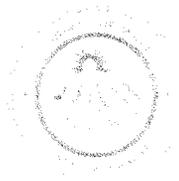


Michael P. Victorino  
Mayor

Sananda K. Baz  
Managing Director



**OFFICE OF THE MAYOR**  
COUNTY OF MAUI  
200 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
[www.maui-county.gov](http://www.maui-county.gov)

REFERENCE NO. **BD-BA 21-74**

May 26, 2021

Honorable Michael P. Victorino  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Victorino 5/26/21  
Mayor Date

For Transmittal to:

Honorable Keani N.W. Rawlins-Fernandez, Chair  
Budget, Finance, and Economic Development Committee  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Rawlins-Fernandez:

SUBJECT: **WAIALE LAND ACQUISITION (BFED-37)**

I am transmitting a proposed resolution entitled "AUTHORIZING THE ACQUISITION OF APPROXIMATELY 443.393 ACRES IDENTIFIED AS TAX MAP KEY NOS. (2) 3-8-005:037, (2) 3-8-005:040, (2) 3-8-007:101, (2) 3-8-007:172, (2) 3-8-007:173 AND (2) 3-8-007:178 AND (2) 3-8-007:179, SITUATED AT WAIKAPU, WAILUKU, MAUI, HAWAII, BEING MORE PARTICULARLY DESCRIBED AS WAIALE SOUTH AND WAIALE NORTH, FOR AN AMOUNT NOT TO EXCEED \$10,000,000.00."

The purpose of the proposed resolution is to authorize the acquisition of approximately 443.393 acres located at Waikapu, Wailuku, Maui, Hawaii.

Correspondence dated May 14, 2021 to Council Chair Alice Lee, transmitted an amendment to Appendix C and the Bond Authorization for FY 2021 for the Waiale Land Acquisition. A copy of the appraisal prepared by R. J. Kirchner was also attached to the correspondence.

Thank you for your attention in this matter. Should you have any questions, please contact me at ext. 7212.

2021 MAY 26 PM 3:00  
OFFICE OF THE MAYOR  
RECEIVED

Keani N.W. Rawlins-Fernandez, Chair  
May 26, 2021  
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read "Michele M. Yoshimura". The signature is fluid and cursive, with a large loop at the end.

MICHELE M. YOSHIMURA  
Budget Director

Attachment

cc: Scott K. Teruya, Director of Finance

# Resolution

No. \_\_\_\_\_

AUTHORIZING THE ACQUISITION OF APPROXIMATELY 443.393 ACRES IDENTIFIED AS TAX MAP KEY NOS. (2) 3-8-005:037, (2) 3-8-005:040, (2) 3-8-007:101, (2) 3-8-007:172, (2) 3-8-007:173, (2) 3-8-007:178 AND (2) 3-8-007:179, SITUATED AT WAIKAPU, WAILUKU, MAUI, HAWAII, BEING MORE PARTICULARLY DESCRIBED AS WAIALE SOUTH AND WAIALE NORTH, FOR AN AMOUNT NOT TO EXCEED \$10,000,000.00

WHEREAS, Alexander & Baldwin, LLC, a Delaware limited liability company (“Owners”), is the owner in fee simple of that certain real property located at Waikapu, Wailuku, Maui, Hawaii, consisting of approximately 443.393 acres, particularly described as Waiale South and Waiale North, and identified for real property tax purposes as tax map key numbers (2) 3-8-005:037, (2) 3-8-005:040, (2) 3-8-007:101, (2) 3-8-007:172, (2) 3-8-007:173, (2) 3-8-007:178 and (2) 3-8-007:179 (“Properties”), which Properties are described as Exhibit “A” and depicted in the Subdivision File Maps attached as Exhibit “B” attached hereto, of which is incorporated herein by reference; and

WHEREAS, the County of Maui and the aforementioned Owner desire to enter into an agreement for the purchase and sale of the Properties; and

WHEREAS, the Director of Finance has negotiated the proposed purchase of the Properties; and

**Resolution No. \_\_\_\_\_**

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

WHEREAS, the County desires to purchase and the Owners desire to sell the Properties for the amount of TEN MILLION DOLLARS AND NO/100 DOLLARS (\$10,000,000.00); 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 Properties to be in the public interest;
2. That pursuant to Section 3.44.015(C), Maui County Code, the Council authorizes the acquisition of the Properties for an amount not to exceed TEN MILLION DOLLARS AND NO/100 DOLLARS (\$10,000,000.00), exclusive of closing costs and expenses;
3. That it does authorize the Mayor or the Mayor's duly authorized representative, to execute all necessary documents in connection with the acquisition of the Properties; and

**Resolution No. \_\_\_\_\_**

4. That certified copies of this Resolution be transmitted to the Mayor, the Director of Finance, and Alexander & Baldwin, LLC.

