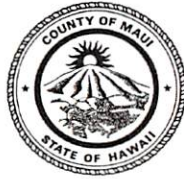


ALAN M. ARAKAWA  
Mayor



DAVID TAYLOR, P.E.  
Director

GLADYS C. BAISA  
Deputy Director

RECEIVED  
2017 NOV 20 PM 3:55

DEPARTMENT OF WATER SUPPLY  
COUNTY OF MAUI  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2155  
www.mauiwater.org

November 20, 2017

Honorable Alan M. Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

RECEIVED  
2017 NOV 22 AM 9:27  
OFFICE OF THE  
COUNTY CLERK

For Transmittal to:

Honorable Mike White, Chair  
and Members of the Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL  
 11/22/17  
Mayor Date

Dear Chair White and Members:

**Subject: AUTHORIZING THE EXCHANGE OF REAL PROPERTY SITUATED AT  
HALEAKALA HIGHWAY KULA, MAUI, HAWAII, PURSUANT TO  
SECTION 3.44.060, MAUI COUNTY CODE**

Pursuant to Section 3.44.060, Maui County Code, the Department is hereby transmitting a proposed resolution entitled "AUTHORIZING THE EXCHANGE OF REAL PROPERTY SITUATED AT HALEAKALA HIGHWAY KULA, MAUI, HAWAII, PURSUANT TO SECTION 3.44.060, MAUI COUNTY CODE." The purpose of the proposed resolution is to authorize the exchange of County real property, identified as Tax Map Key (2) 2-3-005:012, for real property and easements owned by Haleakala Ranch Company, identified as Tax Map Key (2) 2-3-005:026, containing the Department's Haleakala Acres Tank (TK367) and adjacent water line.

The purpose of this exchange of real property is to comply with the Stipulated Final Judgment and Decree of Haleakala Ranch Company v. County of Maui Civil No. 05-1-0518(1). The Department respectfully requests that this matter be referred to the appropriate Council committee for expeditious review, discussion, and appropriate action.

COUNTY COMMUNICATION NO. 17-483

*"By Water All Things Find Life"*

Honorable Alan M. Arakawa, Mayor  
11/20/2017  
Page 2

Thank you for your attention to this matter. Should further clarification be necessary, please contact Wendy Taomoto, Engineering Program Manager at ext. 7669.

Sincerely,

  
DAVID TAYLOR, P.E.  
Director

Attachments

xc: DWS Engineering Division (w/ attachments)

JKM/jkm

# Resolution

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

AUTHORIZING THE EXCHANGE OF REAL PROPERTY  
SITUATED AT HALEAKALA HIGHWAY  
KULA, MAUI, HAWAII,  
PURSUANT TO SECTION 3.44.060, MAUI COUNTY CODE

WHEREAS, HALEAKALA RANCH COMPANY, a Hawaii corporation, hereinafter referred to as "Haleakala Ranch", owns real property situated at 18738 Haleakala Highway, Kula, Maui, Hawaii, which is further identified as Tax Map Key Number (2) 2-3-005:026; and

WHEREAS, Tax Map Key Number (2) 2-3-005:026 was created by Haleakala Ranch in its subdivision of Tax Map Key Number (2) 2-3-005:003; and

WHEREAS, the County of Maui ("County") owns real property situated at 18983 Haleakala Highway, Kula, Maui, Hawaii, which is further identified as Tax Map Key Number (2) 2-3-005:012; and

WHEREAS, an existing County, Department of Water Supply, water tank is located on Tax Map Key Number (2) 2-3-005:026; and

WHEREAS, pursuant to a Stipulated Final Judgment and Decree, filed in *Haleakala Ranch Company v. County of Maui*, Civil No. 05-1-0518(1), attached hereto as Exhibit "1", Haleakala Ranch and the County stipulated that Haleakala Ranch and the County will exchange properties upon final subdivision of Tax Map Key Number (2) 2-3-005:003, so that Haleakala Ranch will be the sole fee simple owner of Tax Map Key Number (2) 2-3-005:012, and that the County will be the sole fee simple owner of a portion of Tax Map Key Number (2) 2-3-005:003, namely all of the existing tank site; and

WHEREAS, final subdivision approval has been granted and Tax Map Key Number (2) 2-3-005:026, also identified as Lot 2 of the Puu Pahu Subdivision, is now the parcel of property upon which the water tank is situated; and

WHEREAS, Haleakala Ranch agrees to convey Tax Map Key Number (2) 2-3-005:026, also identified as Lot 2 of the Puu Pahu Subdivision, comprising of approximately 4,869 square feet, more particularly described in Exhibit "2" and

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

shown on Exhibit "3" attached hereto, to the County pursuant to said Stipulated Final Judgment and Decree; and

WHEREAS, the County agrees to convey Tax Map Key Number (2) 2-3-005:012, comprising of approximately 6,577 square feet, as shown on Exhibit "4" attached hereto, to Haleakala Ranch pursuant to said Stipulated Final Judgment and Decree; and

WHEREAS, the exchange of the above-described parcels of land between Haleakala Ranch and the County is desirable to provide the County fee simple title to the real property upon which its existing water tank is situated; and

WHEREAS, the County obtained an appraisal, dated June 12, 2017, for Tax Map Key Number (2) 2-3-005:012, attached hereto as Exhibit "5"; and

WHEREAS, the County obtained an appraisal, dated June 12, 2017, for Tax Map Key Number (2) 2-3-005:026, attached hereto as Exhibit "6"; and

WHEREAS, the County obtained an appraisal, dated June 12, 2017, for Easement "A", an access easement that Haleakala Ranch will grant to the County for access to Tax Map Key Number (2) 2-3-005:026, comprising of approximately 5,153 square feet, and for Easement "B", a waterline easement that Haleakala Ranch will grant to the County for waterline purposes from Tax Map Key Number (2) 2-3-005:026, comprising of approximately 8,601 square feet, attached hereto as Exhibit "7"; and

WHEREAS, pursuant to Section 3.44.060, Maui County Code, the County Council may, upon finding that the above-described exchange of land is in the public interest, approve such exchange by two-thirds of its members and, after public notice published at least once in two successive weeks in a newspaper of general circulation in the County, such exchange can be made; now, therefore,

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

1. That it finds that the exchange of the parcels of property as set forth hereinabove is for the public purpose of ensuring continued use of and continued access to the County water tank for the benefit of the County water users; and

2. That it does hereby authorize the Mayor of the County of Maui, or the Mayor's duly authorized representative, to implement the proposed exchange by executing an exchange deed or deeds and any and all other documents necessary to effectuate the purpose of this resolution; and

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

3. That certified copies of this Resolution be transmitted to the Mayor, the Director of Water Supply, the Director of Finance, the Director of Public Works, and Haleakala Ranch.

APPROVED AS TO FORM AND LEGALITY:



---

JENNIFER M.P.E. OANA  
Deputy Corporation Counsel  
County of Maui  
2015-3860

CARLSMITH BALL LLP

TOM C. LEUTENEKER  
One Main Plaza, Suite 400  
2200 Main Street, P.O. Box 1086  
Wailuku, Maui, HI 96793-1086  
Tel No. 808.242.4535  
Fax No. 808.244.4974

Attorneys for Plaintiff  
HALEAKALA RANCH COMPANY

0721-0

FILED

2008 OCT -9 PM 3:53

N. YOTSUYA, CLERK  
SECOND CIRCUIT COURT  
STATE OF HAWAII

IN THE CIRCUIT COURT OF THE SECOND CIRCUIT

STATE OF HAWAII

HALEAKALA RANCH COMPANY,

Plaintiff,

vs.

COUNTY OF MAUI,

Defendant.

CIVIL NO. 05-1-0518(1)

STIPULATED FINAL JUDGMENT AND  
DECREE; EXHIBIT A

STIPULATED FINAL JUDGMENT AND DECREE

Come now the Plaintiff, HALEAKALA RANCH COMPANY, ("Haleakala") by and through its attorneys Carlsmith Ball LLP, and the Defendant, COUNTY OF MAUI, ("County") by and through its attorneys, BRIAN T. MOTO, Corporation Counsel, and JANE E. LOVELL, Deputy Corporation Counsel, and hereby stipulate as follows:

1. Haleakala and County will exchange properties upon final subdivision of the existing tank site from TMK (2) 2-3-005:003, so that Haleakala will be the sole fee owner of TMK (2) 2-3-005:012, and the County will be the sole fee simple owner of a portion of TMK (2) 2-3-005:003, 75 feet by 75 feet in size, namely all of the existing tank site colored in pink on the

I hereby certify that this is a full, true and  
correct copy of the Original.

4840-3951-9233.1

N. Yotsuya  
Clerk, Second Circuit Court

EXHIBIT " 1

attached Exhibit A map, a non-exclusive perpetual waterline easement, colored in yellow on the attached Exhibit A map, a non-exclusive access easement, colored in blue on the attached Exhibit A map, and, if necessary, a non-exclusive easement for a drain line at a location to be determined during subdivision.

