

# Resolution

No. 22-186

AUTHORIZING THE ACQUISITION OF APPROXIMATELY 0.930 ACRES  
IDENTIFIED AS TAX MAP KEY NO. (2) 3-3-003:006  
AND APPROXIMATELY 0.498 ACRES IDENTIFIED AS  
TAX MAP KEY NO. (2) 3-3-003:008 SITUATED AT WAILUKU, MAUI,  
HAWAII, FOR AN AMOUNT NOT TO EXCEED \$1,500,000.00

WHEREAS, Hawaii Nature Center, Inc., a Hawaii nonprofit corporation ("Owner"), is the owner in fee simple of that certain real properties and all of the buildings and structures located thereon, located at Wailuku, Maui, Hawaii, consisting of approximately 0.930 acres, identified for real property tax purposes as tax map key number (2) 3-3-003:006 and approximately 0.498 acres, identified as tax map key number (2) 3-3-003:008, (collectively the "Property"), which Property is more particularly described in Exhibit "A," and depicted in Exhibit "B" attached hereto, both of which are incorporated herein by reference; and

WHEREAS, Hawaii Nature Center, Inc. expressed a desire to sell the Property to the County of Maui and the parties intend to enter into a Real Property Purchase and Sale Agreement at the agreed to price of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS AND NO/100 DOLLARS (\$1,500,000.00) plus customary expenses; and

WHEREAS, the Property is currently leased to Ke Kula `o Pi'ilani, Hawaii nonprofit corporation and independent Hawaiian language school, said term of lease expires on July 31, 2023; and

WHEREAS, Ke Kula `o Pi'ilani desires to enter into grant agreement for lease of real property in order to further its mission to provide a well-rounded education with equal focus on Olelo Hawai'i, mea Hawai'i and academic rigor; and

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

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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; and
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 ONE MILLION FIVE HUNDRED THOUSAND DOLLARS AND NO/100 DOLLARS (\$1,500,000.00), exclusive of closing costs and expenses; and
3. That it does hereby authorize the Mayor or the Mayor's duly authorized representative, to execute all necessary documents in connection with the acquisition of the Properties; and
4. That certified copies of this Resolution be transmitted to the Mayor, the Director of Finance, and Hawaii Nature Center, Inc..

APPROVED AS TO FORM  
AND LEGALITY:



KRISTINA C. TOSHIKIYO  
Deputy Corporation Counsel  
County of Maui

2022-1168

2022-07-29 Reso 875 Iao Valley Rd

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INTRODUCED BY:

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

Upon the request of the Mayor.

**EXHIBIT "A"**

**-PARCEL FIRST:-**

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6067, Land Commission Award Number 3530, to Keala and Kapaweuweu and being also a portion of Poalima within Grant Number 3343 to Claus Spreckles) situate, lying and being in the Ili of Maniania, at Iao Valley, District of Wailuku, Island and County of Maui, State of Hawaii, and thus bounded and described, to-wit:

Beginning at a pipe in concrete on the north corner of this lot, west side of Iao Valley Road, on the east side of Maniania ditch, the coordinates of which point referred to Triangulation Station "LUKE", area 1,170.90 feet north and 13,698.18 feet west and running by azimuths measured clockwise from true South:

1. Thence along the west side of Iao Valley Road along an arc of a circular curve to the right, with a radius of 109.88 feet, with a central angle of 36° 30', the direct azimuth and distance being:  

|      |     |       |                 |
|------|-----|-------|-----------------|
| 327° | 45' | 68.82 | feet to a pipe; |
|------|-----|-------|-----------------|
2. 

|      |     |      |   |
|------|-----|------|---|
| 256° | 00' | 3.40 | feet to a pipe on the west side of Iao Valley Road; |
|------|-----|------|---|
3. 

|      |     |       |                             |
|------|-----|-------|-----------------------------|
| 350° | 54' | 24.67 | feet along Iao Valley Road; |
|------|-----|-------|-----------------------------|
4. 

|    |     |       |                             |
|----|-----|-------|-----------------------------|
| 0° | 28' | 23.72 | feet along Iao Valley Road; |
|----|-----|-------|-----------------------------|
5. 

|    |     |       |                             |
|----|-----|-------|-----------------------------|
| 9° | 17' | 24.39 | feet along Iao Valley Road; |
|----|-----|-------|-----------------------------|
6. 

|     |     |       |                             |
|-----|-----|-------|-----------------------------|
| 16° | 25' | 81.00 | feet along Iao Valley Road; |
|-----|-----|-------|-----------------------------|
7. 

|     |     |       |                             |
|-----|-----|-------|-----------------------------|
| 14° | 00' | 30.00 | feet along Iao Valley Road; |
|-----|-----|-------|-----------------------------|
8. 

|      |     |       |                             |
|------|-----|-------|-----------------------------|
| 340° | 01' | 41.97 | feet along Iao Valley Road; |
|------|-----|-------|-----------------------------|
9. 

|     |     |        |  |
|-----|-----|--------|--|
| 92° | 45' | 111.00 | feet along L. C. Aw. 4452 to a pipe in concrete; |
|-----|-----|--------|--|
10. 

|      |     |        |  |
|------|-----|--------|--|
| 108° | 30' | 145.90 | feet along same to a pipe in concrete; |
|------|-----|--------|--|
11. 

|      |     |       |                  |
|------|-----|-------|------------------|
| 152° | 58' | 29.74 | feet along same; |
|------|-----|-------|------------------|
12. 

|      |     |       |                            |
|------|-----|-------|----------------------------|
| 250° | 02' | 46.79 | feet along Maniania ditch; |
|------|-----|-------|----------------------------|
13. 

|      |     |       |                  |
|------|-----|-------|------------------|
| 243° | 35' | 26.91 | feet along same; |
|------|-----|-------|------------------|

|     |      |     |       |  |
|-----|------|-----|-------|--|
| 14. | 226° | 20' | 46.72 | feet along same;   |
| 15. | 226° | 10' | 69.12 | feet along same;   |
| 16. | 253° | 17' | 11.16 | feet along same;   |
| 17. | 225° | 19' | 38.90 | feet along same;   |
| 18. | 219° | 30' | 76.51 | feet along same ditch to the point of beginning and containing an area of 0.93 acre, more or less. |

-PARCEL SECOND:-

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6067, Land Commission Award Number 3530 and Poalima) situate, lying and being in Iao Valley, District of Wailuku, Island and County of Maui, State of Hawaii, and thus bounded and described, to-wit:

Beginning at a concrete monument in the southwest corner of this lot and the coordinates of which point referred to Luke Triangulation Station area 1,003.3 feet north and 13,952.3 feet west and running by azimuths measured clockwise from true South:

|    |      |     |        |   |
|----|------|-----|--------|---|
| 1. | 152° | 58' | 93.63  | feet along Wailuku Sugar Company's R. P. 7303, L. C. Aw. 4452, Ap. 10 to H. Kalama to the Iao Road; |
| 2. | 186° | 33' | 57.36  | feet along the Iao Road;  |
| 3. | 264° | 00' | 234.50 | feet along the Iao Road;  |
| 4. | 37°  | 52' | 75.13  | feet along the Wailuku Sugar Company's Maniania Ditch right-of-way to a concrete monument;          |
| 5. | 46°  | 51' | 104.63 | feet along the same to a concrete monument;   |
| 6. | 65°  | 32' | 82.12  | feet along the same to the point of beginning and containing an area of 0.498 acre, more or less.   |

**TMKs: (2) 3-3-003:006 & 008**



EXHIBIT "B"