APPROVED AS TO FORM  
AND LEGALITY:

*/s/ Michael J. Hopper*

---

MICHAEL J. HOPPER  
Deputy Corporation Counsel  
County of Maui  
2020-0113  
2020-10-29 Reso Waiale North-South

**Resolution No. \_\_\_\_\_**

**TAX MAP KEYS**

**(2) 3-8-005:037**

**(2) 3-8-007:040**

**(2) 3-8-007:101**

**(2) 3-8-007:172**

**(2) 3-8-007:173**

**(2) 3-8-007:178**

**(2) 3-8-007:179**

**EXHIBIT "A"**

TAX MAP KEY (2) 3-8-005:037

LAND DESCRIPTION

LOT 3

WALTER K. SCHENK SUBDIVISION

All that certain parcel of land being Lot 3 of the Walter K. Schenk Subdivision, being a portion of Grant 3152 to Henry Cornwell. Situated at Waikapu, Maui, Hawaii and being more particularly described as follows:

**BEGINNING** at the south corner of this parcel of land at a point on the westerly Right-of-Way of Kuihelani Highway (F.A.S.P. No. S-0380(4)), said point being also the most easterly corner of Lot 4-B of the Walter K. Schenk Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE", being:

12,139.59 feet South  
3,427.96 feet East

and running by azimuths measured clockwise from True South:

1. 116° 11' 317.80 feet along said Lot 4-B;
2. 120° 24' 115.00 feet along same;
3. 124° 20' 121.88 feet along same;
4. 197° 45' 647.62 feet along same;
5. 287° 45' 623.31 feet along the south side of Waiko Road (60 feet wide);
6. thence along same on a curve to the left, having a radius of 950.00 feet and a central angle of 1° 03' 28", the chord azimuth and distance being:  
287° 13' 16" 17.54 feet;
7. thence along same on a reverse curve to the right, having a radius of 30.00 feet and a central angle of 101° 06' 58", the chord azimuth and distance being:  
337° 15' 01" 46.34 feet;

8. 27° 48' 30" 730.35 feet along the westerly Right-of-Way of said Kuihelani Highway to the **POINT OF BEGINNING** and containing an area of 10.000 acres, more or less.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: December 9, 2020

This work was prepared by me or under my direct supervision



  
Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

LAND DESCRIPTION

LOT 4-A

WALTER K. SCHENK SUBDIVISION

All that certain parcel of land being Lot 4-A of the Walter K. Schenk Subdivision, being a portion of Grant 3152 to Henry Cornwell. Situated at Waikapu, Maui, Hawaii and being more particularly described as follows:

**BEGINNING** at the most easterly corner of this parcel of land at a point on the westerly Right-of-Way of Kuihelani Highway (F.A.S.P. No. S-0380(4)), being also the south corner of Lot 3 of the Walter K. Schenk Subdivision, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE", being:

12,139.59 feet South  
3,427.96 feet East

and running by azimuths measured clockwise from True South:

- |     |              |              |  |
|-----|--------------|--------------|--|
| 1.  | 27° 48' 30"  | 625.00 feet  | along said westerly Right-of-way of Kuihelani Highway; |
| 2.  | 117° 48' 30" | 5.00 feet    | along same;  |
| 3.  | 27° 48' 30"  | 200.00 feet  | along same;  |
| 4.  | 297° 48' 30" | 5.00 feet    | along same;  |
| 5.  | 27° 48' 30"  | 1100.00 feet | along same;  |
| 6.  | 117° 48' 30" | 10.00 feet   | along same;  |
| 7.  | 27° 48' 30"  | 300.00 feet  | along same;  |
| 8.  | 297° 48' 30" | 5.00 feet    | along same;  |
| 9.  | 27° 48' 30"  | 593.39 feet  | along same;  |
| 10. | 139° 19'     | 68.35 feet   | along Lot 4-B of the Walter K. Schenk Subdivision;     |
| 11. | 126° 20'     | 86.70 feet   | along same;  |
| 12. | 140° 13'     | 66.80 feet   | along same;  |
| 13. | 162° 55'     | 69.26 feet   | along same;  |

14.	179°	45'	981.63	feet	along same;
15.	164°	47'	133.33	feet	along same;
16.	149°	18'	65.49	feet	along same;
17.	123°	25'	69.43	feet	along same;
18.	152°	39'	282.05	feet	along same;
19.	130°	31'	293.31	feet	along same;
20.	165°	56'	78.61	feet	along same;
21.	179°	35'	140.82	feet	along same;
22.	147°	33'	217.73	feet	along same;
23.	156°	01'	247.96	feet	along same;
24.	140°	05'	234.24	feet	along same;
25.	147°	51'	243.64	feet	along same;
26.	155°	03'	320.48	feet	along same;
27.	134°	24'	117.03	feet	along same;
28.	113°	45'	93.35	feet	along same;
29.	129°	10'	44.94	feet	along same;
30.	145°	22'	52.66	feet	along same;
31.	157°	20'	58.21	feet	along same;
32.	159°	33'	103.25	feet	along same;
33.	132°	49'	34.90	feet	along same;
34.	104°	37'	96.08	feet	along same;
35.	113°	23'	102.59	feet	along same;
36.	135°	12'	157.23	feet	along same;
37.	157°	26'	122.67	feet	along same;
38.	166°	06'	82.89	feet	along same;
39.	145°	27'	176.16	feet	along same;
40.	119°	09'	72.42	feet	along same;