2. Haleakala will pay the entire cost of the subdivision of the existing tank site to be subdivided out of TMK (2) 2-3-005:003, subject to and on the conditions that this subdivision will be processed as a limited subdivision for the sole purpose of a County of Maui water tank site, and although the tank site lot will not meet the minimum lot area, it will be in conformance with the State zoning districts and the purpose and intent of Title 19 of the Maui County Code, and that this subdivision will not prevent Haleakala from receiving separate lot recognition for LCA 5230 and Grant 2502, which are part of TMK (2) 2-3-005:003. The subdivision will be completed as soon as possible. Upon final subdivision approval, Haleakala will notify the County of final subdivision approval. The County will prepare the exchange deed and easements for Haleakala approval and transmit the same to the County Council for approval.


3. This STIPULATED FINAL JUDGMENT AND DECREE fully and finally settles all issues in this case, and this Stipulation when approved and so ordered by the Court will be the final judgment in this case.

DATED: Wailuku, Maui, Hawaii, OCT 03 2008.

  
\_\_\_\_\_  
TOM C. LEUTENEKER

Attorney for Plaintiff  
HALEAKALA RANCH COMPANY

DATED: Wailuku, Maui, Hawaii, October 7, 2008

  
BRIAN T. MOTO  
JANE E. LOVELL  
Deputy Corporation Counsel

Attorneys for Defendant  
COUNTY OF MAUI

APPROVED AND SO ORDERED:

/s/ JOEL E. AUGUST (Seal)

\_\_\_\_\_  
JUDGE OF THE ABOVE ENTITLED COURT



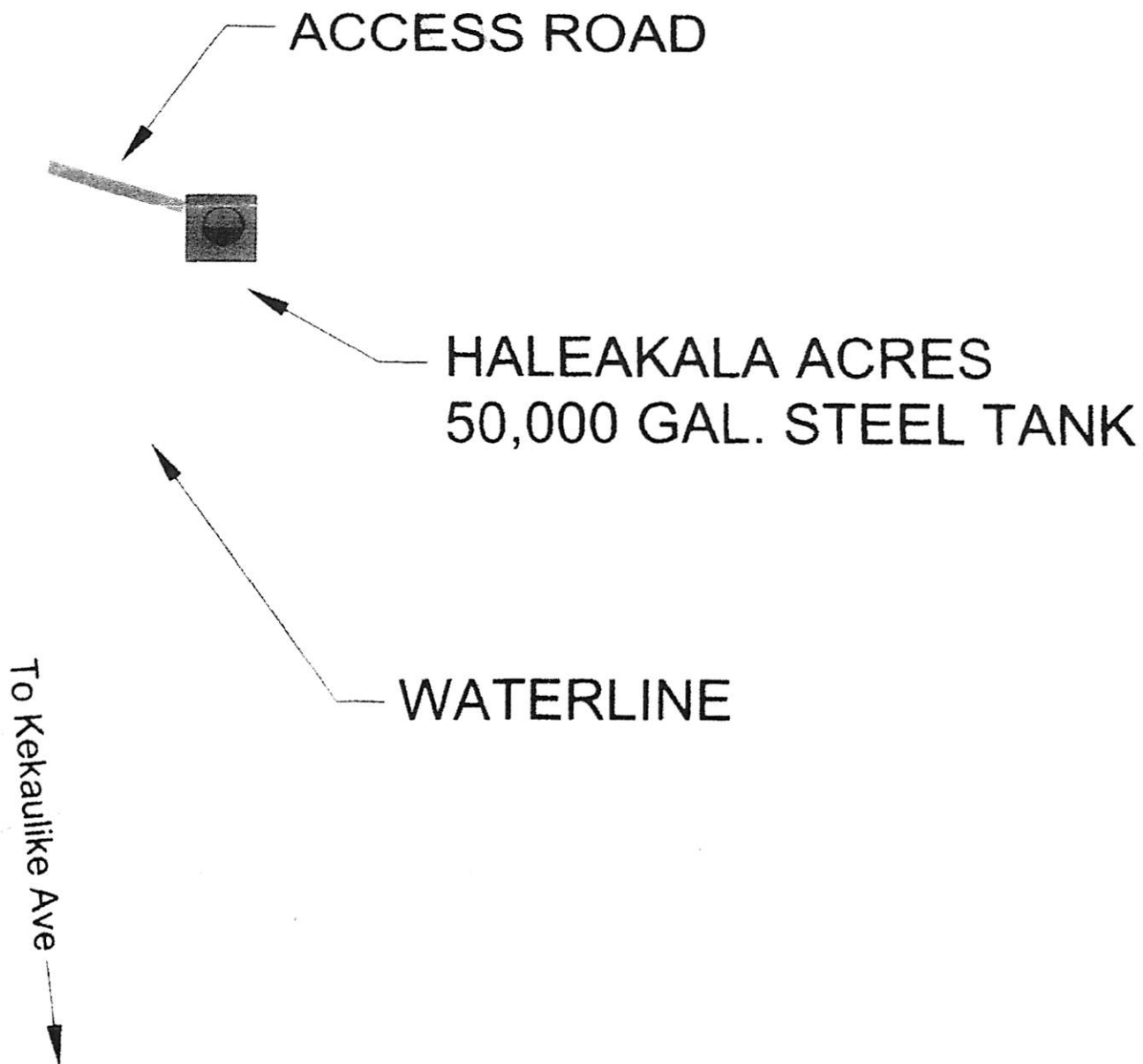


EXHIBIT A

Puu Pahu Subdivision  
Description of Lot 2

Land situated on the southerly side of Haleakala Crater Road (F.A.P. No. 5-B) at Pulehunui, Kula, Makawao, Maui, Hawaii.

Being a portion of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi.

Beginning at a point at the most northerly corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PANE" being: 13,042.22 feet South and 8,100.00 feet East and running by azimuths measured clockwise from True South:

- |    |          |   |
|----|----------|---|
| 1. | 331° 57' | 69.63 feet along Lot 1 of Puu Pahu Subdivision, being also along the remainder of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi to a point; |
| 2. | 61° 55'  | 69.92 feet along same to a point;   |
| 3. | 151° 57' | 69.63 feet along same to a point;   |
| 4. | 241° 55' | 69.92 feet along same to the point of beginning and containing an Area of 4,869 Square Feet or 0.112 Acre.  |

TOGETHER WITH the following:

1. A Access Easement A affecting a portion of Lot 1 of Puu Pahu Subdivision, being a portion of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi and being more particularly described as follows:

Beginning at a point at the northeasterly corner of this easement, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PANE" being: 12,841.69 feet South and 8,097.24 feet East and running by azimuths measured clockwise from True South:

1. Thence along the remainder of Lot 1 of Puu Pahu Subdivision, being a portion of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi on a curve to the left, with the point of curvature azimuth from the radial point being: 167° 29' and the point of tangency azimuth from the radial point being: 85° 31' 20", having a radius of 15.00 feet, the chord azimuth and distance being: 36° 30' 10" 19.67 feet;
2. 355° 31' 20" 185.28 feet along same;
3. 61° 55' 27.29 feet along Lot 2 of Puu Pahu Subdivision, being also along the remainder of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi;
4. 175° 31' 20" 188.44 feet along the remainder of Lot 1 of Puu Pahu Subdivision, being a portion of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi;
5. Thence along same on a curve to the left, with the point of curvature azimuth from the radial point being: 265° 31' 20" and the point of tangency azimuth from the radial point being: 167° 29', having a radius of 15.00 feet, the chord azimuth and distance being: 126° 30' 10" 22.65 feet;
6. 257° 29' 55.55 feet along the southerly side of Haleakala Crater Road (F.A.P. No. 5-B) to the point of beginning and containing an Area of 5,153 Square Feet or 0.118 Acre, more or less.

2. A Water Easement B affecting a portion of Lot 1 of Puu Pahu Subdivision, being a portion of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi and being more particularly described as follows:

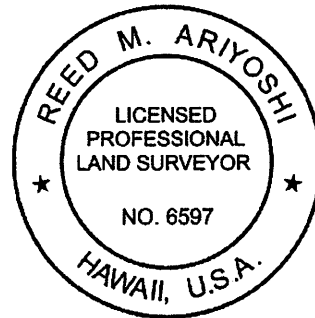
Beginning at a point at the southwesterly corner of this easement, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU PANE" being: 13,263.05 feet South and 7,613.77 feet East and running by azimuths measured clockwise from True South:

- |     |          |  |
|-----|----------|--|
| 1.  | 210° 35' | 21.46 feet along the southerly side of Haleakala Crater Road (F.A.P. No. 5-B);   |
| 2.  | 346° 14' | 58.98 feet along the remainder of Lot 1 of Puu Pahu Subdivision, being a portion of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi; |
| 3.  | 273° 33' | 27.87 feet along same;   |
| 4.  | 304° 04' | 9.69 feet along same;  |
| 5.  | 255° 03' | 103.81 feet along same;  |
| 6.  | 264° 18' | 55.00 feet along same;   |
| 7.  | 249° 29' | 93.59 feet along same;   |
| 8.  | 227° 38' | 57.88 feet along same;   |
| 9.  | 275° 08' | 25.36 feet along same;   |
| 10. | 230° 49' | 26.87 feet along same;   |
| 11. | 267° 33' | 30.00 feet along same;   |
| 12. | 190° 41' | 17.51 feet along same;   |
| 13. | 237° 34' | 20.30 feet along same;   |
| 14. | 198° 38' | 33.42 feet along same;   |

15.	331° 57'	8.35 feet along Lot 2 of Puu Pahu Subdivision, being also along the remainder of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi;
16.	241° 55'	13.01 feet along same;
17.	18° 38'	42.46 feet along the remainder of Lot 1 of Puu Pahu Subdivision, being a portion of Royal Patent 8140, Land Commission Award 5230 to Keaweamahi;
18.	57° 34'	19.10 feet along same;
19.	10° 41'	22.91 feet along same;
20.	87° 33'	36.92 feet along same;
21.	50° 49'	28.00 feet along same;
22.	95° 08'	24.86 feet along same;
23.	47° 38'	54.17 feet along same;
24.	69° 29'	98.45 feet along same;
25.	84° 18'	55.73 feet along same;
26.	75° 03'	109.44 feet along same;
27.	124° 04'	12.44 feet along same;
28.	93° 33'	34.81 feet along same;
29.	166° 14'	54.67 feet along same to the point of beginning and containing an Area of 8,601 Square Feet or 0.197 Acre, more or less.

