

ORDINANCE NO. _____

BILL NO. 24 (2024)

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

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

SECTION 1. In accordance with Chapter 19.510, Maui County Code, a
Change in Zoning is hereby granted for real properties situated in Lāna'i City,
Lāna'i, Hawaii, as identified in Table 1 and more particularly described in Exhibit
“A”, which is attached hereto and made a part hereof, and in the Land Zoning
Maps where are attached hereto as Exhibit “B” and made a part hereof.

Table 1

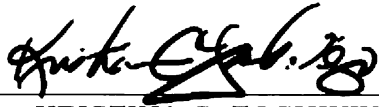
CHANGE IN ZONING			
TAX MAP KEY	FROM	TO	MAP
(2) 4-9-001:021	PD-L/2 (Kō'ele)	Residential (R-3)	L-2623
(2) 4-9-001:024	PD-L/2 (Kō'ele)	Residential (R-3)	L-2624
(2) 4-9-001:030	PD-L/2 (Kō'ele)	Residential (R-3)	L-2624
(2) 4-9-002-001 (portion)	Interim	PD-L/2 (Kō'ele)	L-2625
(2) 4-9-002:061 (portion)	Agriculture	PD-L/2 (Kō'ele)	L-2626
(2) 4-9-018-001 (portion)	Interim	PD-L/2 (Kō'ele)	L-2627
(2) 4-9-018:003 (portion)	Interim	PD-L/2 (Kō'ele)	L-2627
(2) 4-9-018:002 (portion)	Agriculture	Open Space (OS-2)	L-2628
(2) 4-9-018:002 (portion)	PD-L/2 (Kō'ele)	Open Space (OS-2)	L-2629
(2) 4-9-018:002 (portion)	PD-L/2 (Kō'ele)	Residential (R-3)	L-2630
(2) 4-9-018:003 (portion)	PD-L/2 (Kō'ele)	Open Space (OS-2)	L-2631
(2) 4-9-018:003 (portion)	PD-L/2 (Kō'ele)	Residential (R-3)	L-2632
(2) 4-9-018:005	PD-L/2 (Kō'ele)	Residential (R-3)	L-2632

(2) 4-9-021:009	PD-L/2 (Kō'ele)	Open Space	L-2633
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SECTION 2. In accordance with Section 19.510.050, Maui County Code, the zoning granted by this ordinance is subject to the conditions set forth in Exhibit "C" attached hereto and made a part hereof.

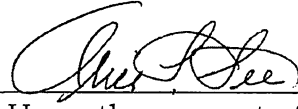
SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY:



KRISTINA C. TOSHIKIYO
Department of the Corporation Counsel
County of Maui
2024-01-03 Kō'ele Project District CIZ

INTRODUCED BY:

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

Upon the request of the Mayor.

EXHIBIT "A"

KOELE PROJECT DISTRICT

Hotel District

Affecting All of Lot 1 (Map 1) of Land Court Consolidation 170 and
Portions of Lot 46-A (Map 34) of Land Court Consolidation 170 and
Lot 1 (Map 1) of Land Court Consolidation 189

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, along Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,187.63 feet South and 735.48 feet East and thence running by azimuths measured clockwise from true South:

1. 241° 00' 368.22 feet;
2. 317° 00' 986.93 feet;
3. 240° 30' 79.89 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
4. 310° 00' 929.67 feet;
5. 341° 02' 437.44 feet;
6. 100° 10' 172.39 feet;
7. Thence on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
59° 37' 30" 260.00 feet;
8. 19° 05' 95.26 feet;
9. Thence on a curve to the right with a radius of 216.00 feet, chord azimuth and distance being:
52° 19' 45" 236.84 feet;
10. 85° 34' 30" 435.24 feet;
11. 60° 30' 207.49 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;

2024 North King Street,
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Honolulu, HI 96819-3470
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R. M. TOWILL CORPORATION
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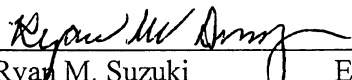
EXHIBIT "A"

12. 130° 14' 464.19 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
13. 239° 23' 46.58 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
14. 184° 23' 518.32 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
15. Thence along 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:
173° 29' 30" 117.71 feet;
16. 162° 36' 693.73 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
17. Thence along 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;
18. 151° 00' 354.00 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862 to the point of beginning and containing an area of 45.422 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:




Ryan M. Suzuki Exp: 4/30/2022
Licensed Professional Land Surveyor
Certificate Number 10059

April 1, 2021

-2-

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KOELE PROJECT DISTRICT
Multi-Family Residential 1 District

Affecting All of Lots 34 to 37 (Map 8), Inclusive, and
Lots 38-A and 38-B (Map 38) of Land Court Consolidation 170 and
A Portion of Lot 44 (Map 8) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Southeast corner of this piece of land, along Lot 44 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,882.94 feet South and 3,396.30 feet East and thence running by azimuths measured clockwise from true South:

1. Along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 454.00 feet, chord azimuth and distance being:
38° 54' 38" 479.96 feet;
2. 7° 00' 94.44 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 1456.00 feet, chord azimuth and distance being:
16° 17' 52.5" 470.49 feet;
4. 117° 00' 59.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
5. 173° 58' 500.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
6. 198° 47' 85.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
7. 211° 21' 68.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
8. 193° 43' 81.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
9. 168° 11' 38.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
10. 183° 45' 43.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;

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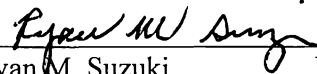
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11.	193° 46'	72.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
12.	161° 54'	52.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
13.	135° 06'	65.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
14.	99° 47'	43.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
15.	72° 06'	122.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
16.	87° 58'	83.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
17.	64° 48'	59.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
18.	75° 17'	85.05	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
19.	144° 23'	1.95	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
20.	170° 46'	440.17	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
21.	188° 06'	120.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
22.	200° 07'	249.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
23.	262° 15'	102.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
24.	261° 07'	91.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
25.	250° 22'	114.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
26.	292° 18'	71.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
27.	349° 21'	335.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
28.	340° 44'	60.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
29.	323° 32'	60.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
30.	314° 55'	540.76	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 15.124 Acres.

- 2 -

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

-3-

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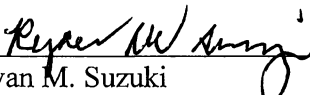
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1.	207° 00'	14.32	feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
2.	Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 1526.00 feet, chord azimuth and distance being:		
	197° 00'	529.97	feet;
3.	187° 00'	94.44	feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
4.	Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 384.00 feet, chord azimuth and distance being:		
	222° 50' 05"	449.62	feet;
5.	28° 52'	35.56	feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
6.	14° 34'	615.12	feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
7.	82° 00'	19.94	feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
8.	51° 34'	59.00	feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
9.	24° 52'	25.00	feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
10.	356° 40'	66.00	feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
11.	28° 22'	91.00	feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;

- | | | | |
|-----|----------|--------|---|
| 12. | 43° 20' | 81.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 13. | 36° 00' | 106.90 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 14. | 117° 00' | 81.37 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, to
the point of beginning and containing an area of 3.606
Acres. |

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-2-

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KOELE PROJECT DISTRICT

Residential 1 District

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

Situated on the Island of Lanai, State of Hawaii

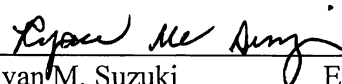
Beginning at the Southeast corner of this piece of land, along the Northeast side of Lot 44 (Map 8) of Land Court Consolidation 170, same being the West corner of Lot 42 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,836.48 feet South and 3,624.73 feet East and thence running by azimuths measured clockwise from true South:

1. Along 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:
53° 53' 07" 40.18 feet;
2. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 454.00 feet, chord azimuth and distance being:
83° 22' 15" 197.30 feet;
3. 134° 55' 406.91 feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;
4. 229° 54' 341.32 feet;
5. 320° 27' 344.76 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170;
6. Thence along Lot 42 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 200.00 feet, chord azimuth and distance being:
346° 09' 173.46 feet;
7. 11° 51' 27.03 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 3.407 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:


Ryan M. Suzuki Exp: 4/30/2022
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November 3, 2020

- 2 -

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KOELE PROJECT DISTRICT

Residential 2 District

Affecting All of Lots 15 to 22 (Map 8), Inclusive,
Lots 29 to 33 (Map 8), Inclusive, Lot 41 (Map 8),
Lots 109 to 111 (Map 16), Inclusive, and
Lot 127 (Map 25) of Land Court Consolidation 170; and
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 South corner of this piece of land, same being the South corner of Lot 15 (Map 8) of Land Court Consolidation 170, and along Lot 44 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 8,534.17 feet South and 3,363.75 feet East and thence running by azimuths measured clockwise from true South:

1. 134° 18' 51.82 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
2. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 524.00 feet, chord azimuth and distance being:
162° 56' 502.20 feet;
3. 191° 34' 94.44 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
4. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 326.00 feet, chord azimuth and distance being:
170° 44' 231.88 feet;
5. 149° 54' 193.00 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
6. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 974.00 feet, chord azimuth and distance being:
155° 28' 30" 189.25 feet;
7. 161° 03' 506.51 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;



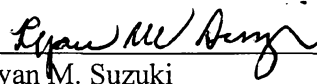
8. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 334.00 feet, chord azimuth and distance being:
182° 39' 30" 246.00 feet;
9. 204° 16' 231.86 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
10. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 346.00 feet, chord azimuth and distance being:
189° 41' 30" 174.14 feet;
11. 175° 07' 183.02 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
12. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 274.00 feet, chord azimuth and distance being:
191° 03' 30" 150.51 feet;
13. 207° 00' 46.26 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
14. 297° 00' 81.37 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
15. 216° 00' 106.90 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
16. 223° 20' 81.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
17. 208° 22' 91.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
18. 176° 40' 66.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
19. 204° 52' 25.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
20. 231° 34' 59.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
21. 262° 00' 19.94 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
22. 194° 34' 262.06 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
23. 284° 34' 128.89 feet;
24. 185° 53' 414.69 feet;

-2-

- | | | | |
|-----|---|--------------|---|
| 25. | Thence along Lot 44 (Map 8) and Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 384.00 feet, chord azimuth and distance being: | 303° 50' 39" | 450.94 feet; |
| 26. | 339° 48' | 1055.77 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 27. | Thence on a curve to the right with a radius of 1174.00 feet, chord azimuth and distance being: | 342° 30' | 110.61 feet; |
| 28. | 345° 12' | 513.07 | feet; |
| 29. | 102° 26' | 1405.90 | feet; |
| 30. | 17° 56' | 234.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 31. | 335° 54' | 455.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 32. | 347° 37' | 336.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 33. | 342° 23' | 491.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 34. | 53° 44' | 45.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 35. | 36° 41' | 55.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 36. | 14° 02' | 51.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 37. | 355° 28' | 83.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 38. | 335° 25' | 71.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 39. | 331° 48' | 321.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 40. | 59° 46' | 160.55 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 45.433 Acres. |

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

- 4 -

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KOELE PROJECT DISTRICT

Park 1 District

Affecting 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 South corner of this piece of land, along the West side of Lot 44 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,801.73 feet South and 2,951.29 feet East and thence running by azimuths measured clockwise from true South:

1. Along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 1456.00 feet, chord azimuth and distance being:
26° 17' 52.5" 35.68 feet;
2. 27° 00' 60.58 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 344.00 feet, chord azimuth and distance being:
11° 03' 30" 188.97 feet;
4. 355° 07' 183.02 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
5. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 276.00 feet, chord azimuth and distance being:
9° 41' 30" 138.91 feet;
6. 24° 16' 231.86 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
7. 164° 05' 941.81 feet;
8. 146° 05' 124.81 feet;
9. 153° 00' 158.16 feet;
10. 152° 10' 286.98 feet;

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11. 161° 15' 227.92 feet;
12. 166° 25' 414.87 feet;
13. Thence on a curve to the left with a radius of 500.00 feet, chord azimuth and distance being:
148° 59' 30" 299.46 feet;
14. Thence on a curve to the right with a radius of 225.00 feet, chord azimuth and distance being:
165° 02' 18" 248.19 feet;
15. 231° 55' 123.86 feet;
16. Thence on a curve to the left with a radius of 115.00 feet, chord azimuth and distance being:
166° 54' 57.5" 166.78 feet;
17. 265° 34' 30" 28.09 feet;
18. Thence on a curve to the left with a radius of 216.00 feet, chord azimuth and distance being:
232° 19' 45" 236.84 feet;
19. 199° 05' 95.26 feet;
20. Thence on a curve to the right with a radius of 200.00 feet, chord azimuth and distance being:
239° 37' 30" 260.00 feet;
21. 280° 10' 172.39 feet;
22. 161° 02' 437.44 feet;
23. 130° 00' 929.67 feet;
24. 240° 30' 354.39 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
25. 167° 14' 55" 1698.62 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
26. 227° 55' 235.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
27. 261° 10' 165.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;

-2-

- | | | | |
|-----|--|---------------|---|
| 28. | 300° 30' | 720.00 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189; |
| 29. | 273° 10' | 200.00 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189; |
| 30. | 256° 40' | 340.00 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189; |
| 31. | 293° 50' | 210.00 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189; |
| 32. | 328° 00' | 1065.08 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189; |
| 33. | 316° 50' | 471.99 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189; |
| 34. | 322° 16' 44" | 736.97 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189; |
| 35. | 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: | | |
| | | 333° 55' 22" | 129.17 feet; |
| 36. | 69° 45' | 905.99 | feet; |
| 37. | 307° 16' | 384.53 | feet; |
| 38. | Thence on a curve to the right with a radius of 164.12 feet, chord azimuth and distance being: | | |
| | | 31° 15' 30" | 326.44 feet; |
| 39. | 115° 15' | 352.51 | feet; |
| 40. | Thence on a curve to the right with a radius of 535.00 feet, chord azimuth and distance being: | | |
| | | 55° 40' 38.5" | 567.75 feet; |
| 41. | 357° 00' | 318.64 | feet; |
| 42. | 332° 30' | 200.60 | feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170; |
| 43. | 320° 27' | 94.52 | feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170; |
| 44. | 49° 54' | 341.32 | feet; |
| 45. | 134° 55' | 133.85 | feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170; |

- 3 -

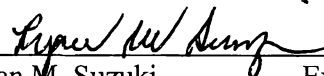
46.	143° 32'	60.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
47.	160° 44'	60.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
48.	169° 21'	335.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
49.	112° 18'	71.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
50.	70° 22'	114.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
51.	81° 07'	91.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
52.	82° 15'	102.00	feet along Lot 37 (Map 8) and Lot 38-A (Map 38) of Ld. Ct. Cons. 170;
53.	20° 07'	249.00	feet along Lot 38-A (Map 38) of Ld. Ct. Cons. 170;
54.	8° 06'	120.00	feet along Lots 38-A and 38-B (Map 38) of Ld. Ct. Cons. 170;
55.	350° 46'	440.17	feet along Lot 38-B (Map 38) of Ld. Ct. Cons. 170;
56.	324° 23'	1.95	feet along Lot 38-B (Map 38) of Ld. Ct. Cons. 170;
57.	255° 17'	85.05	feet along Lot 38-B (Map 38) of Ld. Ct. Cons. 170;
58.	244° 48'	59.00	feet along Lot 38-B (Map 38) of Ld. Ct. Cons. 170;
59.	267° 58'	83.00	feet along Lot 38-B (Map 38) and Lot 37 (Map 8) of Ld. Ct. Cons. 170;
60.	252° 06'	122.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
61.	279° 47'	43.00	feet along Lots 37 and 36 (Map 8) of Ld. Ct. Cons. 170;
62.	315° 06'	65.00	feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;
63.	341° 54'	52.00	feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;
64.	13° 46'	72.00	feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;
65.	3° 45'	43.00	feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;

- 4 -

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|-----|----------|--------|---|
| 66. | 348° 11' | 38.00 | feet along Lots 36 and 35 (Map 8) of Ld. Ct. Cons. 170; |
| 67. | 13° 43' | 81.00 | feet along Lot 35 (Map 8) of Ld. Ct. Cons. 170; |
| 68. | 31° 21' | 68.00 | feet along Lot 35 (Map 8) of Ld. Ct. Cons. 170; |
| 69. | 18° 47' | 85.00 | feet along Lot 35 (Map 8) of Ld. Ct. Cons. 170; |
| 70. | 353° 58' | 500.00 | feet along Lots 35, 34 and 44 (Map 8) of Ld. Ct. Cons. 170; |
| 71. | 297° 00' | 59.00 | feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 177.090 Acres. |

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki Exp: 4/30/2022
Licensed Professional Land Surveyor
Certificate Number 10059

November 3, 2020

- 5 -

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KOELE PROJECT DISTRICT

Park 2 District

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

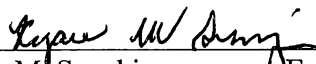
Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, same being the Northeast corner of Lot 132-B (Map 37) of Land Court Consolidation 170, and along Lot 44 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,935.22 feet South and 3,470.01 feet East and thence running by azimuths measured clockwise from true South:

1. Along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 384.00 feet, chord azimuth and distance being:
263° 16' 47" 61.71 feet;
2. 5° 53' 414.69 feet;
3. 104° 34' 128.89 feet;
4. 194° 34' 353.07 feet along Lot 132-B (Map 37) of Ld. Ct. Cons. 170;
5. 208° 52' 35.56 feet along Lot 132-B (Map 37) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 0.897 Acre.