41. 174° 36' 138.00 feet along Lot 2 of the Waiale Park Large Lot Subdivision;
42. 216° 26' 44.79 feet along same;
43. 289° 00' 20.09 feet along the southerly side of Waiko Road (60 feet wide);
44. thence along same on a curve to the left, having a radius of 730.00 feet and a central angle of 12° 30', the chord azimuth and distance being:  
282° 45' 158.95 feet;
45. 276° 30' 340.00 feet along same;
46. thence along same on a curve to the right, having a radius of 1020.00 feet and a central angle of 21° 30', the chord azimuth and distance being:  
287° 15' 380.51 feet;
47. 298° 00' 498.99 feet along same;
48. thence along same on a curve to the left, having a radius of 730.00 feet and a central angle of 24° 30', the chord azimuth and distance being:  
285° 45' 309.78 feet;
49. thence along same on a reverse curve to the right, having a radius of 2720.00 feet and a central angle of 5° 00', the chord azimuth and distance being:  
276° 00' 237.29 feet;
50. 278° 30' 469.65 feet along same;
51. thence along same on a curve to the right, having a radius of 1350.00 feet and a central angle of 13° 15', the chord azimuth and distance being:  
285° 07' 30" 311.50 feet;
52. 291° 45' 253.29 feet along same;
53. 287° 45' 343.59 feet along same;
54. 17° 45' 647.62 feet along said Lot 3;
55. 304° 20' 121.88 feet along same;

56. 300° 24' 115.00 feet along same;
57. 296° 11' 317.80 feet along same to the **POINT OF BEGINNING** and containing an area of 131.496 acres, more or less.

PREPARED BY:  
A&B Properties Hawaii, LLC

Date: December 9, 2020

This work was prepared by me or under my direct supervision



A handwritten signature in black ink, appearing to read "Justin R. Shaw", written over a horizontal line.

Justin R. Shaw  
Licensed Professional Land Surveyor  
Certificate No. LS-15959  
Expiration Date: April 30, 2022

TAX MAP KEY (2) 3-8-007:101

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Grant Number 3152 to Henry Cornwell and Royal Patent Grant Number 3343 to Claus Spreckels) situate, lying and being at Waikapu, Wailuku, Island and County of Maui, State of Hawaii, being LOT 12-A-1-A, same being a portion of Lot 12-A-1 MAUI LANI SUBDIVISION, as shown on Subdivision Map File No. 3.2327, approved by the County of Maui on September 12, 2017 and thus bounded and described as per survey dated November 19, 2014, revised July 29, 2016:

Beginning at the southeast corner of parcel of land, being also the southwest corner of Lot 12-A-4 of the Maui Lani Subdivision (Subdivision File No. 3.2226) at a point on the northerly boundary line of Lot 1-C of the Kopaa Subdivision No. 2, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE", being:

10923.32 feet South  
3973.36 feet East

and running by azimuths measured clockwise from true South:

1. 107° 45' 656.47 feet along said Lot 1-C;
2. 191° 45' 462.02 feet along same;
3. 101° 45' 2615.78 feet along same;
4. 322° 07' 271.76 feet along same;
5. 57° 14' 41" 4.58 feet along same;
6. 327° 14' 41" 465.24 feet along same;
7. 28° 00' 346.45 feet along same to the northerly right-of-way of Waiko Road (60 feet wide);
8. 118° 00' 199.99 feet along the northerly right-of-way of Waiko Road (60 feet wide) to Lot 1-A of Kopaa Subdivision No. 2;

9. 147° 14' 41" 1104.44 feet along said Lot 1-A to Lot 12-A-2 of the Maui Lani Subdivision (Subdivision File No. 3.2226);
10. 281° 45' 131.88 feet along said Lot 12-A-2;
11. 178° 00' 574.77 feet along same;
12. Thence along same on a non-tangent curve to the right having a radius of 1784.00 feet, the chord azimuth and distance being:
  - 171° 04' 30" 746.40 feet;
13. 183° 09' 450.00 feet along same;
14. Thence along same on a curve to the left having a radius of 1200.00 feet, the chord azimuth and distance being:
  - 183° 04' 42" 3.02 feet to a point of cusp on the westerly boundary of Lot 12-A-1-B of the Maui Lani Subdivision (Subdivision File No. 3.2327);
15. Thence from said point of cusp along said Lot 12-A-1-B on a non-tangent curve to the left having a radius of 603.00 feet, the chord azimuth and distance being:
  - 347° 35' 02" 243.54 feet;
16. 335° 56' 153.47 feet along same;
17. 245° 56' 56.00 feet along same;
18. 155° 56' 55.87 feet along same;
19. 215° 20' 894.55 feet along same;
20. 196° 20' 394.03 feet along same;
21. 245° 57' 102.49 feet along same;

22.	253°	19'	72.53	feet along same;
23.	254°	11'	108.30	feet along same;
24.	241°	56'	59.05	feet along same;
25.	189°	06'	43.95	feet along same;
26.	164°	03'	50.55	feet along same;
27.	135°	47'	69.00	feet along same;
28.	131°	00'	71.39	feet along same;
29.	113°	00'	42.47	feet along same;
30.	171°	55'	40.92	feet along same;
31.	151°	22'	47.69	feet along same;
32.	174°	08'	68.05	feet along same;
33.	195°	02'	166.92	feet along same;
34.	169°	41'	229.45	feet along same;
35.	229°	11'	130.45	feet along same;
36.	277°	50'	322.27	feet along same and along Lot 12-A-1-E of the Maui Lani Subdivision (Subdivision File No. 3.2327);
37.	280°	42'	213.92	feet along Lot 12-A-1-E;
38.	308°	01'	139.98	feet along same;
39.	352°	45'	78.14	feet along same;
40.	38°	25'	167.15	feet along same;
41.	4°	51'	146.31	feet along same;
42.	341°	33'	117.22	feet along same;
43.	21°	37'	66.00	feet along same;