SUBJECT, HOWEVER, to the following affecting Easement B:

1. An Existing Construction Easement C-1 in favor of the State of Hawaii.
2. An Existing Waterline Easement W-3 in favor of the State of Hawaii.

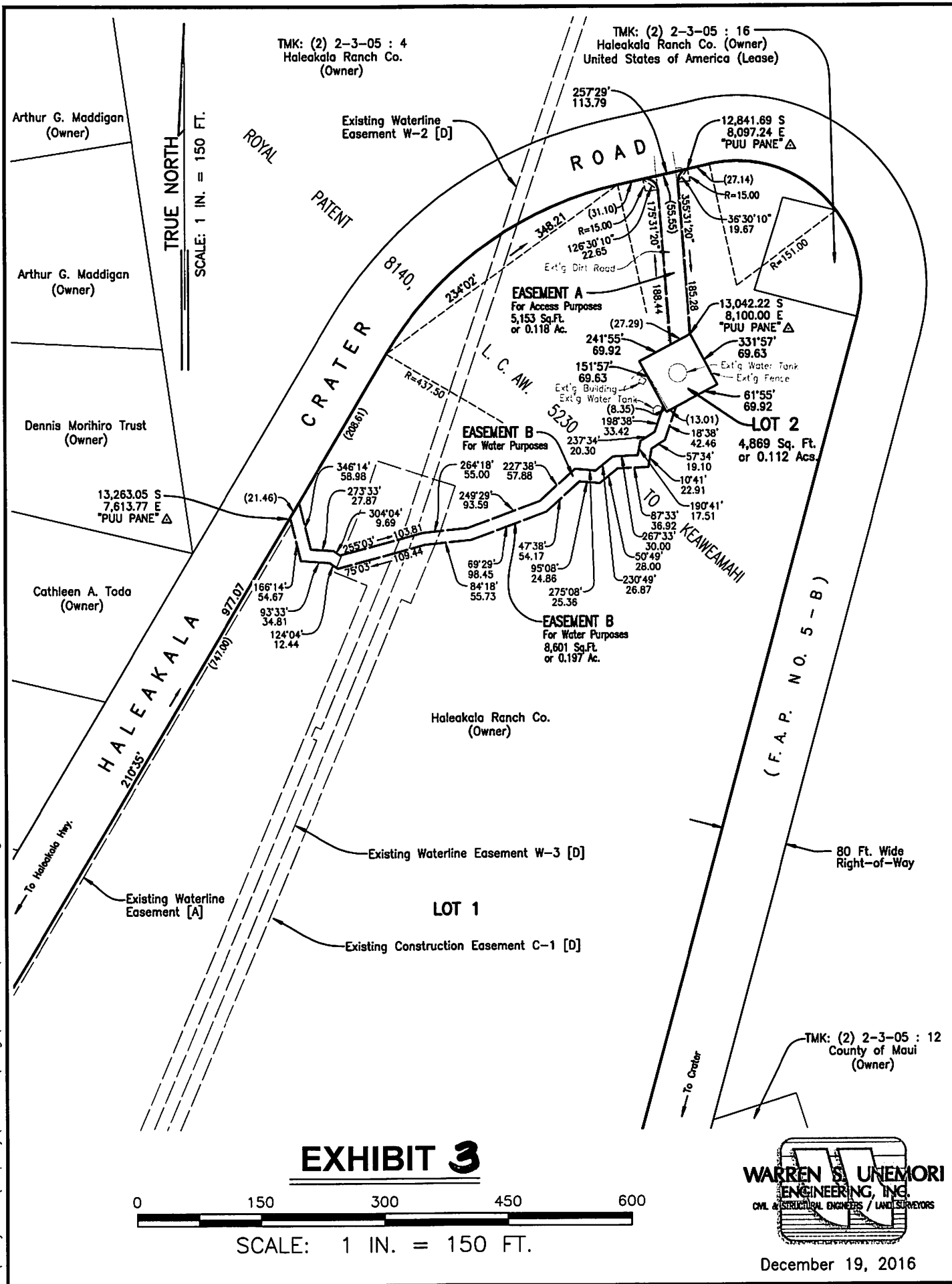


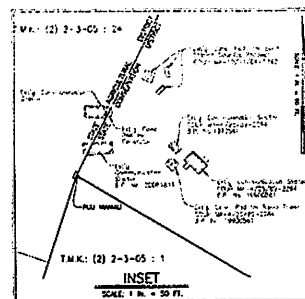
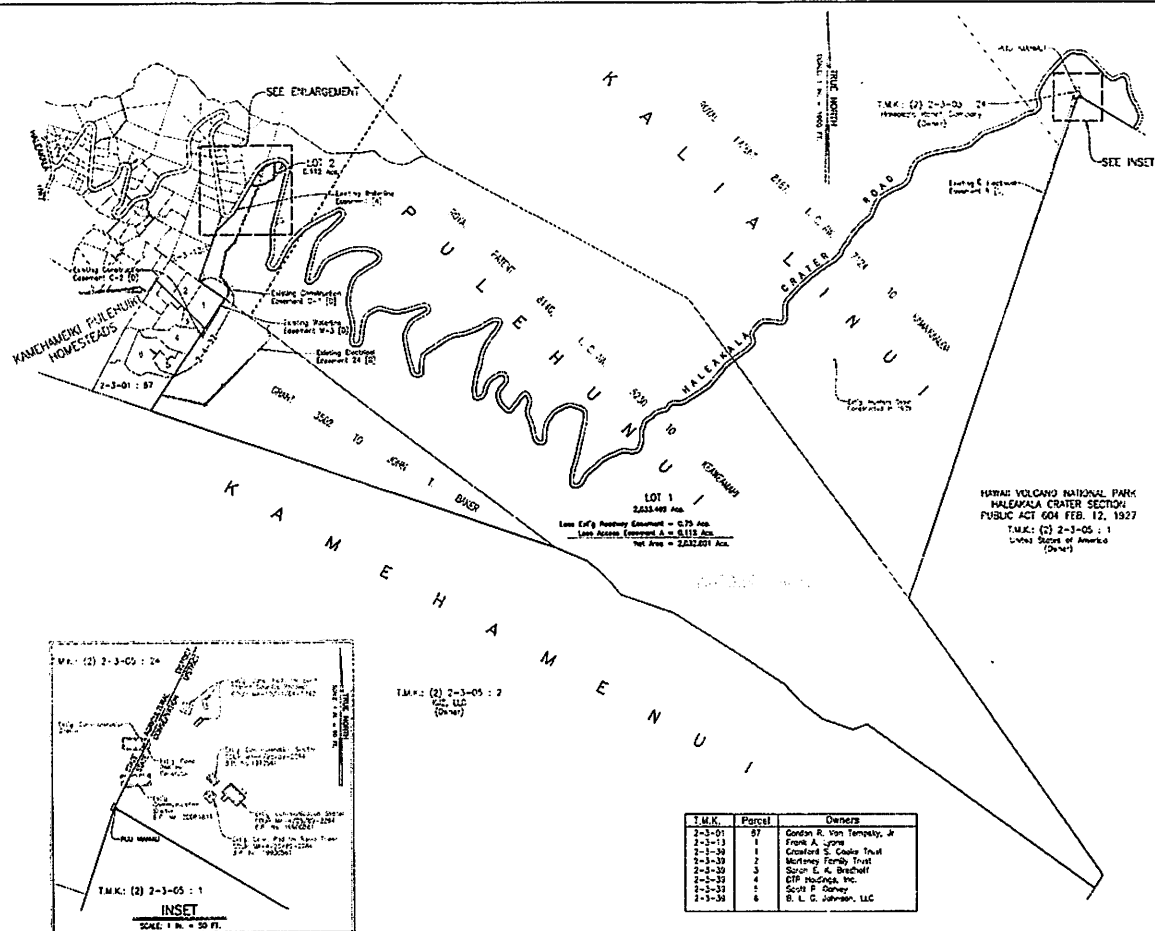
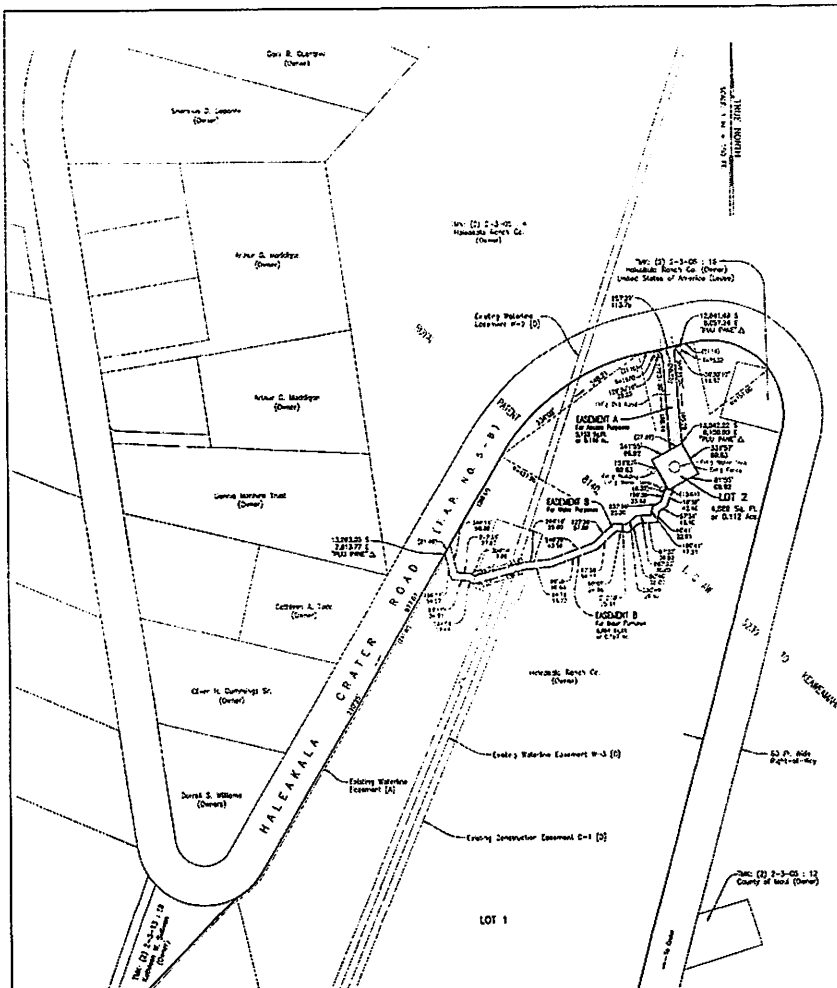
WARREN S. UNEMORI ENGINEERING, INC.  
Wells Street Professional Center  
2145 Wells Street, Suite 403  
Wailuku, Maui, Hawaii 96793  
March 19, 2014

