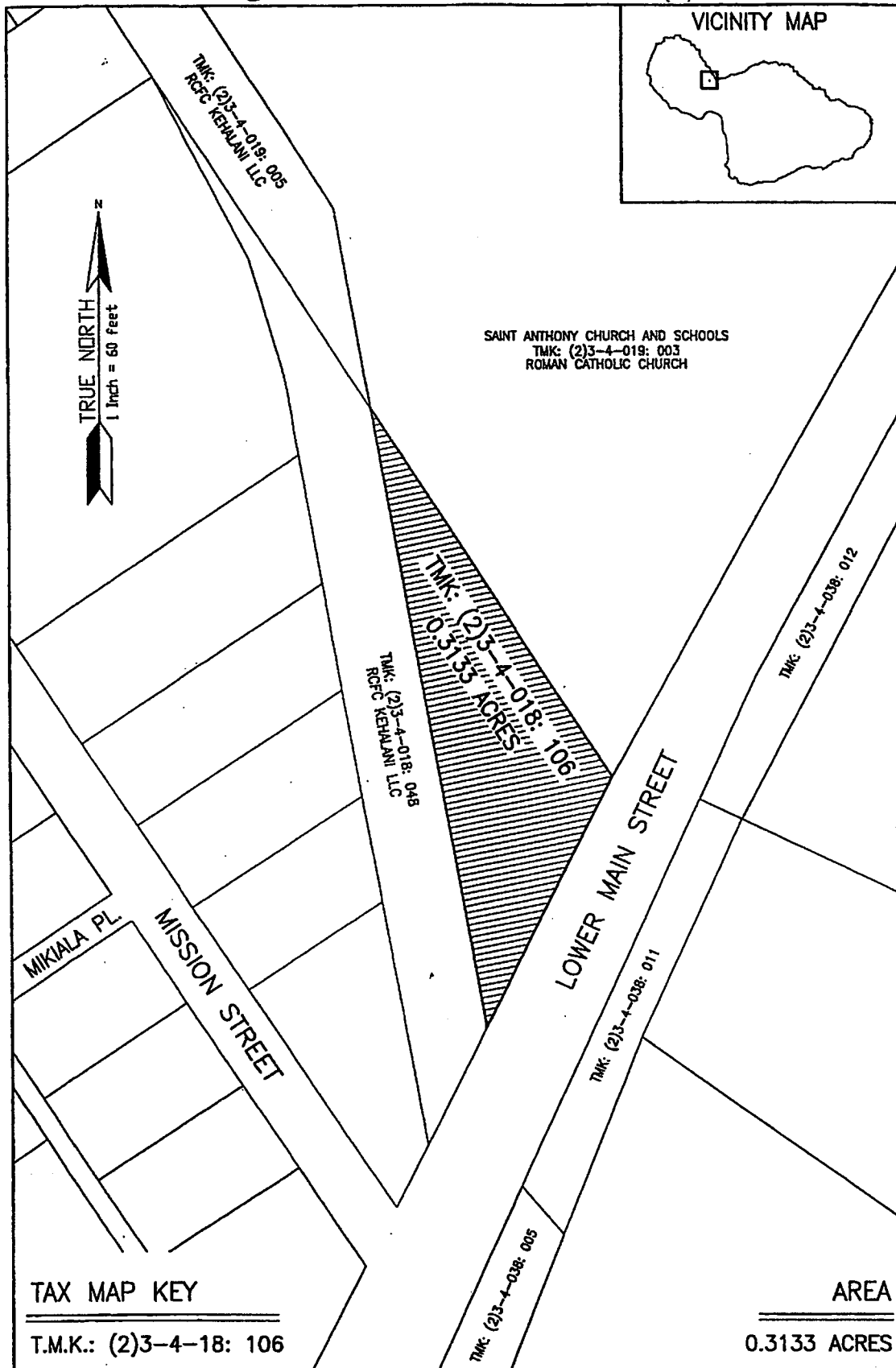
Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
License Expires April 30, 2018