44.	09° 28'	87.12	feet along same;
45.	16° 14'	209.73	feet along same;
46.	30° 03'	13.19	feet along same;
47.	48° 32'	203.19	feet along same and along Lot 12-A-1-C of the Maui Lani Subdivision (Subdivision File No. 3.2327);
48.	34° 53'	78.59	feet along said Lot 12-A-1-C;
49.	22° 16'	92.85	feet along same;
50.	14° 26'	70.60	feet along same;
51.	5° 50'	74.07	feet along same;
52.	284° 37'	324.86	feet along same;
53.	283° 41'	80.12	feet along same;
54.	190° 39'	349.03	feet along same;
55.	192° 18'	463.14	feet along same to Lot 12-A-1-F of the Maui Lani Subdivision (Subdivision File No. 3.2327);
56.	286° 15' 30"	284.10	feet along said Lot 12-A-1-F;
57.	255° 28'	507.42	feet along same;
58.	286° 11'	143.56	feet along same to Lot 12-A-3 of the Maui Lani Subdivision (Subdivision File No. 3.2226);
59.	336° 57' 40"	436.57	feet along said Lot 12-A-3;
60.	Thence along same on a curve to the left having a radius of 503.22 feet, the chord azimuth and distance being:		
	330° 30' 50"	113.01	feet;
61.	324° 04'	840.97	feet along same;

62. Thence along same on a non-tangent curve to the right having a radius of 2380.87 feet, the chord azimuth and distance being:
- 296° 18'            522.53    feet;
63. 302° 36'            1065.80    feet along same;
64. Thence along same on a curve to the left having a radius of 50.00 feet, the chord azimuth and distance being:
- 301° 39' 45"            1.64    feet to the northwesterly corner of said Lot 12-A-4;
65. Thence along said Lot 12-A-4 on a curve to the left having a radius of 11624.16 feet, the chord azimuth and distance being:
- 29° 12' 18"            566.66    feet;
66. 27° 48' 30"            317.40    feet along said Lot 12-A-4;
67. 117° 48' 30"            20.00    feet along same;
68. 27° 48' 30"            300.00    feet along same;
69. 297° 48' 30"            5.00    feet along same;
70. 27° 48' 30"            700.00    feet along same;
71. 117° 48' 30"            35.00    feet along same;
72. 27° 48' 30"            494.75    feet along same to the point of beginning and containing an area of 281.426 acres, more or less.

Said above described parcel of land having been acquired by ALEXANDER & BALDWIN, INC., a Hawaii corporation by the following Deeds:

1. By DEED of HAWAIIAN COMMERCIAL AND SUGAR COMPANY, a California corporation, dated December 31, 1926, recorded in Liber 865 Page 8; and
2. By DEED of ALEXANDER & BALDWIN, INC., a Hawaii corporation, dated March 30, 1989, recorded in Liber 23006 at Page 583.

Together with nonexclusive easements over, under and across Easement "2A" for (a) landscaping and irrigation purposes, (b) installing, maintaining and replacing signs, including a sign wall and signage lighting, (c) pedestrian and vehicular access purposes, (d) drainage purposes, and (e) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, as granted by GRANT OF LANDSCAPING, SIGNAGE, ACCESS, DRAINAGE, AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900481, said Easement "2A" being shown on the map attached thereto; and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "2B" for (a) drainage purposes, (b) landscaping and irrigation purposes, (b) construction, development, and site preparation work, and (d) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, as granted by GRANT OF DRAINAGE, LANDSCAPING, CONSTRUCTION AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900482, said Easement "2B" being shown on map attached thereto; and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "2C" for (a) drainage purposes, (b) landscaping and irrigation purposes, (c) construction, development, and site preparation work, (d) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, and (e) pedestrian and vehicular access purposes as granted by GRANT OF DRAINAGE, LANDSCAPING, CONSTRUCTION AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900483, said Easement "2C" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "3A" for pedestrian and vehicular access purposes, said Easement "3A" being granted by GRANT OF DRAINAGE AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No A-52900484, said Easement "3A" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "3B" for (a) drainage purposes, and (b) pedestrian and vehicular access purposes, said Easement "3B" being granted by GRANT OF DRAINAGE AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No. A-52900485, said Easement "3B" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "4" and Easement "5" for drainage and access purposes, said Easement "4" and Easement "5" being granted by GRANT OF DRAINAGE BASIN AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No. A-52900486, said Easement "4 and Easement "5" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "W-2" for the installation, use, operations, maintenance, repair, and replacement of underground water lines. Said Easement "W-2" being granted by GRANT OF WATER LINE EASEMENT dated June 26, 2014, recorded as Document No. A-52900487, said Easement "W-2" being described therein, and subject to the terms and provisions contained therein.