BY: Reed M. Ariyoshi 04/30/14 Exp.  
Licensed Professional Land Surveyor  
Certificate No. 6597

V:\Projdata\09proj\09008\Survey\Desc - Lot 2.docx

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T.M.K.	Parcel	Owners
2-3-01	87	Gordon R. von Tempel, Jr.
2-3-02	1	Frank A. Lym
2-3-03	1	Conrad S. Cooke Trust
2-3-04	2	Mortgage Family Trust
2-3-05	3	Sam E. A. Bruchert
2-3-06	4	CTF Holdings, Inc.
2-3-07	1	Scott P. Dwyer
2-3-08	6	B. L. C. Johnson, LLC

#### NOTES:

- ALL BOUNDARY CORNERS ARE SHOWN WITH 3/4" IRON PIPES, UNLESS OTHERWISE NOTED.
- ALL ADJACENT AND REMAINING EASEMENTS, UTILITIES TO GOVERNMENT SURVEY TRANSCRIPTION STATION "T.M.K. 2-3-05" ARE SHOWN.
- OWNERS OF ADJACENT LANDS, AS SHOWN ON PLAT, SHALL FROM RECORDS IN THE REAL PROPERTY RECORDS.
- ADJACENT TO THE COUNTY OF MAUI, THE COUNTY OF MAUI IS NOT RESPONSIBLE FOR ANY PART, BOUNDARY, EASEMENT, OR ANY OTHER INTEREST IN REAL PROPERTY SHOWN ON THIS MAP OR PLAT OR ON THESE PLANS, UNLESS THE MAUI COUNTY COUNCIL HAS ACCEPTED ITS RESOLUTION BY A RESOLUTION APPROVED BY A MAJORITY OF COUNCIL'S MEMBERS AT A REGULAR OR SPECIAL MEETING OF THE MAUI COUNTY COUNCIL.
- LOT 2 IS A WATER TANK SITE LOT TO BE DESIGNATED TO THE COUNTY OF MAUI, DEPARTMENT OF WATER SUPPLY AND IS A NON-RESIDENTIAL LOT.
- EASEMENT A IS FOR ACCESS PURPOSES IN FAVOR OF LOT 2.
- EASEMENT B IS FOR WATER PURPOSES IN FAVOR OF THE COUNTY OF MAUI, DEPARTMENT OF WATER SUPPLY.

#### EXISTING EASEMENTS:

(ENTER IN BRACKET ON MAP CORRESPONDING WITH NOTE BELOW)

- EXISTING EASEMENT FOR WATERLINE PURPOSES IN FAVOR OF HALEAKALA CRATER ASSOCIATION, INC. A HAWAIIAN COMPANY, INC. RECORDED IN DOCUMENT NO. 2007-110676, DATED FEBRUARY 14, 2007.
- EXISTING EASEMENT IN 1/2 FOR ELECTRICAL PURPOSES IN FAVOR OF HAWAIIAN ELECTRIC COMPANY LTD., RECORDED IN MAP 12751, PAGE 715, DATED MARCH 14, 1979 (3.225 ACES).
- EXISTING EASEMENT A 1/2 FOR ELECTRICAL PURPOSES IN FAVOR OF HAWAIIAN ELECTRIC COMPANY LTD., RECORDED IN MAP 12751, PAGE 715, DATED MARCH 14, 1979 (3.225 ACES).
- LEASE OF NON-RESIDENTIAL EASEMENT IN FAVOR OF THE STATE OF HAWAII RECORDED IN DOCUMENT NUMBER 2008-181718, DATED JANUARY 28, 2009.

#### PUU PAHU SUBDIVISION

CONSOLIDATION OF PORTIONS OF ROYAL PATENT 8140, LAND COMMISSION AWARD 5230 TO KEAWEMAHU, ROYAL PATENT 8167, LAND COMMISSION AWARD 7124 TO KAMAIIKALOA, AND GRANT 3502 TO JOHN T. BAKER INTO ONE LOT AND RESUBDIVISION INTO LOTS 1 AND 2 AND DESIGNATION OF EASEMENTS A AND B

KAWAIAHINE - PULEHUNU, MAUI COUNTY, HAWAII. KAWAIAHINE, MAUI, HAWAII.

SCALE: 1 in. = 1000 ft.

OWNERS: HALEAKALA CRATER ASSOCIATION, INC.  
ADDRESS: HALEAKALA, MAUI, HAWAII

EXHIBIT "4"

FINAL SUBDIVISION APPROVAL  
APPROVED BASED UPON SECTION  
19 OF HAWAII, U.S.C.

Subdivision of the Hawaiian Islands  
Approved for Recordation with the Bureau of  
Conveyances and Department of Taxation,  
Hawaii Department of Public Works



6/13/11

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# **APPRAISAL REPORT**

**of**

**Vacant Land at**

**Crater Road**

**Kula, Hawaii 96790**

**As Of:**

**06/12/2017**

**Prepared For:**

**COUNTY OF MAUI-DEPT OF WATER SUPPLY  
200 High Street 5th Floor  
Wailuku, HI 96793**

**Prepared By:**

**Allan T. Shishido, CGA #143  
ISLAND APPRAISALS  
1806-B Kaohu Street  
Wailuku, HI 96793**

**EXHIBIT " 5 "**

# LAND APPRAISAL REPORT

Case No.

L-17-333800

Borrower	COUNTY OF MAUI - DEPT OF WATER SUPPLY	Census Tract		303.01	Map Reference	2-3-005-012		
Property Address	<u>Crater Road</u>							
City	Kula	County	Maui	State	Hawaii	Zip Code	96790	
Legal Description	<u>POR RP 8140, LCAw 5230, Kalialinui</u>							
Sale Price \$	N/Ap	Date of Sale	N/Ap	Loan Term	N/Ap yrs.	Property Rights Appraised	X Fee    Leasehold   De Minimis PUD	
Actual Real Estate Taxes \$	0.00	(yr)	Loan Charges to be paid by seller \$	N/Ap	Other Sales Concessions	N/Ap		
Lender/Clien	COUNTY OF MAUI-DEPT OF WATER SUPPLY						Address	200 High Street 5th Floor, Wailuku, HI 96793
Occupant	Vacant Land	Appraiser	Allan T. Shishido, CGA #143	Instructions to Appraiser				Estimate Market Value

				NEIGHBORHOOD				Good Avg. Fair Poor			
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural								
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%								
Growth Rate	<input type="checkbox"/> Fully Dev.	Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow							
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining								
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply								
Marketing Time	<input type="checkbox"/> Under 3 Mos,	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.								
Present Land Use	50 % Family	5 %2-4 Family	% Apts	% Condo	5 % Commercial						
Change In Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely(*)	<input type="checkbox"/> Taking Place (*)								
Predominate Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	% Vacant								
Single Family Price Range	\$ 350,000	to \$ 1,000,000	Predominant Value \$	750,000							
Single Family Age	New	yrs to 50+	yrs.	Predominant Age	20	yrs					

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): Kula is located on the lower slopes of Mount Haleakala approximately 20 miles from Kahului. The market area is considered a viable alternative when compared to a competing market area. The area is convenient to employment, shopping, schools, and recreational facilities.