December 30, 2017
Honolulu, Hawaii
Tax Map Key: (2) 3-4-018: 106

/ Easement 2

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

EXHIBIT "A"



COMMUNITY PLAN MAP NO. CP-425
 COMMUNITY PLAN AMENDMENT - WAILUKU, MAUI, HAWAII
 FROM SF-SINGLE FAMILY TO P-PUBLIC/QUASI-PUBLIC DISTRICT

EXHIBIT "B"

ORDINANCE NO. _____

BILL NO. _____ (2019)

A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM R-1 RESIDENTIAL DISTRICT TO P-2 PUBLIC/QUASI-PUBLIC DISTRICT (CONDITIONAL ZONING) FOR PROPERTY SITUATED AT LOWER MAIN STREET, WAILUKU, MAUI, HAWAII, TAX MAP KEYS (2) 3-4-019:003 AND (2) 3-4-018:106

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

SECTION 1. Pursuant to Chapters 19.31 and 19.510, Maui County Code, a change in zoning from R-1 Residential District to P-2 Public/Quasi-Public District is granted for those certain real properties situated at Lower Main Street, Wailuku, Maui, Hawaii, and identified for real property tax purposes as tax map key (2) 3-4-019:003, comprised of 14.317 acres, and tax map key (2) 3-4-018:106, comprised of 0.3133 acre, as more particularly described in Exhibits "A" and "B," respectively, attached hereto and made a part hereof, and depicted in Land Zoning Map No. L-378, attached hereto as Exhibit "C" and made a part hereof.

SECTION 2. Pursuant to Section 5.10.050, Maui County Code, the zoning granted by this ordinance is subject to the conditions set forth in Exhibit "D," attached hereto and made a part hereof, and the Unilateral Agreement and Declaration for Conditional Zoning, attached hereto and made a part hereof as Exhibit "E."

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:



MICHAEL J. HOPPER

Department of the Corporation Counsel
County of Maui

pslu:misc:031abill02b:jgk

Saint Anthony's Premises

All of that certain parcel of land (being portions of Deed from Kamehameha IV to Kealakai (unrecorded), Deed from Kamehameha IV to Louis Maigret dated July 19, 1858 (unrecorded), Deed from Kamehameha IV to Louis Maigret dated January 1858, recorded in Book 904 at Page 471, Royal Patent 5531, Land Commission Award 1742, Apana 4 to Kaauwai, and portion of Grant 3343 to Claus Spreckels), situated between Mill Street and Lower Main Street at Papohaku, Wailuku, Maui, Hawaii.

Beginning at a point at the Northeast corner of this piece of land, being also the Northwest corner of State of Hawaii LOD S-20714, Executive Order No. 2129, and on the Southeasterly side of Mill Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 4,881.98 feet North and 68.28 feet East, and running by true azimuths measured clockwise from South:

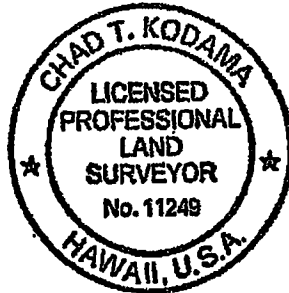
- | | | | |
|----|------|---------|--|
| 1. | 330° | 13' | 57.06 feet along State of Hawaii LOD S-20714, Executive Order No. 2129, along Hale Makua premises; |
| 2. | 330° | 35' | 56.13 feet along same; |
| 3. | 251° | 13' | 1.53 feet along same; |
| 4. | 332° | 52' 30" | 73.28 feet along same; |
| 5. | 331° | 26' | 45.00 feet along Deed from Kamehameha IV to Kawahie (unrecorded), along Hale Makua premises; |
| 6. | 58° | 33' | 47.90 feet along remainder of Deed from Kamehameha IV to Louis Maigret dated January 1858 and recorded in Book 904 at page 471, along Hale Makua premises; |