Together with a non-exclusive easement over, under and across Easement "B-1" for access and utility purposes. Said Easement "B-1" being granted by GRANT OF ACCESS AND UTILITY EASEMENT WITH OPTION TO SUBDIVIDE AND DEDICATE dated June 8, 2018, recorded as Document No. A-67440717, said Easement "B-1" being described therein, and subject to the terms and provisions contained therein.

Together with a non-exclusive easement over, under and across Easement "B-2" for access and utility purposes. Said Easement "B-1" being granted by ACCESS AND UTILITY EASEMENT dated June 29, 2018, recorded as Document No. A-67640536, said Easement "B-2" being described therein, and subject to the terms and provisions contained therein.

Together with a non-exclusive easement over, under and across Easement "C-1) for access and utility purposes. Said Easement "C-1" being granted by ACCESS EASEMENT dated August 14, 2018, recorded as Document No. A-68060859, said Easement "C-1" being described therein, and subject to the terms and provisions contained therein.

**TAX MAP KEY (2) 3-8-007:172**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Grant Number 3152 to Henry Cornwell and Royal Patent Grant Number 3343 to Claus Spreckels) situate, lying and being at Wailuku Commons, District of Wailuku, Island and County of Maui, State of Hawaii, being LOT 12-A-4 of the "MAUI LANI SUBDIVISION" bearing Tax Key designation (2) 3-8-007-172, and containing an area of 2.817 acres, more or less.

Said above described parcel of land having been acquired by ALEXANDER & BALDWIN, INC., a Hawaii corporation by the following Deeds:

1. By DEED of HAWAIIAN COMMERCIAL AND SUGAR COMPANY, a California corporation, dated December 31, 1926, recorded in Liber 865 Page 8; and
2. By DEED of ALEXANDER & BALDWIN, INC., a Hawaii corporation, dated March 30, 1989, recorded in Liber 23006 at Page 583.

**TAX MAP KEY (2) 3-8-007:173**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Grant Number 3152 to Henry Cornwell and Royal Patent Grant Number 3343 to Claus Spreckels) situate, lying and being at Waikapu and Wailuku Commons, Wailuku, Island and County of Maui, State of Hawaii, being LOT 12-A-5 of "MAUI LANI SUBDIVISION" bearing Tax Key designation (2) 3-8-007-173, and containing an area of 1.097 acres, more or less.

Said above described parcel of land having been acquired by ALEXANDER & BALDWIN, INC., a Hawaii corporation by the following Deeds:

1. By DEED of HAWAIIAN COMMERCIAL AND SUGAR COMPANY, a California corporation, dated December 31, 1926, recorded in Liber 865 Page 8; and
2. By DEED of ALEXANDER & BALDWIN, INC., a Hawaii corporation, dated March 30, 1989, recorded in Liber 23006 at Page 583.

**TAX MAP KEY (2) 3-8-007:178**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Grant Number 3152 to Henry Cornwell and Royal Patent Grant Number 3343 to Claus Spreckels) situate, lying and being at Waikapu, Wailuku, Island and County of Maui, State of Hawaii, being LOT 12-A-1-D of the "MAUI LANI SUBDIVISION", and thus bounded and described:

Beginning at the northwest corner of this parcel of land at a point on the southerly boundary line of Lot 11-D-1-A-1-B-1-A of the Maui Lani Phase 8 (Large Lot) Subdivision (Subdivision File No. 3.2222), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE", being:

5556.07 feet South  
356.25 feet East

and running by azimuths measured clockwise from true South:

1. 284° 48' 20" 48.13 feet along said Lot 11-D-1-A-1-B-1-A to the northwest corner of Lot 12-A-1-B of the Maui Lani Subdivision (Subdivision File No. 3.2327);
2. 334° 44' 30" 212.51 feet along said Lot 12-A-1-B;
3. Thence along same on a curve to the right having a radius of 509.83 feet, the chord azimuth and distance being: 351° 19' 45" 291.09 feet;
4. 7° 55' 225.01 feet along same;
5. Thence along same on a curve to the left having a radius of 4780.23 feet, the chord azimuth and distance being: 7° 01' 41" 779.72 feet;
6. 2° 21' 366.11 feet along same;
7. Thence along same on a curve to the right having a radius of 16.00 feet, the chord azimuth and distance being: 86° 54' 41" 31.36 feet;

8. Thence along same with a reverse curve to the left having a radius of 1210.00 feet, the chord azimuth and distance being: 156° 02' 38" 210.06 feet to Lot A of the Waikapu Landfill Consolidation (LUCA File No. 3.1565);
9. 237° 20' 15.76 feet along same Lot A;
10. 184° 50' 250.00 feet along same;
11. 152° 26' 309.00 feet along same;
12. 191° 33' 704.00 feet along same;
13. 185° 45' 445.47 feet along same to the point of beginning and containing an area of 7.660 acres, more or less.

Said above described parcel of land having been acquired by ALEXANDER & BALDWIN, INC., a Hawaii corporation by the following Deeds:

1. By DEED of HAWAIIAN COMMERCIAL AND SUGAR COMPANY, a California corporation, dated December 31, 1926, recorded in Liber 865 Page 8; and
2. By DEED of ALEXANDER & BALDWIN, INC., a Hawaii corporation, dated March 30, 1989, recorded in Liber 23006 at Page 583.