Dimensions	REFER TO SITE LOCATION MAP	=	6,577 SF	<input type="checkbox"/>	Corner Lot
Zoning Classification	Agriculture - 2 acre minimum lot size	Present Improvements	<input type="checkbox"/> do	<input type="checkbox"/>	do not conform to zoning regulations
Highest and best use	<input type="checkbox"/> Present use	<input checked="" type="checkbox"/>	Other (specify) Vacant site available for potential development		
Elec.	<input checked="" type="checkbox"/> Public	OFF SITE IMPROVEMENTS	Topo Level/Gently sloping		
Gas	<input type="checkbox"/> None/Typical	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size Substandard		
Water	<input type="checkbox"/> Septic/Typical	Surface Paved Asphalt	Shape Mostly Rectangular		
San. Sewer	<input type="checkbox"/> Underground Elect. & Tel.	Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View Mountain		
		<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage Appears to be adequate		
		<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): There were no easements or other apparent adverse conditions affecting the subject site. The subject property is not located in a lava zone and lava flow maps are not available.

FLOOD STATUS: Map # 150003 0625E Zone: X: Areas of minimal flooding. Map Date: 09/25/2009

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

		SUBJECT PROPERTY		COMPARABLE NO.1		COMPARABLE NO.2		COMPARABLE NO.3	
Address		Crater Road Kula, HI 96790							
Proximity to Subject									
Sales Price		\$ N/Ap		\$		\$		\$	
Price / SF		\$ 0.00		\$		\$		\$	
Data Source	HI Info. Svc.								
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	+/- \$ Adjustment	DESCRIPTION	+/- \$ Adjustment	DESCRIPTION	+/- \$ Adjustment	DESCRIPTION	+/- \$ Adjustment
	N/Ap								
Location	Kula/Avg(TMK:2-3-23-115)								
Site/View	6,577 SF								
Terrain	Gently Sloping	REFER	TO	ADDENDUM					
Views	Mountain								
Utilities	Electricity								
Easement	None noted								
Sales or Financing Concessions	None noted								
Net Adj.(Total)		X Plus Minus	\$ 0	X Plus Minus	\$ 0	X Plus Minus	\$ 0	X Plus Minus	\$ 0
Indicated Value of Subject		Net=0%	\$ 0	Net=0%	\$ 0	Net=0%	\$ 0	Net=0%	\$ 0
		Gross=0%	\$ 0	Gross=0%	\$ 0	Gross=0%	\$ 0	Gross=0%	\$ 0

Comments on Market Data REFER TO ADDENDUM

Comments and Conditions of Appraisal: None.  
ASSESSMENTS: Land: \$ 40,000

Final Reconciliation: REFER TO ADDENDUM

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 06/12/2017 to be \$ 180,000

Appraiser(s) [

Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333800  
Case No.

Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula County Maui State Hawaii Zip Code 96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793

**DATE OF THE APPRAISAL**

The opinions and conclusions of this appraisal are stated as of the date of inspection which was June 12, 2017.

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS**

This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, and statement of assumptions and limiting conditions, extraordinary assumptions and hypothetical conditions, and certifications contained in the appraisal report.

**INTENDED USE AND USERS OF APPRAISAL REPORT**

The only intended user of the report is the County of Maui - Department of Water Supply and the intended use is to obtain a current market value for management decision making.

**SCOPE OF WORK**

Our client is the County of Maui. In performing this assignment and preparing this report, the Appraiser(s):

1. Inspected and photographed the subject on June 12, 2017 in order to gather information about the physical characteristics of the property that are relevant to the valuation problem.
2. Information pertaining to the size of the site was based on County Tax office records and information contained in on-line data.
3. We relied on the legal description for information regarding easements, restrictions, and other restrictions. We did not research the presence of such items independently.
4. We inspected and photographed surrounding areas, examined land use, economic and demographic indicators in order to determine an appropriate market area in which the subject competes.
5. We researched demographic data and land regulations data with County records as well as various Internet sites.
6. We were not asked to develop a Highest & Best Use analysis of the site.
7. The Cost Approach and Income Approaches to Value were not utilized in this report.
8. The Sales Comparison Approach to value was utilized in our analyses of the subject property. This entailed researching vacant property sales inside and outside the Market Area that have sold during the past three years in order to estimate a probable selling price for the Subject. There were no comparable sales in the subject's immediate market area; therefore, the research of vacant land transactions in the central Maui area.

**WRITTEN APPRAISALS & FORMS**

This appraisal report has been completed in writing on a form accompanied by addenda, photographs, and sketches (where applicable) that together satisfy requirements of this section. It is our opinion that this report is sufficiently descriptive and contains enough information to enable the reader to understand the reasoning behind the Market Value Estimate and Value Conclusion arrived at for the subject property.

ASSESSMENTS: Land: \$ 40,000 Improvements: \$ -0-

Island Appraisals  
**COMMENT ADDENDUM**

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**TREND ANALYSIS**


The real estate market is dynamic. Real estate prices continually change due to current economic conditions and local trends. It is reasonable to assume that this same trend would apply to the subject. Still the average marketing time typically varies between 90-180 days for properties within the subject's market area provided the property is competitively priced and properly marketed.

**CERTIFICATION AND LIMITING CONDITIONS**

I hereby certify that the statements contained in this appraisal are correct to the best of the appraiser's knowledge and belief, and that:

1. We have no present or prospective future interest in the real estate that is the subject of this appraisal report.
2. We have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
3. The statements of fact contained in this appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.
4. This appraisal report sets forth all the assumptions and limiting conditions (imposed by the terms of our assignment or by the undersigned) affecting the analysis, opinions and conclusions contained in this report.
5. The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Florida for State Certified Appraisers.
6. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation.
7. Compensation for this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
8. This appraisal assignment was not based on a request minimum valuation, a specific valuation, or the approval of a loan.
9. No one other than the undersigned prepared the analysis, conclusions and opinions that are set forth in this appraisal report, except as herein acknowledged.
10. The use of this report is subject to the requirements of the State of Hawaii relating to the review by its Real Estate Appraisal Board.
11. Allan T. Shishido has completed the requirements of the continuing education requirements of the State of Hawaii. The appraiser(s) performing this real estate appraisal have completed numerous appraisal reports of commercial, residential and vacant properties in Maui County and is competent in performing such assignments.

**APPRAISER:**

Signature:   
Name: Allan T. Shishido, CGA #143  
Date Signed: 06/16/2017  
State Certification #: CGA 0000143  
or State License #: \_\_\_\_\_  
State: HI  
Expiration Date of Certification or License: 12/31/2017

**SUPERVISOR:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333800  
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1. The appraisers will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.
2. Neither all nor any part of the contents of this report, or a copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraisers. Nor shall the appraisers, firm or professional organizations of which the appraiser is a member be identified without Written consent of the appraisers.
3. This appraisal report has been prepared for the exclusive benefit of the named clients and is subject to the assumptions, and limitations agreed upon by the clients and the appraisers. If this report becomes the property of any party, other than the addressee or the person who has paid the fee connected herewith, permission must be obtained from the original addressee for reproduction or additional copies. Additional fees will be charged for any further consultation, reappraisal, or review of the property.
4. No responsibility is assumed for matters pertaining to determination of flood hazard zone requirements or issuance of insurance thereof.
5. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.
6. Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed estimates of value.
7. The property history has been provided by conversations with various individuals involved in the chain of title, and if available, various documents such as contracts, deeds, leases and closing statements. We have not performed a title search, nor do we warrant that the history, as presented herein, is completely accurate. Anyone contemplating an interest in the subject property should rely solely upon a title search and opinion prepared by a qualified attorney at law.
8. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.
9. Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed estimates of value.
10. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property. We received reports that indicating that the site is being treated for ammonia gas as explained in the report. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. The client is urged to retain an expert in this field, if desired. Furthermore, the appraisers hereby reserve the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigations.
11. Unless specifically stated to the contrary in this report, no independent evaluation of concurrence matters were made for the subject or any sales comparables. In the event concurrence is found to affect subject property or any of the sales comparables, we reserve the right to reconsider the value conclusion.
12. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirement so the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, he did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.
13. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333800  
Case No.

Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

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14. ACCEPTANCE OF AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE FOREGOING GENERAL ASSUMPTIONS AND LIMITING CONDITIONS. APPRAISAL LIABILITY EXTENDS ONLY TO THE STATED CLIENT, NOT SUBSEQUENT PARTIES OR USERS, AND IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED BY THE APPRAISERS FOR THE PREPARATION OF THIS REPORT.