- | | | |
|-----|--|---|
| 7. | 333° 54' | 342.50 feet along remainder of Deed from Kamehameha IV to Louis Maigret dated January 1858 and recorded in Book 904 at page 471, along remainder of Deed from Kamehameha IV to Louis Maigret dated July 19, 1858 (unrecorded), along Hale Makua premises; |
| 8. | 33° 42' | 415.55 feet along the Northwesterly side of Lower Main Street; |
| 9. | 29° 31' | 439.00 feet along same; |
| 10. | 146° 58' | 221.27 feet along Lot B of Wailuku Sugar Company's Right of Way Subdivision of Parcel 48, along portion of Deed from the Commissioners of Crown Lands to Keahi dated July 2, 1874 and recorded in Book 89 at page 236; |
| 11. | 169° 50' | 102.93 feet along remainder of Deed from Kamehameha IV to Kealakai; |
| 12. | 146° 58' | 164.29 feet along same; |
| 13. | 146° 49' | 525.32 feet along same; |
| 14. | Thence along the Southeasterly side of Mill Street on a curve to the left with a radius of 1458.40 feet, the chord azimuth and distance being: | |
| | 238° 59' 57" | 324.25 feet; |
| 15. | 232° 37' | 128.86 feet along the Southeasterly side of Mill Street; |

16. Thence along same, on a curve to the right with a radius of 792.51 feet, the chord azimuth and distance being:

246° 55' 20" 391.65 feet;

to the point of beginning and containing an area of 14.317 Acres, more or less.



December 30, 2017
Honolulu, Hawaii
Tax Map Key: (2) 3-4-019: 003

Chad T. Kodama

Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
License Expires April 30, 2018

LOT B

Lot B of Wailuku Sugar Company's Right of Way Subdivision of Parcel 48.

Being a portion of the land conveyed by Deed from the Commissioners of Crown Lands to Keahi dated July 2, 1874 and recorded in Book 89, page 236

Situated in the Ili of Kapapohaku, Wailuku, Maui, Hawaii.

Beginning at the East corner of this parcel of land, on the Northwesterly side of Lower Main Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3,618.93 feet North and 157.10 feet West and running by azimuths measured clockwise from true South:

1. 26° 58' 142.43 feet along the Northwesterly side of Lower Main Street;
2. 169° 50' 317.43 feet along Lot A of Wailuku Sugar Company's Right of Way Subdivision of Parcel 48;
3. 326° 58' 221.27 feet along the Southwesterly side of "Saint Anthony's Premises", being also portion of Deed from Kamehameha IV to Kealakai (unrecorded) to the point of beginning and containing an area of 13,647 square feet;