Together with a perpetual and nonexclusive easement over, under and across Easement C for vehicular and pedestrian ingress and egress, as granted by GRANT OF ACCESS EASEMENT (EASEMENT C), dated June 5, 2014, recorded as Document No. A-52770555, more particularly described therein; and subject to the terms and provisions contained therein.

CANCELLATION OF GRANT OF ACCESS EASEMENT (EASEMENT C) dated September 4, 2018, recorded as Document No. A-68420735.

Together with nonexclusive easements over, under and across Easement "2A" for (a) landscaping and irrigation purposes, (b) installing, maintaining and replacing signs, including a sign wall and signage lighting, (c) pedestrian and vehicular access purposes, (d) drainage purposes, and (e) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, as granted by GRANT OF LANDSCAPING, SIGNAGE, ACCESS, DRAINAGE, AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900481, said Easement "2A" being shown on the map attached thereto; and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "2B" for (a) drainage purposes, (b) landscaping and irrigation purposes, (b) construction, development, and site preparation work, and (d) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, as granted by GRANT OF DRAINAGE, LANDSCAPING, CONSTRUCTION AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900482, said Easement "2B" being shown on map attached thereto; and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "2C" for (a) drainage purposes, (b) landscaping and irrigation purposes, (c) construction, development, and site preparation work, (d) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, and (e) pedestrian and vehicular access purposes as granted by GRANT OF DRAINAGE, LANDSCAPING, CONSTRUCTION AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900483, said Easement "2C" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "3A" for pedestrian and vehicular access purposes, said Easement "3A" being granted by GRANT OF DRAINAGE AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No A-52900484, said Easement "3A" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "3B" for (a) drainage purposes, and (b) pedestrian and vehicular access purposes, said Easement "3B" being granted by GRANT OF DRAINAGE AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No. A-52900485, said Easement "3B" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "4" and Easement "5" for drainage and access purposes, said Easement "4" and Easement "5" being granted by GRANT OF DRAINAGE BASIN AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No. A-52900486, said Easement "4" and Easement "5" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "W-2" for the installation, use, operations, maintenance, repair, and replacement of underground water lines. Said Easement "W-2" being granted by GRANT OF WATER LINE EASEMENT dated June 26, 2014, recorded as Document No. A-52900487, said Easement "W-2" being described therein, and subject to the terms and provisions contained therein.

Together with a nonexclusive easement for vehicular and pedestrian access purposes as granted by instrument dated September 19, 2017, recorded as Document No. A-64770556; subject to the terms and provisions contained therein.

Together with Easement "D-1" for access purposes as granted by instrument dated October 17, 2017, recorded as Document No. A-65000728; subject to the terms and provisions contained therein.

Together with Easement "B-1" for access and utility purposes as granted by instrument dated June 8, 2018, recorded as Document No. A-67440717; subject to the terms and provisions contained therein.

**TAX MAP KEY (2) 3-8-007:179**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Grant Number 3152 to Henry Cornwell and Royal Patent Grant Number 3343 to Claus Spreckels) situate, lying and being at Waikapu, Wailuku, Island and County of Maui, State of Hawaii, being LOT 12-A-1-E of the "MAUI LANI SUBDIVISION", and thus bounded and described:

Beginning at the northeast corner of this parcel of land, being also the southwest corner of Lot 11-D-1-A-2-B (Kamehameha Avenue) of the Maui Lani (Large Lot) Subdivision No. 5 (Subdivision File No. 3.2144) and the northwest corner of Lot 12-A-1-C of the Maui Lani Subdivision (Subdivision File No. 3.2327), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE", being:

6120.76 feet South  
2492.64 feet East

and running by azimuths measured clockwise from true South:

1. Thence along said Lot 12-A-1 on a curve to the left having a radius of 944.70 feet, the chord azimuth and distance being: 33° 52' 10" 694.60 feet;
2. 12° 18' 622.93 feet along same;
3. 104° 29' 249.55 feet along same to Lot 12-A-1-A of the Maui Lani Subdivision (Subdivision File No. 3.2327);
4. 228° 32' 161.34 feet along said Lot 12-A-1-A;
5. 210° 03' 13.19 feet along same;
6. 196° 14' 209.73 feet along same;
7. 189° 28' 87.12 feet along same;
8. 201° 37' 66.00 feet along same;
9. 161° 33' 117.22 feet along same;
10. 184° 51' 146.31 feet along same;

- |     |              |        |   |
|-----|--------------|--------|---|
| 11. | 218° 25'     | 167.15 | feet along same;  |
| 12. | 172° 45'     | 78.14  | feet along same;  |
| 13. | 128° 01'     | 139.98 | feet along same;  |
| 14. | 100° 42'     | 213.92 | feet along same;  |
| 15. | 97° 50'      | 142.32 | feet along same;  |
| 16. | 197° 28'     | 281.41 | feet along Lot 12-A-1-B of the Maui Lani Subdivision (Subdivision File No. 3.2327) to Lot 11-D-1-A-1-B-1-A of the Maui Lani Phase 8 (Large Lot) Subdivision (Subdivision File No. 3.2222);                              |
| 17. | 284° 48' 20" | 873.38 | feet along said Lot 11-D-1-A-1-B-1-A and Lot 11-D-1-A-1-A-1 of the Maui Lani (Large Lot) Subdivision No. 7 (Subdivision File No. 3.2342) to the point of beginning and containing an area of 8.897 acres, more or less. |

Said above described parcel of land having been acquired by ALEXANDER & BALDWIN, INC., a Hawaii corporation by the following Deeds:

1. By DEED of HAWAIIAN COMMERCIAL AND SUGAR COMPANY, a California corporation, dated December 31, 1926, recorded in Liber 865 Page 8; and
2. By DEED of ALEXANDER & BALDWIN, INC., a Hawaii corporation, dated March 30, 1989, recorded in Liber 23006 at Page 583.