"MARKET VALUE" is defined as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby,

Buyer and seller are typically motivated;

Both parties are well informed or well advised and each acting in what he considers his own best interest;

A reasonable time is allowed for exposure in the open market;

Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto;

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**REASONABLE EXPOSURE TIME**

Reasonable exposure time is the estimated length of time the property being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal, assuming adequate, sufficient and reasonable effort.

- I. The property would be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties;
- II. The property would be offered at a price reflecting the most probable markup over market value used by sellers of similar type properties;
- III. A sale will be consummated under the terms and conditions of the definition of market value as set forth above.
- IV. We estimate an exposure time of 6 to 12 months or more based on the average listing period of actively marketed land sales in the area, discussions with brokers and property owners active in the area and sales verification.

**HIGHEST AND BEST USE**

In the highest and best use analysis of the subject property, the appraiser has considered its permissible (legal) uses or those uses which are permitted by zoning and deed restrictions (if any); its possible uses or those uses which are physically possible for the site; and its feasible use or those uses which will produce the highest net return to the owner of the site under current and projected market conditions.

The subject property as well as the surrounding properties are zoned Agriculture. The minimum lot size required in the Agriculture zoning is two acres. Subject site is vacant and considered sub-standard. It is possible to build a dwelling on the subject site. Therefore, the highest and best use of the property is a vacant site available for potential development.

Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333800  
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**COMMENTS REGARDING THE SUBJECT**

The subject includes a 6,577 square foot vacant site situated on Crater Road in Kula. Subject site is vacant and considered sub-standard. The subject appears to be a viable building site. Electricity is available; however, the property does not have a water meter. There appears to be adequate rainfall to support a water catchment system.

**THE APPRAISAL PROCESS**

The subject was examined and analyzed utilizing the Appraisal Process, which involves three generally recognized valuation methods; namely, the Cost Approach, the Income Approach, and the Direct Sales Comparison Approach. Each valuation method is briefly discussed and finally correlated into a final value estimate.

**COST APPROACH**

The Cost Approach to estimated value is based on the principle that a prudent purchaser would pay no more than the cost of producing a similar property with the same utility. It is a process of estimating the cost to reproduce an identical improvement or improvements on the property, deduct any observed depreciation from the reproduction cost, and arrive at a depreciated cost. This depreciated cost is then added to the land value found by market comparison of competitive vacant property sales to arrive at market value. Building costs are gleaned from builder's cost handbooks and local construction cost estimates. The depreciation estimate was based primarily on the age/life method.

The Cost Approach was not relevant in appraising vacant land.

**INCOME APPROACH**

The Income Approach is a mathematical process for converting the net income derived from real estate into capital value. Value is based upon the present and prospective income from the property. A rate, known as the "capitalization rate", is applied to the estimated net annual income produced by the property, to estimate its value. The capitalization rate represents the relation between the value of the property and the net income it produces (net before interest payments, depreciation charges, and income taxes).

The Income Approach to value was not considered appropriate in this appraisal assignment and no consideration was given to this approach.

**DIRECT SALES COMPARISON APPROACH**

The Direct Sales Comparison Approach is based on the principle of substitution whereby a potential purchaser would pay no more than to acquire an existing property with the same utility as the subject. It is a process of comparing the subject property with recent or recent-past sales of similar type properties in the same or competitive market areas. This approach to value is generally considered most reliable when adequate sales data are available.

**COMMENTS REGARDING THE MARKET DATA**

The primary criteria in the research and selection of comparables included:

1. Fee simple tenure
2. Location in Kula or competitive market area
3. Similar site area and zoning
4. Similar gross building area and construction quality
5. Recent transaction date

The comparables selected and utilized in the Direct Sales Comparison Approach are the best available and provide a good indication of the value of the subject. There are a limited number of similar sales in the market area. Therefore, the search was extended to include properties located in central Maui. Fourteen relatively recent sales were identified in the central Maui area, as well as two active listings.

The comparables selected and utilized in the Direct Sales Comparison Approach are the best available and provide a good indication of the value of the subject. Due to the lack of more recent similar sales in the subject's market area, comparables which sold over three-months ago were utilized. Expanding the search to a radius greater than one mile developed sales that are within competitive market areas. These sales are the best comparables to the subject property and are therefore utilized in this report.

Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333800  
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The recent sales and listings with adjustments are as follows:

Comparable	TMK	Sale Date	Sales Price	Area (Sq. Ft)	Price/SF	Listing Adjustment (-10%)	Adj Price/SF	Water Meter Adjustment (-15%)	Net Price/SF
1	3-9-25-065	3/9/2017	\$ 262,000.00	9080	\$28.85	\$0.00	\$28.85	-\$4.33	\$24.53
2	2-4-25-054	11/7/2016	\$ 185,000.00	6560	\$28.20	\$0.00	\$28.20	\$0.00	\$28.20
3	2-4-25-055	8/22/2016	\$ 185,000.00	6265	\$29.53	\$0.00	\$29.53	\$0.00	\$29.53
4	2-4-17-024	Listing	\$ 179,000.00	3981	\$44.96	-\$4.50	\$40.47	-\$6.07	\$38.89
5	3-4-21-36	Listing	\$ 169,000.00	5619	\$30.08	-\$3.01	\$27.07	-\$4.06	\$26.02
6	3-2-4-15	6/9/2017	\$ 161,775.00	6534	\$24.76	\$0.00	\$24.76	-\$3.71	\$21.05
7	2-4-25-056	5/31/2016	\$ 160,000.00	6570	\$24.35	\$0.00	\$24.35	\$0.00	\$24.35
8	3-6-07-032	7/2/2015	\$ 150,000.00	4561	\$32.89	\$0.00	\$32.89	-\$4.93	\$27.95
9	3-9-48-113	12/1/2015	\$ 265,000.00	8045	\$32.94	\$0.00	\$32.94	-\$4.94	\$28.00
10	3-5-09-033	1/7/2016	\$ 245,000.00	8276	\$29.60	\$0.00	\$29.60	-\$4.44	\$25.16
11	3-5-32-026	5/4/2016	\$ 230,000.00	7933	\$28.99	\$0.00	\$28.99	-\$4.35	\$24.64
12	3-5-32-104	8/2/2016	\$ 258,000.00	8019	\$32.17	\$0.00	\$32.17	-\$4.83	\$27.35
13	3-5-32-004	9/28/2016	\$ 275,000.00	8514	\$32.30	\$0.00	\$32.30	-\$4.84	\$27.45
14	3-5-32-084	10/31/2016	\$ 275,000.00	9247	\$29.74	\$0.00	\$29.74	-\$4.46	\$25.28
15	3-5-34-004	1/17/2017	\$ 233,000.00	6839	\$34.07	\$0.00	\$34.07	-\$5.11	\$28.96
16	3-5-34-005	1/17/2017	\$ 233,000.00	6899	\$33.77	\$0.00	\$33.77	-\$5.07	\$28.71

**ADJUSTMENTS**

Comparables #4 and #5 were listings only. Based on typical list to sales price ratios, a negative 10% adjustment was considered warranted.

The subject does not have a water meter. Comparables #2, #3 and #7 sold without water meters. The other comparables sold with water meters. A negative 15% adjustment was considered warranted.

No other adjustments were considered warranted.



Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

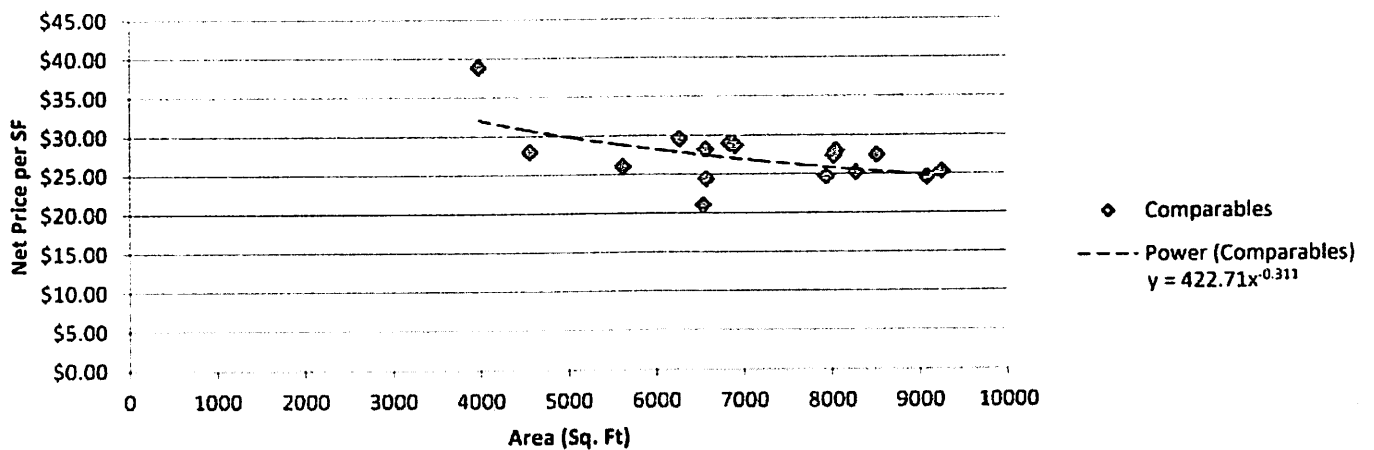
City Kula County Maui State Hawaii Zip Code 96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793

## VALUE CONCLUSION

Based on a linear regression analysis, the indicated value of the subject site is \$180,578, or rounded, \$180,000. Thus the estimated value of the subject property was estimated to be \$180,000 as of June 12, 2017.