Chad T. Kodama

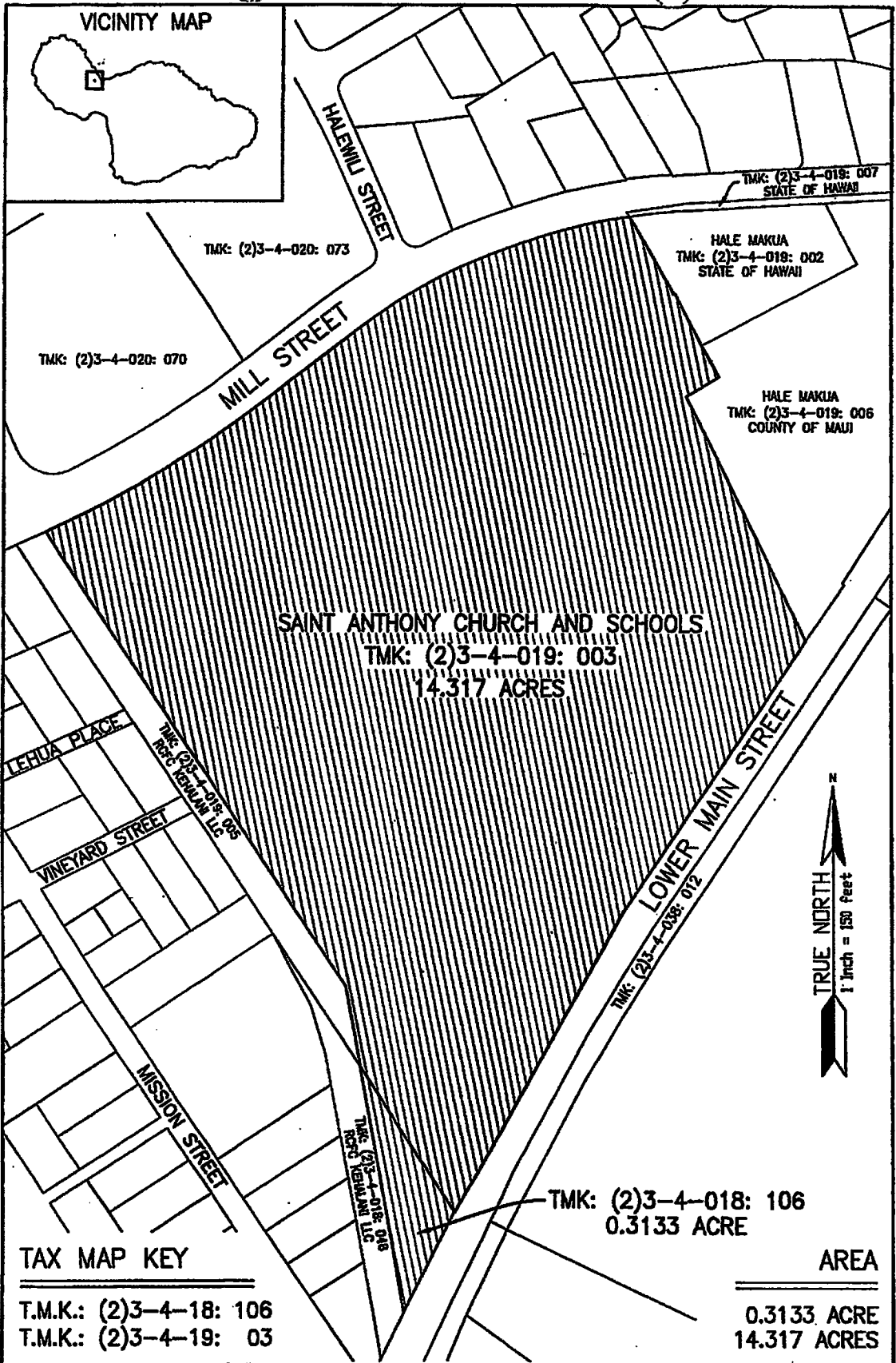
Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
License Expires April 30, 2018

December 30, 2017
Honolulu, Hawaii
Tax Map Key: (2) 3-4-018: 106

/ Easement 2

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

EXHIBIT "B"



LAND ZONING MAP NO. L-378
 CHANGE IN ZONING - WAILUKU, MAUI, HAWAII
 FROM R-1 RESIDENTIAL TO P-2 PUBLIC/QUASI-PUBLIC DISTRICT

EXHIBIT "C"

EXHIBIT "D"

CONDITION OF ZONING

1. Roman Catholic Church in the State of Hawaii and any future owner or lessee are prohibited from conducting the following uses on the property: cemeteries and crematoriums, fire and police stations, government buildings and facilities, hospitals, water treatment facilities, and wastewater treatment facilities.

LAND COURT SYSTEM

REGULAR SYSTEM

Return By Mail () Pickup () : To:

Office of the County Clerk
County of Maui
200 South High Street
Wailuku, Hawai`i 96793

Total Number of Pages: 12

Affects Tax Map Key (Maui) (2) 3-4-019:003 and (2) 3-4-018:106

UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE, made this 26 day of September, 2019, hereinafter referred to as "DECLARATION" or "UNILATERAL AGREEMENT", by Roman Catholic Church in the State of Hawaii, a Hawai`i corporation whose principal place of business is located in Honolulu, Oahu, Hawaii, and whose mailing address is 1184 Bishop St. Honolulu, Hawaii, 96813, hereinafter referred to as "DECLARANT", and who is the owner of that certain parcel located at Wailuku, Maui, Hawai`i, comprised of approximately 14.6303 acres, and identified for real property tax purposes by Tax Map Key No(s). (2) 3-4-019:003 and (2) 3-4-018:106, hereinafter referred to as "PROPERTY".