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

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Certificate Number 10059

November 3, 2020

-2-

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KOELE PROJECT DISTRICT

Park 3 District

Affecting 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 Southwest corner of this piece of land, same being the East corner of Lot 15 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 8,453.33 feet South and 3,502.46 feet East and thence running by azimuths measured clockwise from true South:

- | | | | |
|-----|----------|--------|--|
| 1. | 151° 48' | 321.00 | feet along Lots 15 to 18 (Map 8), inclusive, of Ld. Ct. Cons. 170; |
| 2. | 155° 25' | 71.00 | feet along Lot 18 (Map 8) of Ld. Ct. Cons. 170; |
| 3. | 175° 28' | 83.00 | feet along Lots 18 and 19 (Map 8) of Ld. Ct. Cons. 170; |
| 4. | 194° 02' | 51.00 | feet along Lot 19 (Map 8) of Ld. Ct. Cons. 170; |
| 5. | 216° 41' | 55.00 | feet along Lots 19 and 20 (Map 8) of Ld. Ct. Cons. 170; |
| 6. | 233° 44' | 45.00 | feet along Lot 20 (Map 8) of Ld. Ct. Cons. 170; |
| 7. | 162° 23' | 491.00 | feet along Lots 20, 21 and 22 (Map 8) and Lot 109 (Map 16) of Ld. Ct. Cons. 170; |
| 8. | 167° 37' | 336.00 | feet along Lots 109, 110 and 111 (Map 16) and Lot 127 (Map 25) of Ld. Ct. Cons. 170; |
| 9. | 155° 54' | 455.00 | feet along Lot 127 (Map 25) and Lots 29, 30 and 31 (Map 8) of Ld. Ct. Cons. 170; |
| 10. | 197° 56' | 234.00 | feet along Lots 32 and 33 (Map 8) of Ld. Ct. Cons. 170; |
| 11. | 282° 26' | 910.55 | feet; |
| 12. | 328° 56' | 70.68 | feet; |

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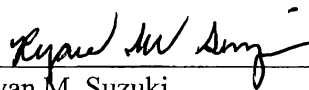
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- | | | |
|-----|--------------|---|
| 13. | 319° 54' | 433.81 feet; |
| 14. | 352° 00' | 391.75 feet; |
| 15. | 339° 49' | 693.44 feet; |
| 16. | 5° 23' | 573.67 feet; |
| 17. | 22° 57' | 295.65 feet; |
| 18. | 67° 55' | 314.19 feet; |
| 19. | 110° 38' | 158.14 feet; |
| 20. | 134° 36' 30" | 358.44 feet; |
| 21. | 146° 43' 15" | 354.96 feet to the point of beginning and containing an area of 56.862 Acres. |

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki Exp: 4/30/2022
Licensed Professional Land Surveyor
Certificate Number 10059

November 3, 2020

-2-

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KOELE PROJECT DISTRICT

Open Space District

Affecting All of Lot 45-B (Map 20) of Land Court Consolidation 170 and
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 West corner of this piece of land, along Queens Avenue, being a portion of Lot 194 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 8,994.50 feet South and 2,314.08 feet East and thence running by azimuths measured clockwise from true South:

1. Along Queens Avenue, being a portion of Lot 194 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 220.00 feet, chord azimuth and distance being:
200° 15' 307.94 feet;
2. 155° 50' 809.97 feet along Queens Avenue, being a portion of Lot 194 (Map 22) of Ld. Ct. App. 862;
3. 157° 00' 700.58 feet along Queens Avenue, being a portion of Lot 194 (Map 22) of Ld. Ct. App. 862;
4. Thence along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
225° 34' 55.85 feet;
5. 294° 08' 309.66 feet along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862;
6. Thence along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 942.60 feet, chord azimuth and distance being:
294° 09' 57" 1.07 feet;

7. Thence along Lot 683 (Map 25) of Ld. Ct. App. 862, on a curve to the left with a radius of 20.00 feet, chord azimuth and distance being:
59° 35' 57" 32.61 feet;
8. 5° 00' 143.68 feet along Lot 683 (Map 25) of Ld. Ct. App. 862;
9. Thence along Lot 683 (Map 25) of Ld. Ct. App. 862, on a curve to the left with a radius of 448.70 feet, chord azimuth and distance being:
359° 41' 40" 82.98 feet;
10. 264° 23' 20" 95.00 feet along Lot 683 (Map 25) of Ld. Ct. App. 862;
11. Thence along Lot 683 (Map 25) of Ld. Ct. App. 862, on a curve to the right with a radius of 353.70 feet, chord azimuth and distance being:
179° 41' 40" 65.41 feet;
12. 185° 00' 135.70 feet along Lot 683 (Map 25) of Ld. Ct. App. 862;
13. Thence along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 942.60 feet, chord azimuth and distance being:
299° 38' 32" 32.06 feet;
14. 300° 37' 54.83 feet along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862;
15. Thence along Konowai Place, being Lot 212 (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:
340° 44' 10" 25.78 feet;
16. Thence along Konowai Place, being Lot 212 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 275.00 feet, chord azimuth and distance being:
347° 53' 40" 299.24 feet;

- 2 -

- | | | | |
|-----|---|----------|---|
| 17. | 314° 56' | 377.00 | feet along Konowai Place, being Lot 212 (Map 22) of Ld. Ct. App. 862; |
| 18. | 224° 56' | 40.00 | feet along Konowai Place, being Lot 212 (Map 22) of Ld. Ct. App. 862; |
| 19. | 314° 56' | 12.11 | feet; |
| 20. | Thence on a curve to the left with a radius of 265.00 feet, chord azimuth and distance being: | | |
| | | 276° 03' | 332.70 feet; |
| 21. | 237° 10' | 149.03 | feet; |
| 22. | Thence along Lot 44 (Map 8) of Ld. Ct Cons. 170, on a curve to the left with a radius of 594.00 feet, chord azimuth and distance being: | | |
| | | 342° 56' | 569.29 feet; |
| 23. | 314° 18' | 99.99 | feet along Lot 44 (Map 8) of Ld. Ct Cons. 170; |
| 24. | 224° 18' | 70.00 | feet along Lot 44 (Map 8) of Ld. Ct Cons. 170; |
| 25. | 134° 18' | 48.17 | feet along Lot 44 (Map 8) of Ld. Ct Cons. 170; |
| 26. | 239° 46' | 160.55 | feet along Lot 15 (Map 8) of Ld. Ct Cons. 170; |
| 27. | 326° 43' 15" | 354.96 | feet; |
| 28. | 314° 36' 30" | 358.44 | feet; |
| 29. | 290° 38' | 158.14 | feet; |
| 30. | 247° 55' | 314.19 | feet; |
| 31. | 202° 57' | 295.65 | feet; |
| 32. | 185° 23' | 573.67 | feet; |
| 33. | 159° 49' | 693.44 | feet; |
| 34. | 172° 00' | 391.75 | feet; |

35. 139° 54' 433.81 feet;
36. 148° 56' 70.68 feet;
37. 282° 26' 574.08 feet;
38. 345° 12' 142.59 feet;
39. 330° 18' 1080.47 feet;
40. 318° 10' 589.68 feet;
41. 43° 50' 246.20 feet;
42. Thence on a curve to the left with a radius of 250.00 feet, chord azimuth and distance being:
43° 50' 244.94 feet;
43. 43° 50' 404.13 feet;
44. 69° 55' 599.57 feet;
45. 67° 30' 445.63 feet;
46. Thence on a curve to the left with a radius of 1000.00 feet, chord azimuth and distance being:
55° 48' 06.5" 405.51 feet;
47. 76° 57' 945.26 feet;
48. 171° 32' 155.00 feet along Lot 839 (Map 81) and Lots 791 and 790 (Map 79) of Ld. Ct. App. 862;
49. 166° 15' 317.00 feet along Lots 790, 789, 777 and 776 (Map 79) of Ld. Ct. App. 862;
50. 194° 50' 135.50 feet along Lots 776 and 775 (Map 79) and Lot 758-K (Map 70) of Ld. Ct. App. 862;
51. 157° 00' 270.00 feet along Lots 758-K, 758-L and 758-W (Map 70) of Ld. Ct. App. 862;