Together with a perpetual and nonexclusive easement over, under and across Easement C for vehicular and pedestrian ingress and egress, as granted by GRANT OF ACCESS EASEMENT (EASEMENT C), dated June 5, 2014, recorded as Document No. A-52770555, more particularly described therein; and subject to the terms and provisions contained therein.

CANCELLATION OF GRANT OF ACCESS EASEMENT (EASEMENT C) dated September 4, 2018, recorded as Document No. A-68420735.

Together with nonexclusive easements over, under and across Easement "2A" for (a) landscaping and irrigation purposes, (b) installing, maintaining and replacing signs, including a sign wall and signage lighting, (c) pedestrian and vehicular access purposes, (d) drainage purposes, and (e) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, as granted by GRANT OF LANDSCAPING, SIGNAGE, ACCESS, DRAINAGE, AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900481, said Easement "2A" being shown on the map attached thereto; and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "2B" for (a) drainage purposes, (b) landscaping and irrigation purposes, (b) construction, development, and site preparation work, and (d) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, as granted by GRANT OF DRAINAGE, LANDSCAPING, CONSTRUCTION AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900482, said Easement "2B" being shown on map attached thereto; and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "2C" for (a) drainage purposes, (b) landscaping and irrigation purposes, (c) construction, development, and site preparation work, (d) the installation, use, operation, maintenance, repair, and replacement of underground utility lines, and (e) pedestrian and vehicular access purposes as granted by GRANT OF DRAINAGE, LANDSCAPING, CONSTRUCTION AND UTILITY EASEMENTS dated June 26, 2014, recorded as Document No. A-52900483, said Easement "2C" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "3A" for pedestrian and vehicular access purposes, said Easement "3A" being granted by GRANT OF DRAINAGE AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No A-52900484, said Easement "3A" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "3B" for (a) drainage purposes, and (b) pedestrian and vehicular access purposes, said Easement "3B" being granted by GRANT OF DRAINAGE AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No. A-52900485, said Easement "3B" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "4" and Easement "5" for drainage and access purposes, said Easement "4" and Easement "5" being granted by GRANT OF DRAINAGE BASIN AND ACCESS EASEMENTS dated June 26, 2014, recorded as Document No. A-52900486, said Easement "4" and Easement "5" being shown on map attached thereto, and subject to the terms and provisions contained therein.

Together with nonexclusive easements over, under and across Easement "W-2" for the installation, use, operations, maintenance, repair, and replacement of underground water lines. Said Easement "W-2" being granted by GRANT OF WATER LINE EASEMENT dated June 26, 2014, recorded as Document No. A-52900487, said Easement "W-2" being described therein, and subject to the terms and provisions contained therein.

Together with a nonexclusive easement for vehicular and pedestrian access purposes as granted by instrument dated September 19, 2017, recorded as Document No. A-64770556; subject to the terms and provisions contained therein.