WITNESSETH:

WHEREAS, the Council of the County of Maui, State of Hawai`i, hereinafter referred to as "Council", is considering the establishment of zoning for the Property, comprised of approximately 14.6303 acres, which is more particularly described in Exhibit "1", which is attached hereto and made a part hereof, and which is more particularly identified in Land Zoning Map No.

L-378, which is attached hereto and made a part hereof as Exhibit "2"; and

WHEREAS, the Council recommends through its Planning and Sustainable Land Use Committee, Committee Report No. _____, that said establishment of zoning be approved for passage on first reading subject to certain conditions, pursuant to Section 19.510.050, Maui County Code; and

WHEREAS, the Declarant has agreed to execute this instrument pursuant to the conditional zoning provisions of Section 19.510.050, Maui County Code;

NOW, THEREFORE, the Declarant makes the following Declaration:

1. That this Declaration is made pursuant to the provisions of Section 19.510.050, Maui County Code, relating to conditional zoning;

2. That until written release by the County of Maui, the Property, and all parts thereof, is and shall be held subject to the covenants, conditions and restrictions which shall be effective as to and shall run with the land as to the Property, from and after the recording of this Declaration with the Bureau of Conveyances or the Land Court of the State of Hawai'i, without the execution, delivery or recordation of any further deed, instrument, document, agreement, declaration, covenant or the like with respect thereto by the Declarant, the County of Maui, or any heir, devisee, executor, administrator, personal representative, successor, and assign; that the acquisition of any right, title or interest in or with respect to the Property by any person or persons, entity or entities, whomsoever, shall be deemed to constitute the acceptance of all of the covenants, conditions and restrictions of this Declaration by such person or persons, entity or entities; and that upon any transfer of any right, title or interest in or with respect to the Property the same shall be subject to, and the transferee shall assume and be bound and obligated to observe and perform all of the covenants, conditions and restrictions of this Declaration;

3. That this Declaration and all of the covenants, conditions and restrictions contained herein shall continue to be effective as to and run with the land in perpetuity, or until the Declarant notifies the appropriate County Department that any of said covenants, conditions and restrictions are satisfied by the

Declarant, and the appropriate County Department verifies the satisfaction and provides a written release of the covenant, condition or restriction;

4. That the term "Declarant" and any pronoun in reference thereto, wherever used herein, shall be construed to mean the singular or the plural, the masculine or the feminine, or the neuter, and vice versa, and shall include any corporation, and shall be held to mean and include the "Declarant", the Declarant's heirs, devisees, executors, administrators, personal representatives, successors, and assigns;

5. That this Declaration shall become fully effective on the effective date of the zoning ordinance approving the establishment of P-2 Public/Quasi-Public District zoning and this Declaration shall be recorded in the Bureau of Conveyances or Land Court of the State of Hawai'i;

6. That the Declarant agrees to develop said Property in conformance with the conditions set forth in Exhibit "3", which is attached hereto and made a part hereof and which shall be made a part of the zoning ordinance;

7. That the conditions imposed are reasonable and rationally relate to the objective of preserving the public health, safety and general welfare and such conditions fulfill the need for the public service demands created by the proposed use;

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that until released in writing by the County, the conditions imposed in this Declaration shall run with the land identified hereinabove and shall bind and constitute notice to all subsequent owners, lessees, grantees, assignees, mortgagees, lienors and any other persons who claim an interest in said land, and the County of Maui shall have the right to enforce this Declaration by appropriate action at law or suit in equity against all such persons, provided that the Declarant or its successors and assigns may at any time file a petition for the removal of the conditions and terminate this Unilateral Agreement, such petition to be processed in the same manner as petitions for change in zoning.