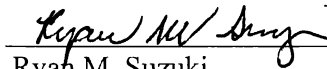
- 4 -

52. 64° 40'

157.65 feet along Lot 758-W (Map 70) of Ld. Ct. App. 862 to the point of beginning and containing an area of 80.830 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

- 5 -

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KOELE PROJECT DISTRICT

Golf District

Affecting 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, along Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,331.90 feet South and 138.16 feet West and thence running by azimuths measured clockwise from true South:

1. 239° 23' 1281.53 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. 310° 14' 464.19 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170;
3. 240° 30' 207.49 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170;
4. 265° 34' 30" 407.16 feet;
5. Thence on a curve to the right with a radius of 115.00 feet, chord azimuth and distance being:
346° 55' 02.5" 166.77 feet;
6. 51° 55' 123.86 feet;
7. Thence on a curve to the left with a radius of 225.00 feet, chord azimuth and distance being:
345° 02' 18" 248.19 feet;
8. Thence on a curve to the right with a radius of 500.00 feet, chord azimuth and distance being:
328° 59' 30" 299.46 feet;
9. 346° 25' 414.87 feet;
10. 341° 15' 227.92 feet;
11. 332° 10' 286.98 feet;



- | | | |
|-----|----------|--|
| 12. | 28° 41' | 96.29 feet; |
| 13. | 81° 32' | 854.40 feet; |
| 14. | 348° 00' | 146.46 feet; |
| 15. | 49° 45' | 64.62 feet; |
| 16. | 32° 00' | 69.86 feet; |
| 17. | 118° 00' | 283.17 feet; |
| 18. | 90° 45' | 122.12 feet; |
| 19. | 67° 00' | 280.00 feet along Fifth Street, being portions of Lots 191 and 190 (Map 22) of Ld. Ct. App. 862; |
| 20. | 157° 00' | 1004.00 feet along Lots 411, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401 and 400 (Map 24); Lots 399-C, 399-B and 399-A (Map 132); and Lot 398 (Map 24) of Ld. Ct. App. 862; |
| 21. | 67° 00' | 250.00 feet along Lot 398 (Map 24); Mahana Place, being Lot 188 (Map 22); and Lot 388 (Map 24) of Ld. Ct. App. 862; |
| 22. | 157° 00' | 787.19 feet along Lanai Avenue to the point of beginning and containing an area of 77.979 Acres. |

-2-

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R. M. TOWILL CORPORATION

Description Prepared by:

Ryan M. Suzuki

Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

-3-

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KOELE PROJECT DISTRICT

Resort Commercial District

Affecting 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, along Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,625.20 feet South and 366.56 feet East and thence running by azimuths measured clockwise from true South:

1. 331° 00' 847.07 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along 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 Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
4. Thence along 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' 492.30 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
6. 59° 23' 1323.97 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
7. 149° 23' 1786.45 feet;
8. 230° 40' 1857.48 feet to the point of beginning and containing an area of 75.400 Acres.

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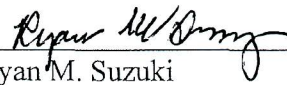
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R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