**Resolution No. \_\_\_\_\_**

**SUBDIVISION FILE MAPS**

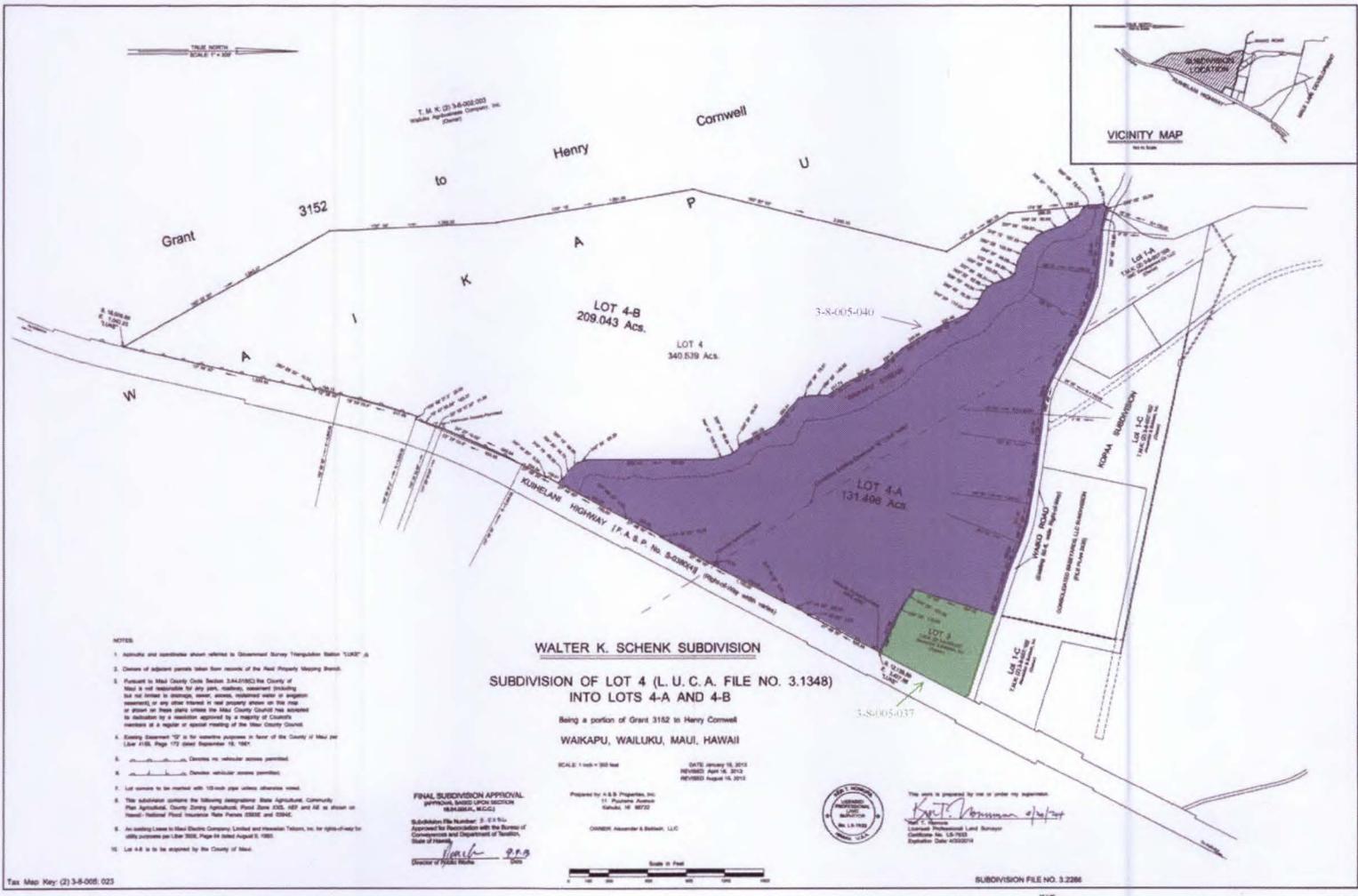
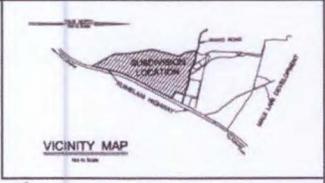
**Subdivision File No. 3.2286**

**Subdivision File No. 3.2327**

**EXHIBIT "B"**

TRUE NORTH  
SCALE 1" = 300'

T.M.C. (2) 3-8-005-003  
Walter Schenk Subdivision, Inc.  
(2008)



- NOTES
1. Identical and quantities shown referred to Government Survey Transcription Station "132P" is
  2. Owners of adjacent parcels taken from records of the Real Property Recording Branch.
  3. Pursuant to Maui County Code Section 3.04.01(8)(3) the County of Maui is not responsible for any park, roadway, wastewater treatment, but not limited to drainage, water, sewage, treatment water or irrigation treatment, or any other threat to real property shown on this map or shown on these plans unless the Maui County Council has approved its resolution by a resolution approved by a majority of County members at a regular or special meeting of the Maui County Council.
  4. Existing easement "W" is for easement purposes in favor of the County of Maui per Lot 4-1B, Page 177 dated September 18, 1987.
  5. Check for no vehicular access permitted.
  6. Check for no vehicular access permitted.
  7. Lot corners to be marked with 1/2 inch pipe unless otherwise noted.
  8. This subdivision conforms to the following descriptions: State Agricultural Community, Plant Agricultural, County General Agricultural, Final Zone 200, 200 and 400 as shown on Revised Technical Final Insurance Rate Plan 2000 and 2004C.
  9. An existing Lease to Maui Shells Company Limited and Hawaiian Telecom, Inc. for rights-of-way to utility easement and Lot 200, Page 10 dated August 6, 1988.
  10. Lot 4-B is to be approved by the County of Maui.

**WALTER K. SCHENK SUBDIVISION**  
**SUBDIVISION OF LOT 4 (L. U. C. A. FILE NO. 3.1348)**  
**INTO LOTS 4-A AND 4-B**  
 Being a portion of Grant 3152 to Henry Cornwell  
**WAIKAPU, WAILUKU, MAUI, HAWAII**

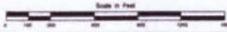
SCALE 1 inch = 300 feet  
 DATE January 18, 2013  
 REVISION April 16, 2013  
 REVISION August 16, 2013

**FINAL SUBDIVISION APPROVAL**  
**OFFICIAL, BASED UPON SECTION**  
**MAUI, HAWAII**  
 Subdivision File Number: 3-8-013  
 Approved for Registration with the Bureau of Conveyances and Department of Health, State of Hawaii  
 Date of Approval: 9.9.9  
 Director of Public Works

Prepared by: A & B Properties, Inc.  
 11 Puuwaia Avenue  
 Wailuku, HI 96793  
 OWNER: Alexander & Bethel, LLC



This plan is prepared for use in order my signature  
*Kurt J. Grossman*  
 Licensed Professional Land Surveyor  
 Certificate No. LS-7023  
 Expiration Date 4/30/2014



SUBDIVISION FILE NO. 3.2286