This Declaration may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Declaration.

Each person signing this Unilateral Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Unilateral Agreement. Each party represents and warrants to the other that the execution and delivery of this Unilateral Agreement and the performance of such party's obligations hereunder have been duly authorized and that this Unilateral Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.


[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned has executed this Declaration the day and year first above written.


DECLARANT:

Roman Catholic Church in the
State of Hawaii



Gary L. Secor
Vice President

APPROVED AS TO FORM AND LEGALITY:

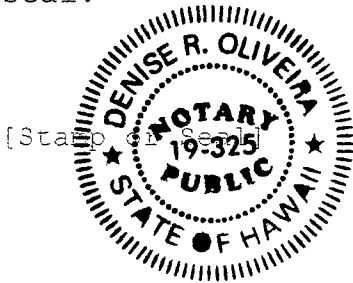


DAVID GALAZIN
Deputy Corporation Counsel
County of Maui

STATE OF Hawaii)
)
City and County of Honolulu) SS.

On this 26 day of September, 2019, before me personally appeared Gary L. Secor, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Denise R Oliveira

Notary Public, State of Hawaii

Print Name: Denise R. Oliveira

My Commission Expires: 07/28/2023

NOTARY PUBLIC CERTIFICATION

Doc. Date: September 26, 2019 # Pages: 12

Notary Name: Denise R. Oliveira Judicial Circuit: First

Document Description: Unilateral Agreement
and Declaration for Conditional Zoning

Notary Signature: Denise R. Oliveira

Date: September 26, 2019

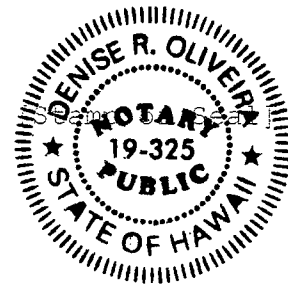


EXHIBIT "1"

Saint Anthony's Premises

All of that certain parcel of land (being portions of Deed from Kamehameha IV to Kealakai (unrecorded), Deed from Kamehameha IV to Louis Maigret dated July 19, 1858 (unrecorded), Deed from Kamehameha IV to Louis Maigret dated January 1858, recorded in Book 904 at Page 471, Royal Patent 5531, Land Commission Award 1742, Apana 4 to Kaauwai, and portion of Grant 3343 to Claus Spreckels), situated between Mill Street and Lower Main Street at Papohaku, Wailuku, Maui, Hawaii.

Beginning at a point at the Northeast corner of this piece of land, being also the Northwest corner of State of Hawaii LOD S-20714, Executive Order No. 2129, and on the Southeasterly side of Mill Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 4,881.98 feet North and 68.28 feet East, and running by true azimuths measured clockwise from South:

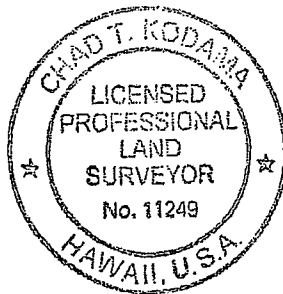
- | | | | | |
|----|------|---------|------------|---|
| 1. | 330° | 13' | 57.06 feet | along State of Hawaii LOD S-20714, Executive Order No. 2129, along Hale Makua premises; |
| 2. | 330° | 35' | 56.13 feet | along same; |
| 3. | 251° | 13' | 1.53 feet | along same; |
| 4. | 332° | 52' 30" | 73.28 feet | along same; |
| 5. | 331° | 26' | 45.00 feet | along Deed from Kamehameha IV to Kawahie (unrecorded), along Hale Makua premises; |
| 6. | 58° | 33' | 47.90 feet | along remainder of Deed from Kamehameha IV to Louis Maigret dated January 1858 and recorded in Book 904 at page 471, along Hale Makua premises; |