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Certificate Number 10059

March 26, 2021

-2-

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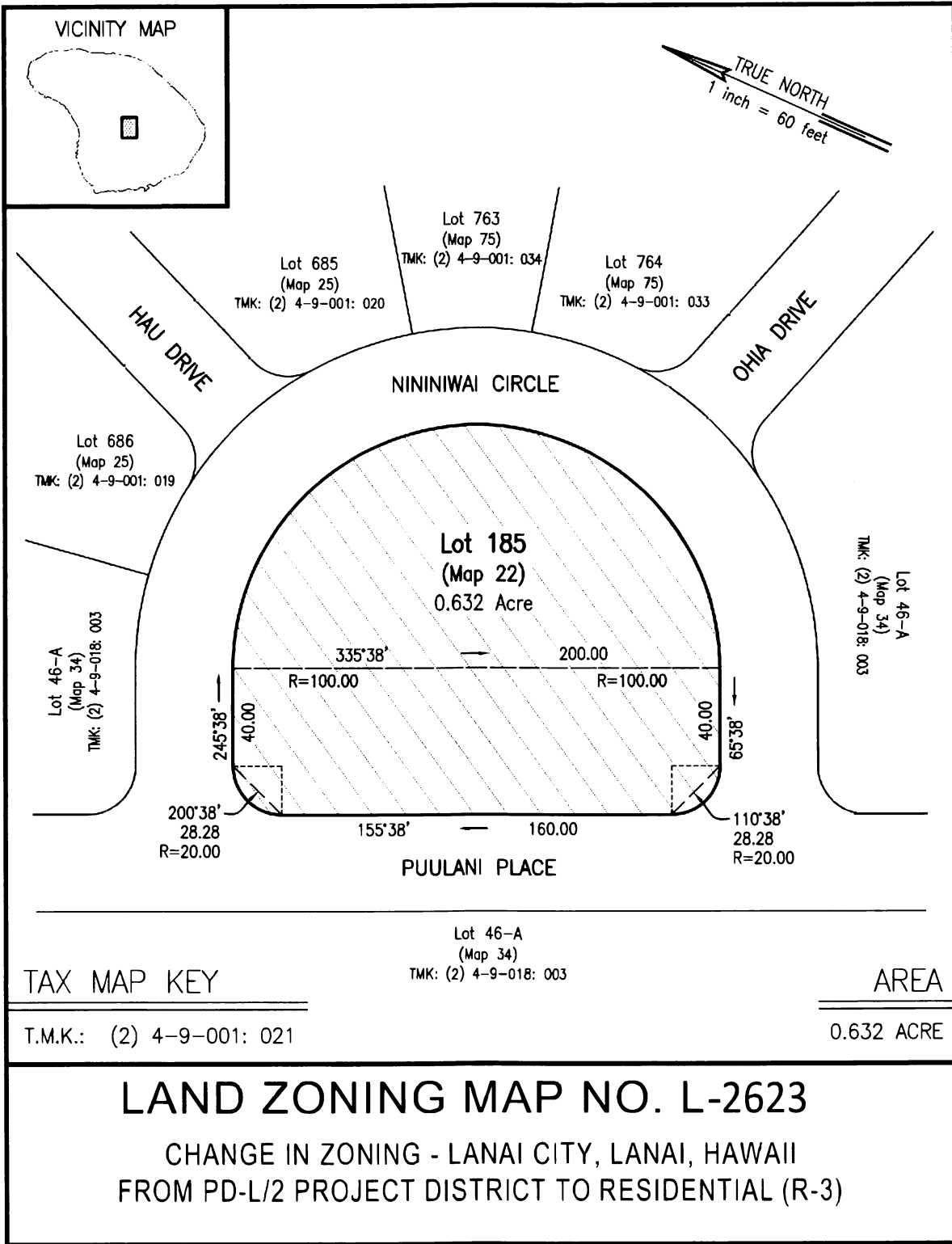
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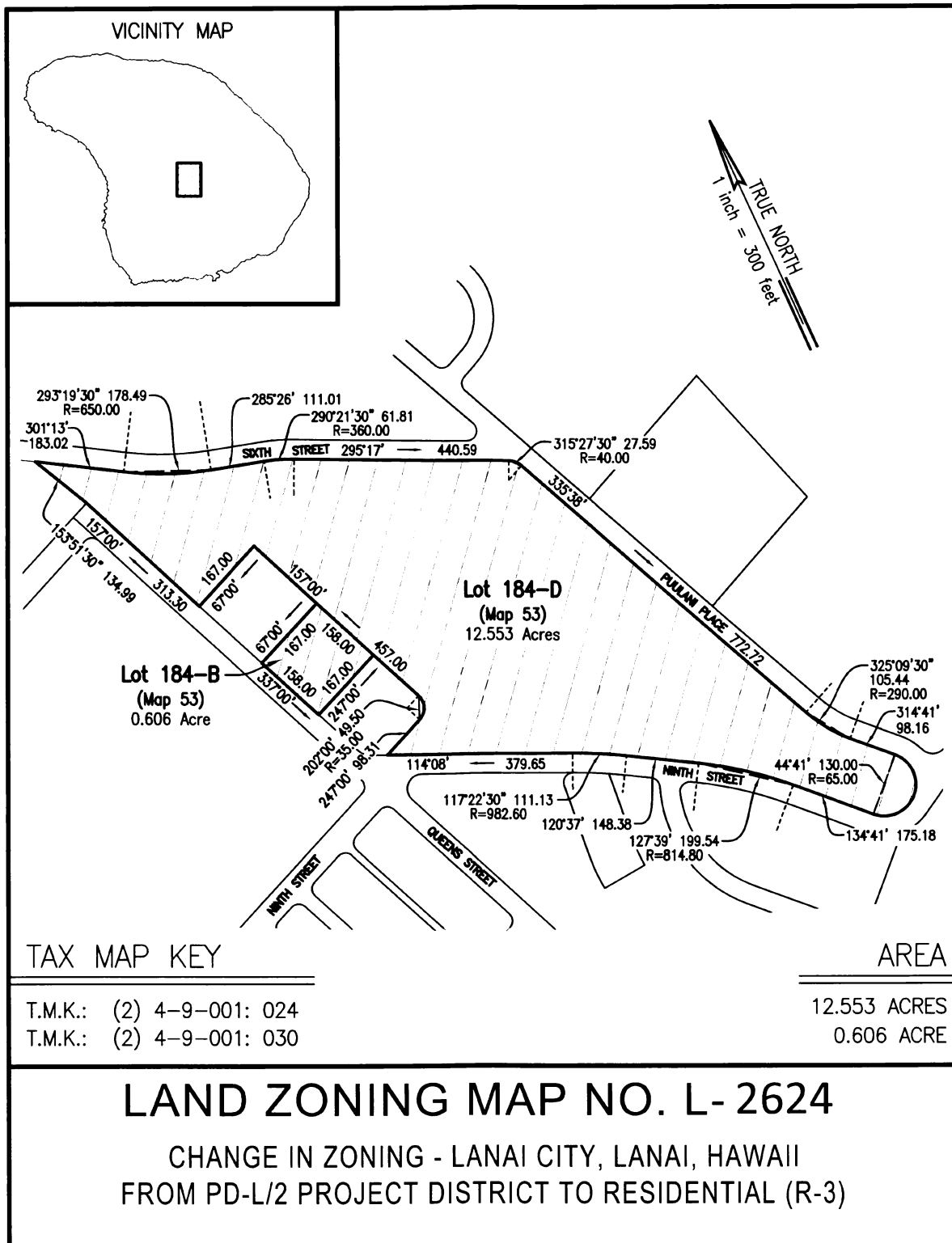
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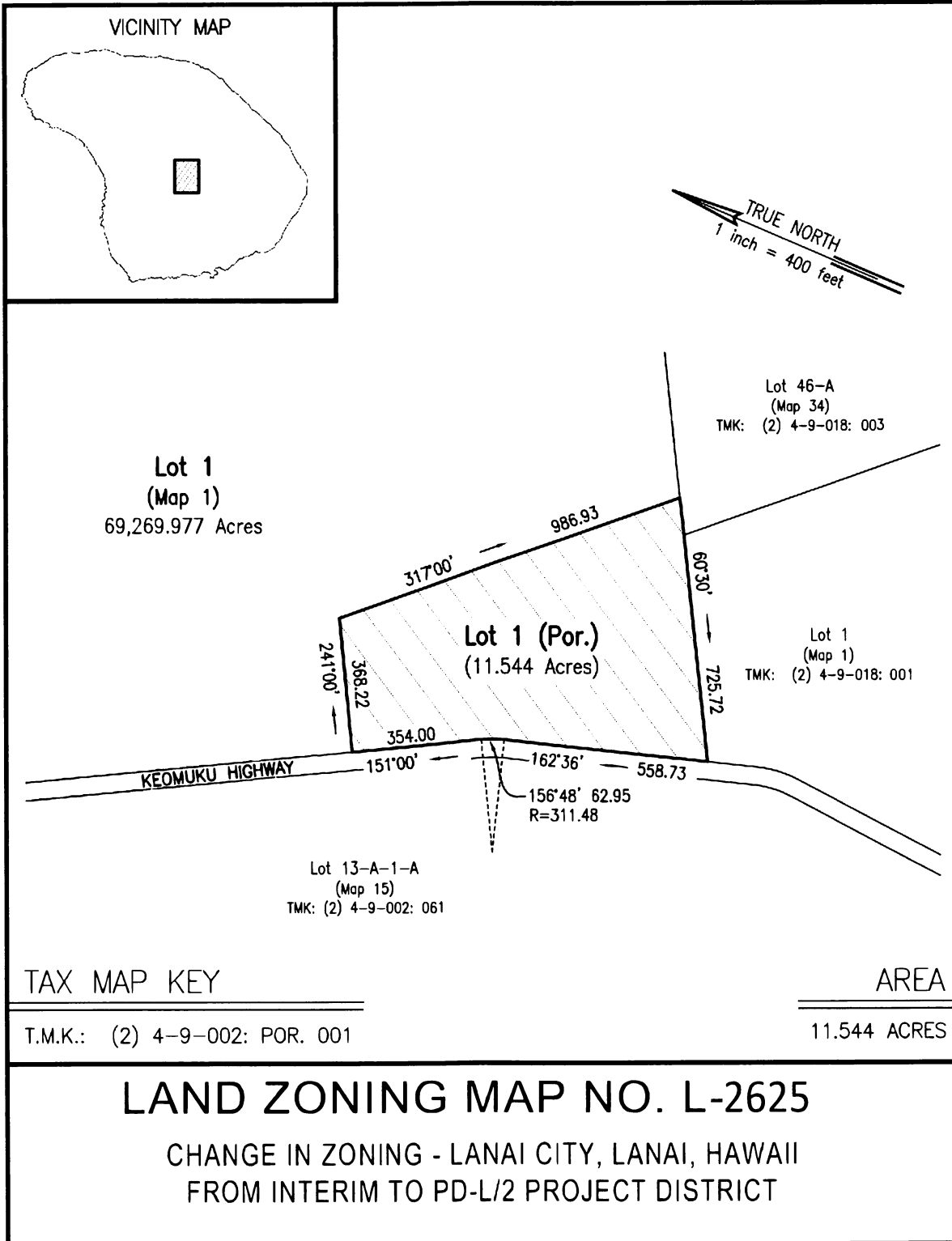
END OF EXHIBIT "A"