- | | | |
|-----|--|---|
| 7. | 333° 54' | 342.50 feet along remainder of Deed from Kamehameha IV to Louis Maigret dated January 1858 and recorded in Book 904 at page 471, along remainder of Deed from Kamehameha IV to Louis Maigret dated July 19, 1858 (unrecorded), along Hale Makua premises; |
| 8. | 33° 42' | 415.55 feet along the Northwesterly side of Lower Main Street; |
| 9. | 29° 31' | 439.00 feet along same; |
| 10. | 146° 58' | 221.27 feet along Lot B of Wailuku Sugar Company's Right of Way Subdivision of Parcel 48, along portion of Deed from the Commissioners of Crown Lands to Keahi dated July 2, 1874 and recorded in Book 89 at page 236; |
| 11. | 169° 50' | 102.93 feet along remainder of Deed from Kamehameha IV to Kealakai; |
| 12. | 146° 58' | 164.29 feet along same; |
| 13. | 146° 49' | 525.32 feet along same; |
| 14. | Thence along the Southeasterly side of Mill Street on a curve to the left with a radius of 1458.40 feet, the chord azimuth and distance being: | |
| | 238° 59' 57" | 324.25 feet; |
| 15. | 232° 37' | 128.86 feet along the Southeasterly side of Mill Street; |

16.. Thence along same, on a curve to the right with a radius of 792.51 feet, the chord azimuth and distance being:

246° 55' 20" 391.65 feet;

to the point of beginning and containing an area of 14.317 Acres, more or less.



December 30, 2017
Honolulu, Hawaii
Tax Map Key: (2) 3-4-019: 003

Chad T. Kodama

Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
License Expires April 30, 2018

LOT B

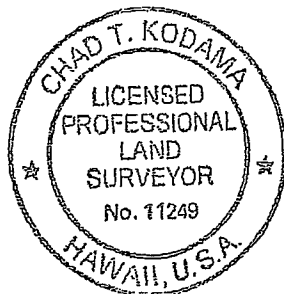
Lot B of Wailuku Sugar Company's Right of Way Subdivision of Parcel 48.

Being a portion of the land conveyed by Deed from the Commissioners of Crown Lands to Keahi dated July 2, 1874 and recorded in Book 89, page 236

Situated in the Ili of Kapapohaku, Wailuku, Maui, Hawaii.

Beginning at the East corner of this parcel of land, on the Northwesterly side of Lower Main Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being 3,618.93 feet North and 157.10 feet West and running by azimuths measured clockwise from true South:

1. 26° 58' 142.43 feet along the Northwesterly side of Lower Main Street;
2. 169° 50' 317.43 feet along Lot A of Wailuku Sugar Company's Right of Way Subdivision of Parcel 48;
3. 326° 58' 221.27 feet along the Southwesterly side of "Saint Anthony's Premises", being also portion of Deed from Kamehameha IV to Kealakai (unrecorded) to the point of beginning and containing an area of 13,647 square feet;



Chad T. Kodama

Chad T. Kodama
Licensed Professional Land Surveyor
Certificate Number 11249
License Expires April 30, 2018

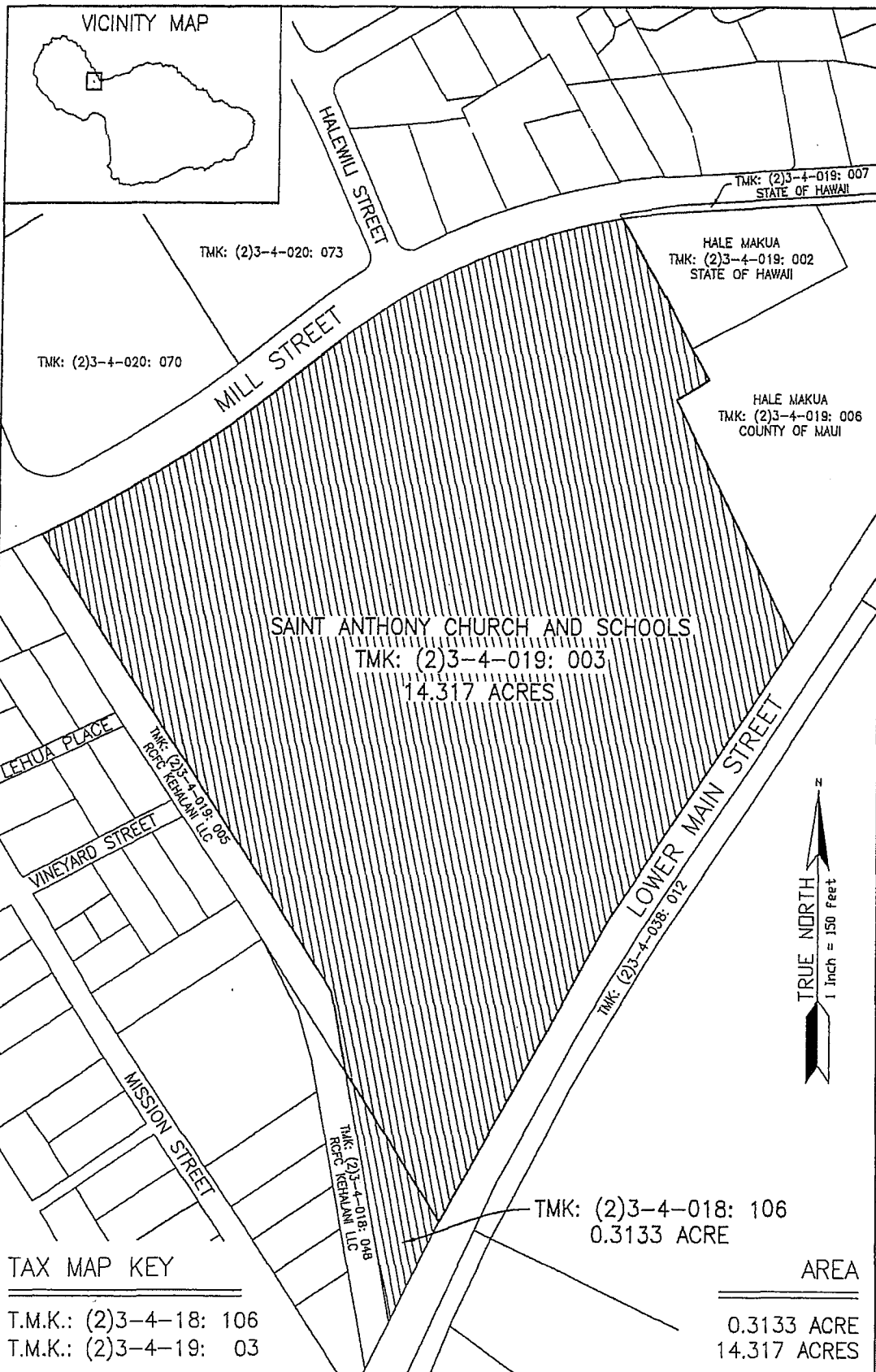
December 30, 2017
Honolulu, Hawaii
Tax Map Key: (2) 3-4-018: 106

/ Easement 2

END EXHIBIT "1"

ControlPoint Surveying, Inc.
615 Piikoi Street, Suite 700
Honolulu, Hawaii 96814

EXHIBIT "2"



LAND ZONING MAP NO. L-378

CHANGE IN ZONING - WAILUKU, MAUI, HAWAII
FROM R-1 RESIDENTIAL TO P-2 PUBLIC/QUASI-PUBLIC DISTRICT

EXHIBIT "3"

CONDITION OF ZONING

1. Roman Catholic Church in the State of Hawaii and any future owner or lessee are prohibited from conducting the following uses on the property: cemeteries and crematoriums, fire and police stations, government buildings and facilities, hospitals, water treatment facilities, and wastewater treatment facilities.