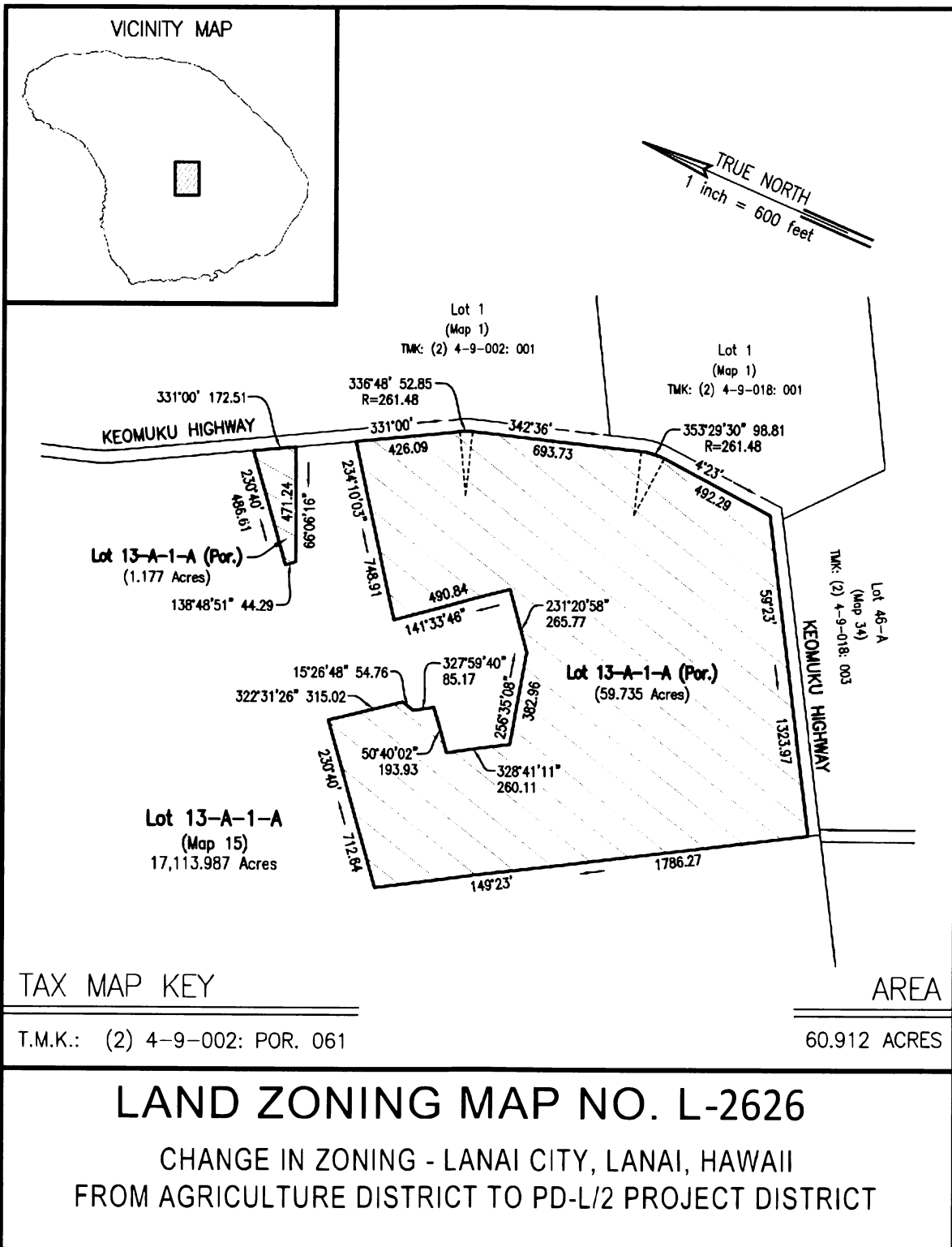
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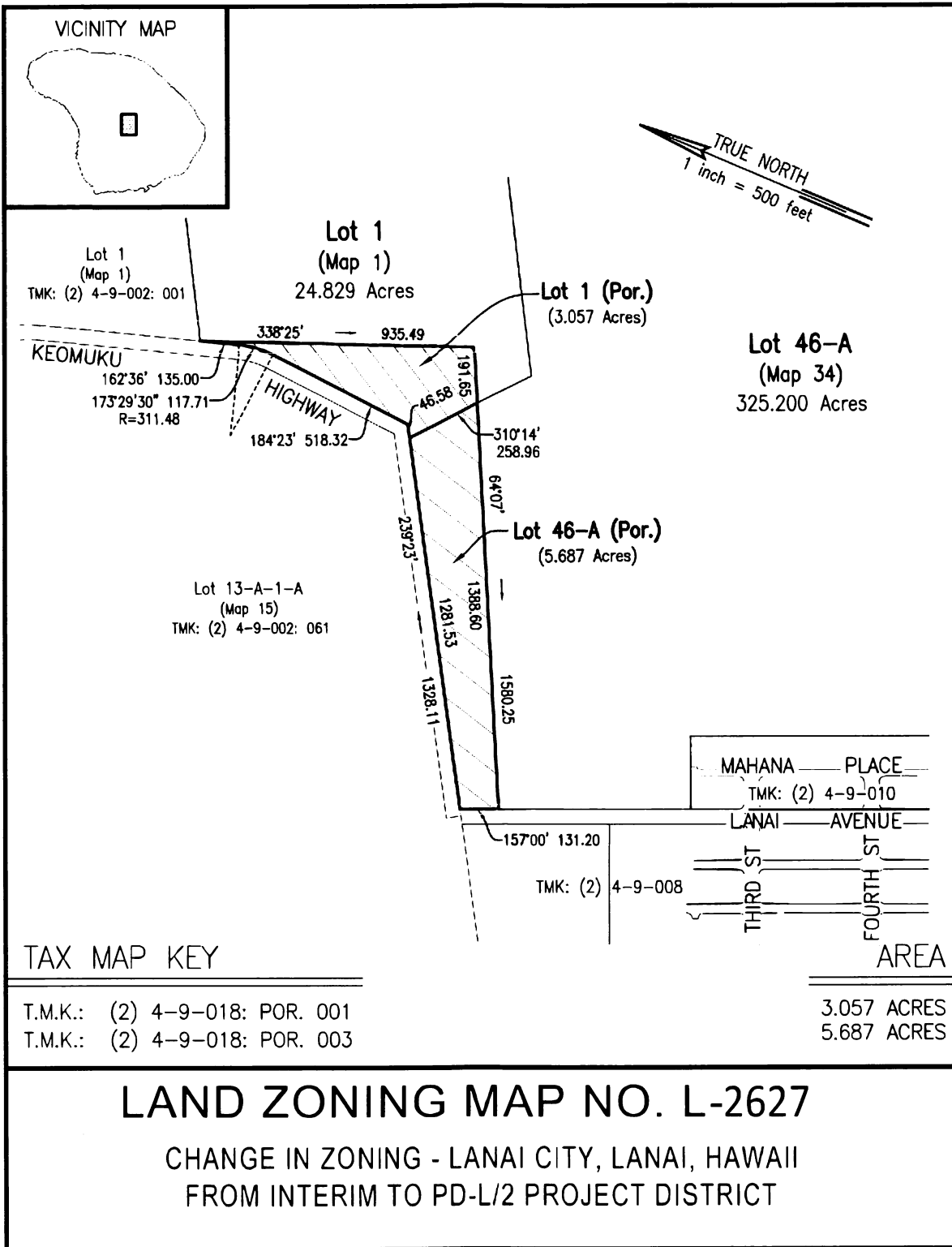
EXHIBIT "B"

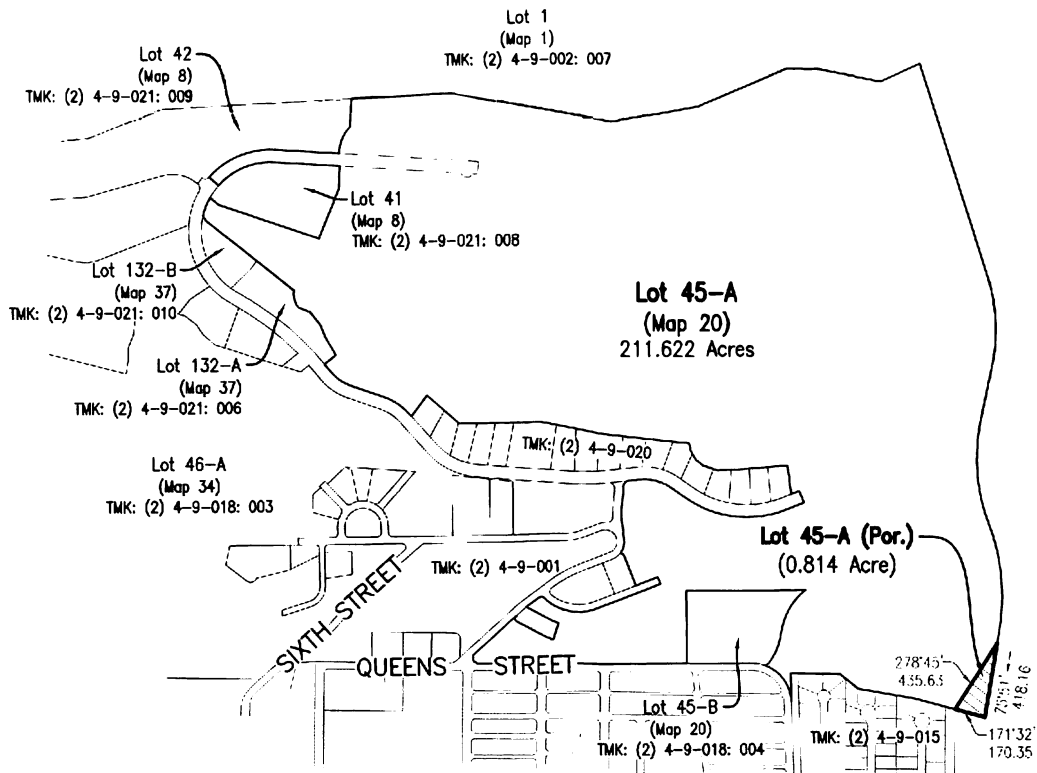








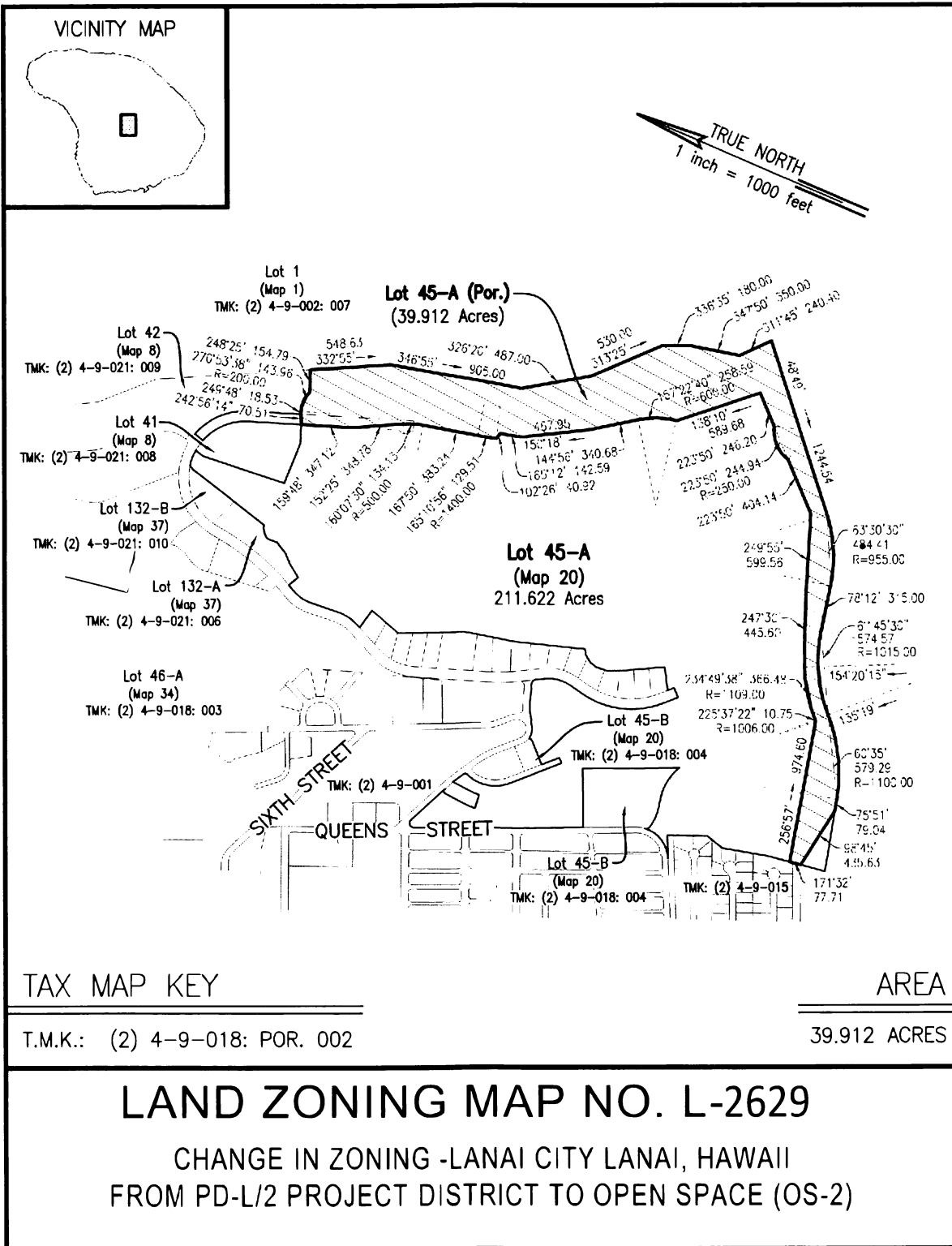


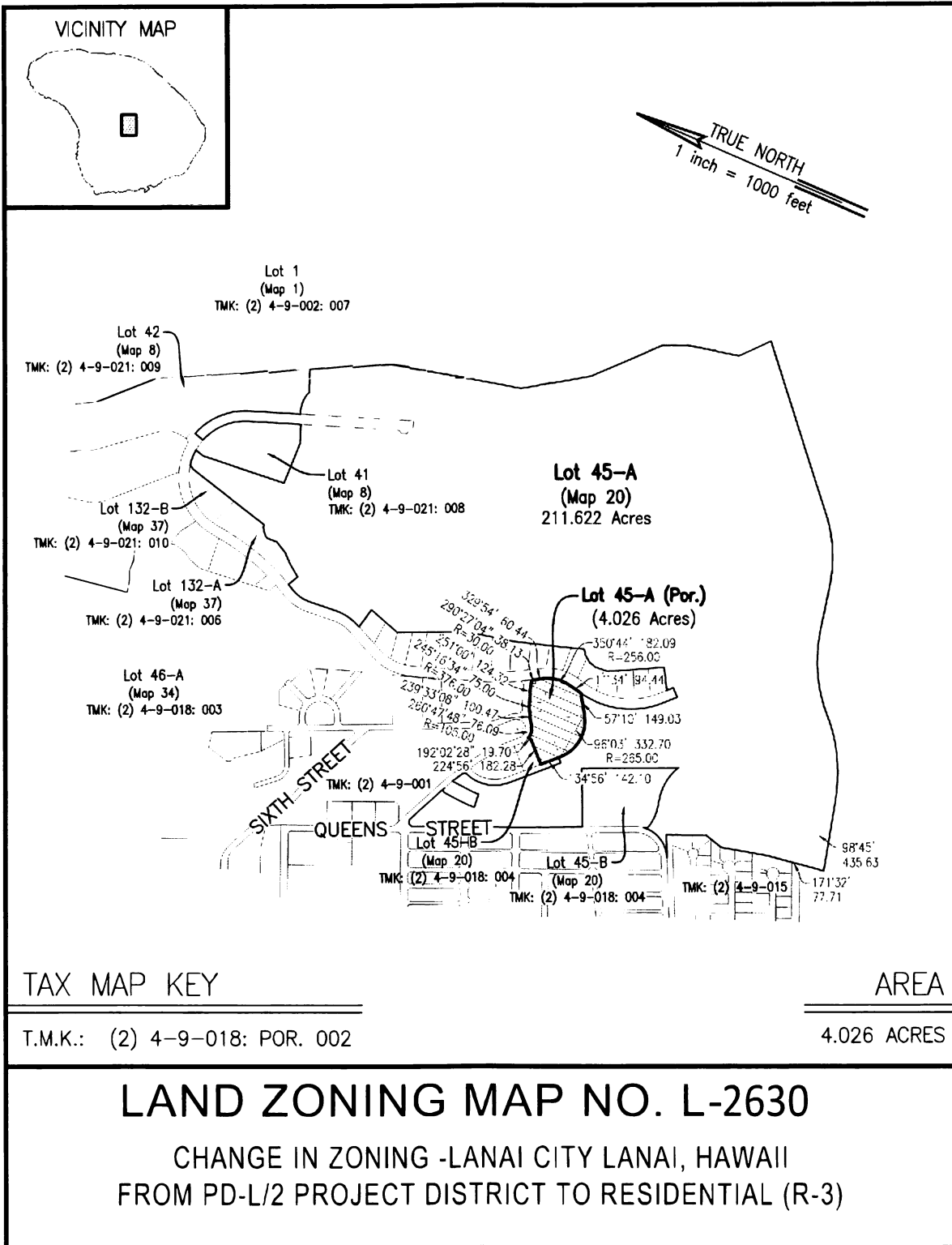


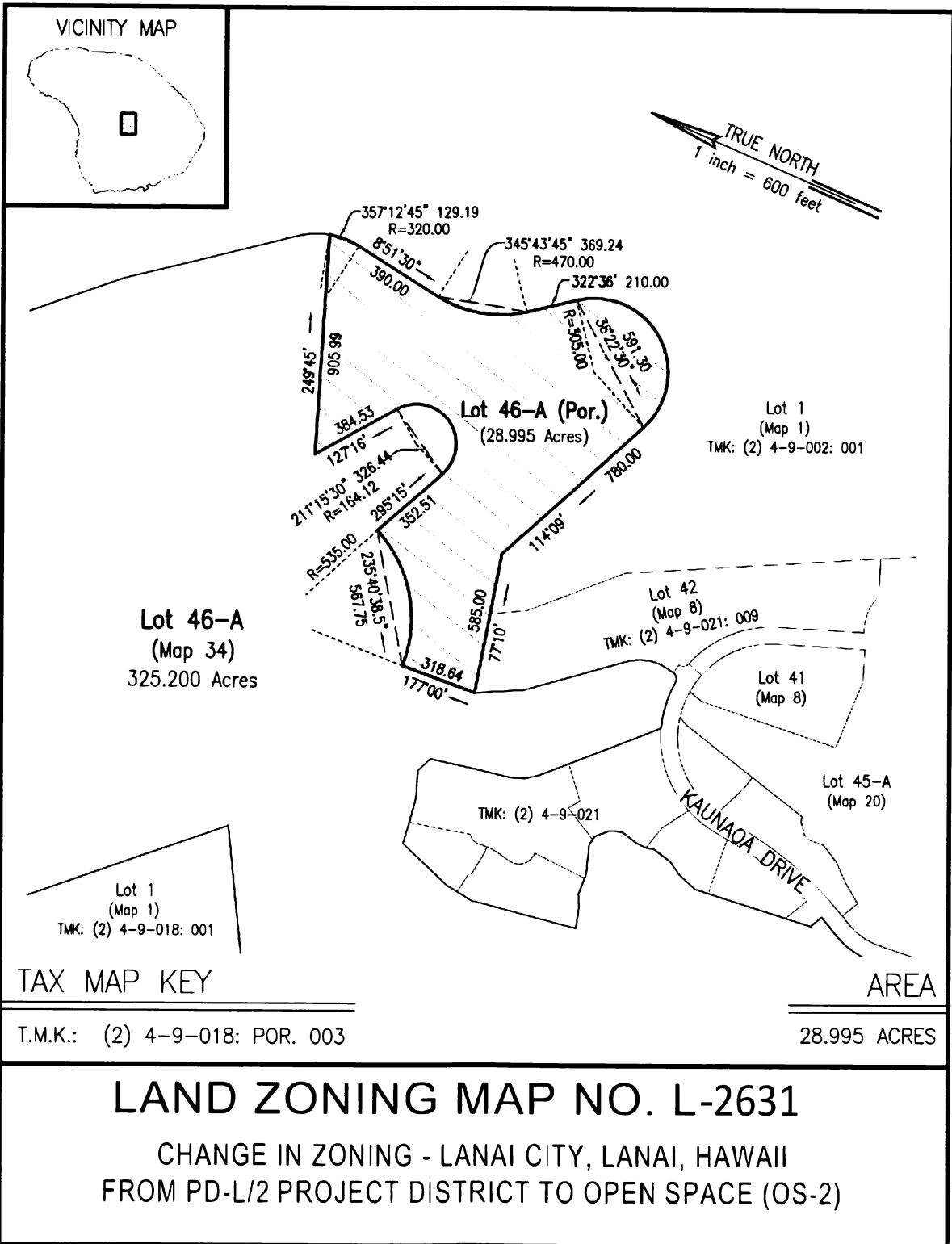
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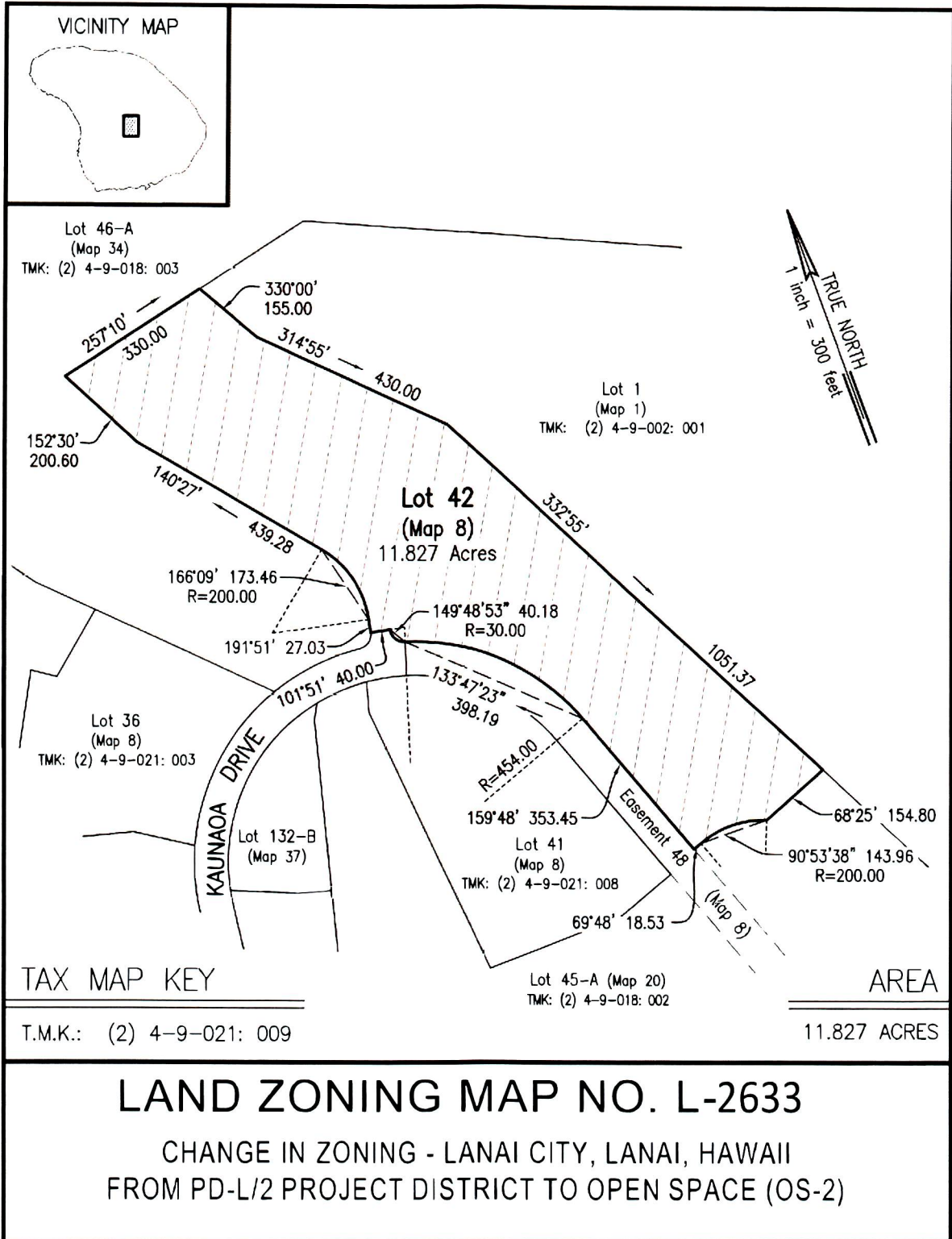
0.814 ACRE

CHANGE IN ZONING - LANAI CITY, LANAI, HAWAII
FROM AGRICULTURE DISTRICT TO OPEN SPACE (OS-2)









END OF EXHIBIT "B"

EXHIBIT "C"
CONDITIONS OF ZONING

As it relates to the following conditions, "Applicant" means Lanai Resorts, LLC, A Hawai'i limited liability company doing business as Pūlama Lāna'i.

1. That the Applicant shall preserve in perpetuity the tradition of permitting free play on the Cavendish golf course for Lāna'i residents and shall continue to maintain said golf course.

2. That full compliance with all applicable governmental requirements shall be rendered.

3. That the Applicant shall develop the property in substantial compliance with the representations made to the Lāna'i Planning Commission in obtaining the Change of Zoning. Failure to so develop the property may result in the revocation of the permit.

4. That the generation of outputs and impacts as well as the consumption of resources and services shall not exceed those disclosed and analyzed by this Change in Zoning Amendment application and associated submittals.

5. That the Applicant shall develop the property in compliance with Project District processing requirements outlined in Chapter 19.45, Maui County Code Project District Processing Regulations and that review of proposed construction in the Phase II process shall be accompanied by agency review not limited to water, wastewater, solid waste, archaeological and cultural resources, and traffic.

6. That all exterior illumination shall consist of fully shielded downward lighting throughout the project, as applicable by law.

7. That in the unlikely event that subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, native sand deposits, or sink holes are identified during the demolition and/or construction work, cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the Department of Land and Natural Resources State Historic Preservation Division at (808) 662-1510.

8. That the Applicant shall provide the Lāna'i Planning Commission with quarterly water usage reports for the Kō'ele Project District and its

subdistricts including quantities of drinking water (potable), brackish, non-potable, and/or R-1 water use. These water usage numbers shall comply with the monthly billing cycle once approved by the Public Utilities Commission.

9. That the Applicant shall a) build a by-pass road, similar in concept to the road as shown in the Lānaʻi Community Plan, Exhibit E, adopted April 5, 1983, in conformance with the standards of the County, as approved by the Director of Public Works, and b) dedicate, in fee simple absolute, free and clear of all mortgage and lien and encumbrances, the constructed by-pass road to the County, at no cost to the County, within 2 years of the date that an occupancy rate of 50% of the total number of single family and multifamily units specified in the Kōʻele Project District is reached; provided, however that this condition may be eliminated by the Maui County Council if a traffic engineer provides a report showing that the roadway system then existing (within two years of reaching 50% occupancy) in and around Lānaʻi City is not determined to be operationally substandard under the level of rating of criteria of the American Association of State Highways and Transportation Officials (original Condition 9 from Ordinance 2140 Bill No. 37 (1992)).

10. That the Applicant shall use R-1 water for the purpose of, but not limited to, irrigation and dust control to the extent available and practicable.

END OF EXHIBIT "C"