### Linear Regression Analysis



Site Area SF (x)	Formula: $Y=422.71(x)^{-0.311}$	Net Price per SF (y)	Land Value
6,577	$422.71(6,577)^{-0.311}$	27.4559113	\$ 180,578

Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333800  
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**FINAL RECONCILIATION**

After analysis of the subject property utilizing the Appraisal Process, it is the appraiser's opinion that the Direct Sales Comparison Approach is the most reliable indicator of the value for the subject property and subsequently given greatest weight. This approach is perceived to reflect the market's attitude – the actions of both buyer and seller in the real estate market.

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SUBJECT SITE



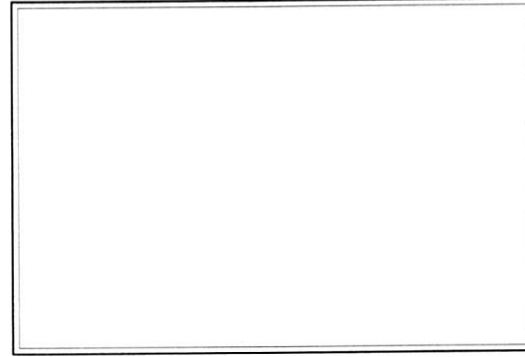
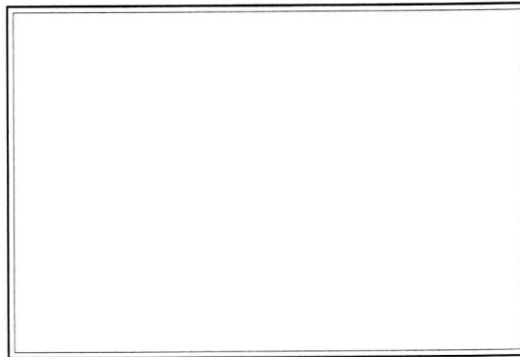
SUBJECT SITE



STREET SCENE - FACING NORTH



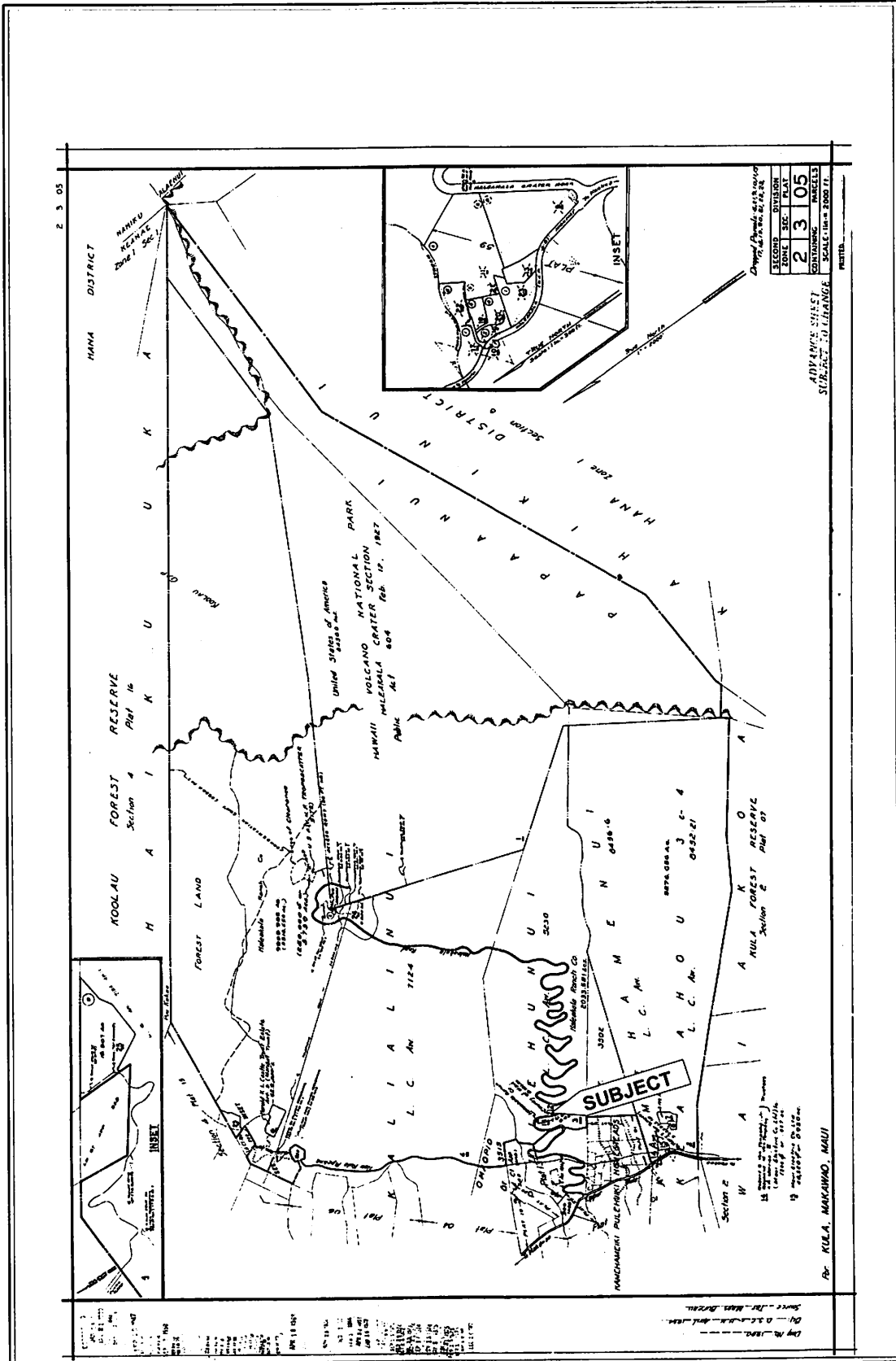
STREET SCENE - FACING SOUTH



Island Appraisals  
PLAT MAP

File No. L-17-333800  
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Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY  
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Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula

County

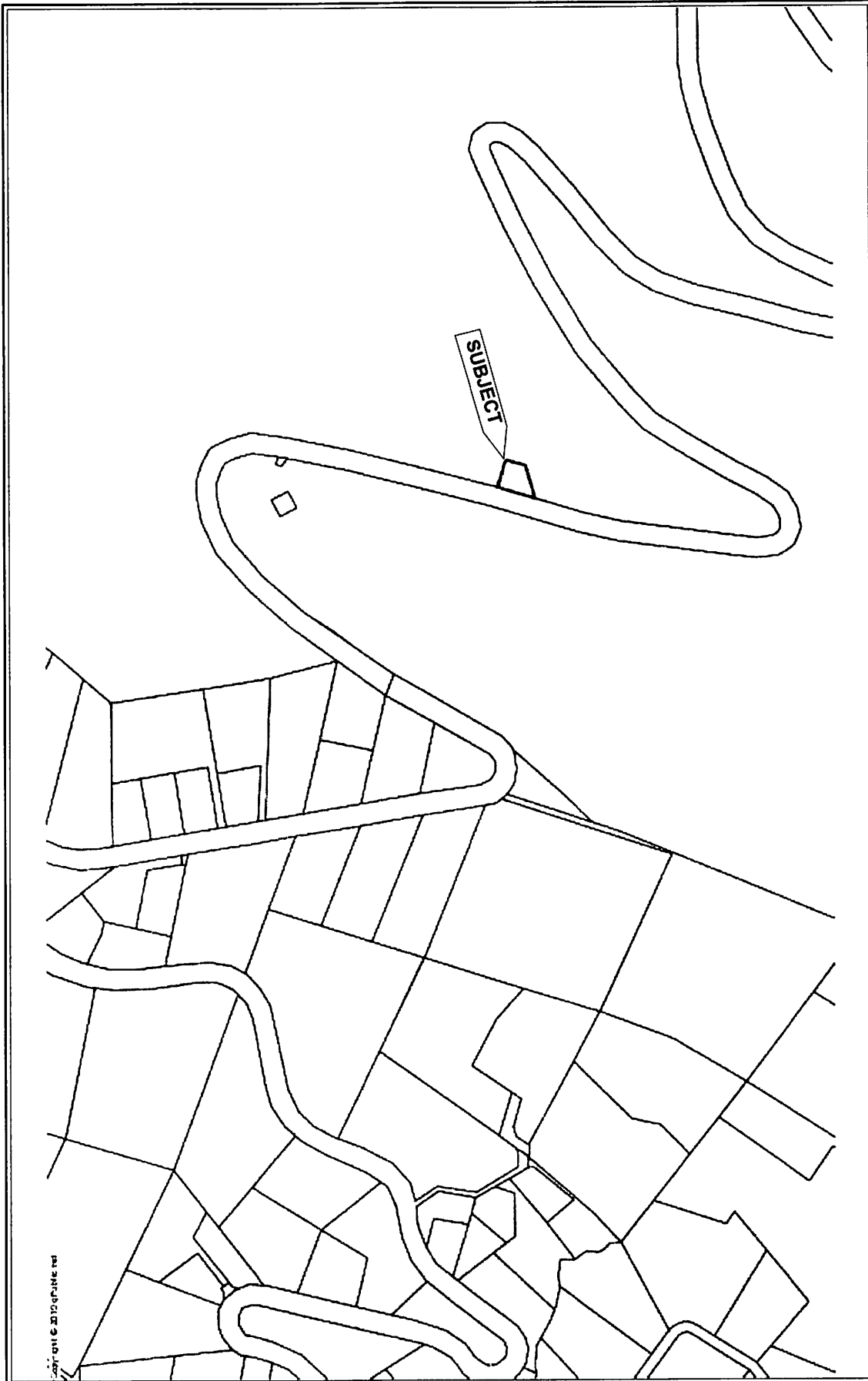
Maui

State Hawaii

Zip Code

96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793



Island Appraisals  
FLOOD MAP ADDENDUM

File No. L-17-333800  
Case No.

Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula

County

Maui

State

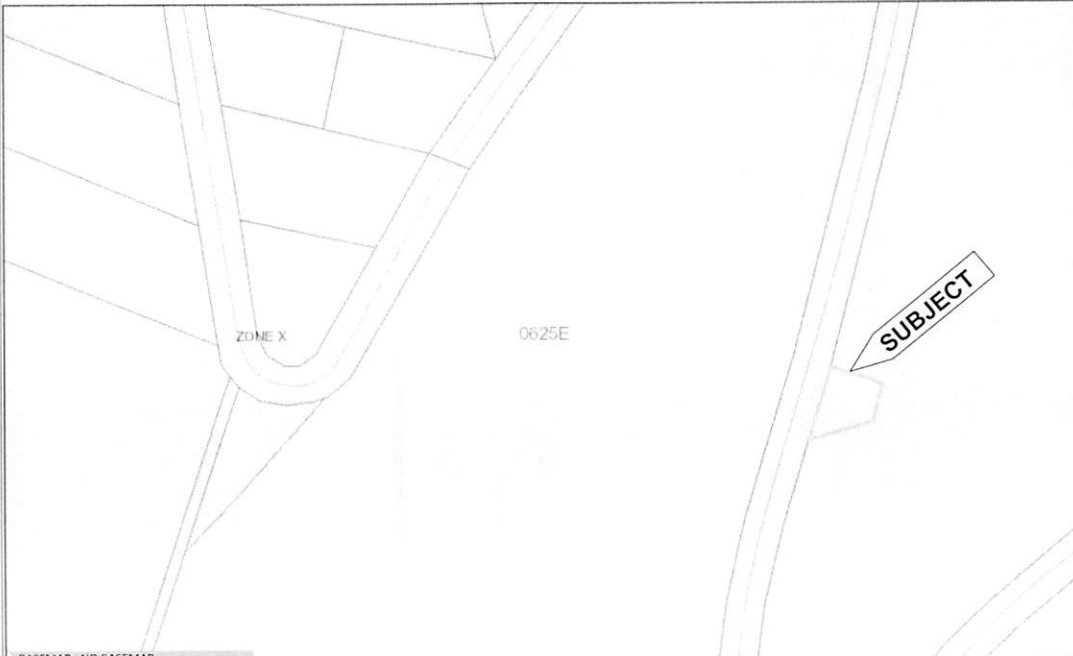
Hawaii

Zip Code

96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY

Address 200 High Street 5th Floor, Wailuku, HI 96793



BASEMAP: NO BASEMAP

**FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND**  
(Note: legend does not correspond with NFHL)

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD** - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:


- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

**NON-SPECIAL FLOOD HAZARD AREA** - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

**OTHER FLOOD AREAS**

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.



## Flood Hazard Assessment Report

www.hawaiiinfip.org

**Property Information**

COUNTY: MAUI

TMK NO: (2) 2-3-005:012

WATERSHED: WAIKAKOA

PARCEL ADDRESS: O HALEAKALA HWY  
KULA, HI 96790

**Notes:**

**Flood Hazard Information**

FIRM INDEX DATE: NOVEMBER 04, 2015


LETTER OF MAP CHANGE(S): NONE


FEMA FIRM PANEL: 1500030625E

PANEL EFFECTIVE DATE: SEPTEMBER 25, 2009

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO  
FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO  
FOR MORE INFO, VISIT: <http://dlnr.hawaii.gov/dam/>





Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as "PRELIMINARY", please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

Produced by ClickFORMS Software 800-622-8727

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Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula

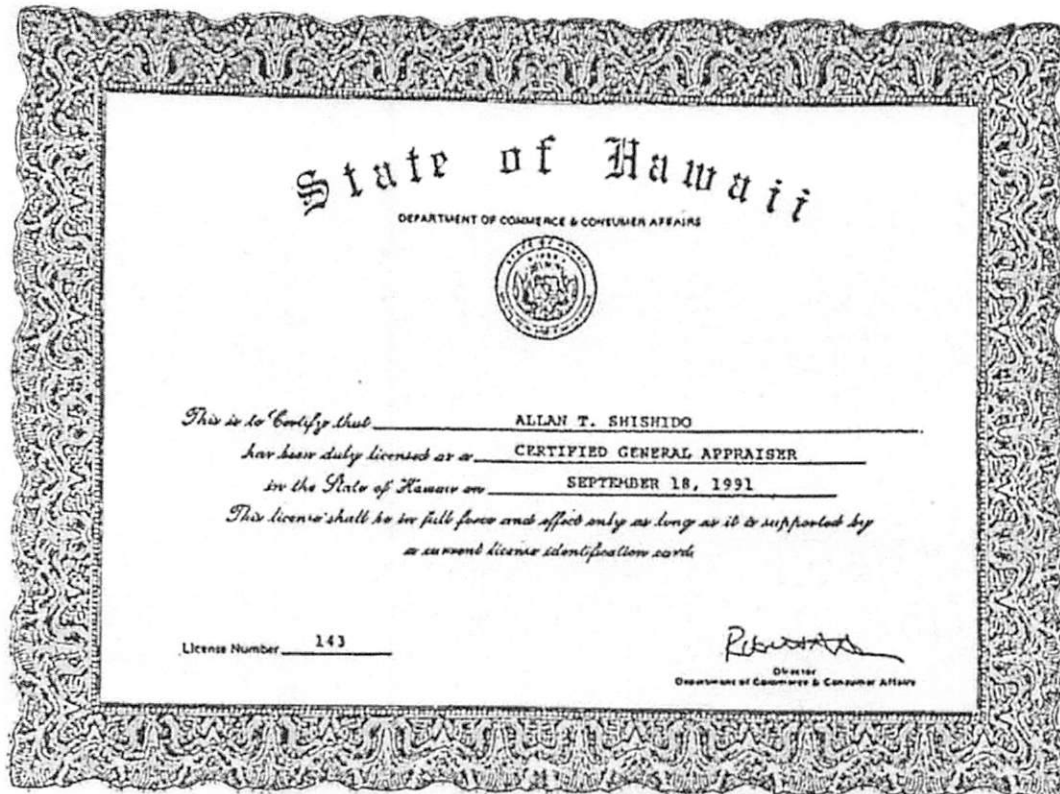
County

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Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793



THIS LICENSE MUST BE DISPLAYED AT PLACE OF BUSINESS AND IS NOT TRANSFERABLE OR ASSIGNABLE.

LICENSE NUMBER	EXPIRATION DATE
CGA - 143	12/31/2017

STATE OF HAWAII DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS  
CERTIFIED GENERAL APPRAISER

ALLAN T SHISHIDO  
P O BOX 1054  
WAILUKU HI 96793

(SIGNATURE  
OF LICENSEE)

# **APPRAISAL REPORT**

**of**

Vacant Land at  
Crater Road  
Kula, Hawaii 96790

**As Of:**

06/12/2017

**Prepared For:**

COUNTY OF MAUI-DEPT OF WATER SUPPLY  
200 High Street 5th Floor  
Wailuku, HI 96793

**Prepared By:**

Allan T. Shishido, CGA #143  
ISLAND APPRAISALS  
1806-B Kaohu Street  
Wailuku, HI 96793

EXHIBIT " 6 "



## LAND APPRAISAL REPORT

IDENTIFICATION	Borrower <u>COUNTY OF MAUI - DEPT OF WATER SUPPLY</u> Census Tract <u>303.01</u> Map Reference <u>2-3-005-026</u>																																																																																		
	Property Address <u>Crater Road</u>																																																																																		
	City <u>Kula</u> County <u>Maui</u> State <u>Hawaii</u> Zip Code <u>96790</u>																																																																																		
	Legal Description <u>Lot 2, Puu Pahu Subdivision, Por RP 8140, LCAw 5230 to Keaweamahi</u>																																																																																		
NEIGHBORHOOD	Sale Price \$ <u>N/Ap</u> Date of Sale <u>N/Ap</u> Loan Term <u>N/Ap</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD Actual Real Estate Taxes \$ <u>0.00</u> (yr) Loan Charges to be paid by seller \$ <u>N/Ap</u> Other Sales Concessions <u>N/Ap</u>																																																																																		
	Lender/Client <u>COUNTY OF MAUI-DEPT OF WATER SUPPLY</u> Address <u>200 High Street 5th Floor, Wailuku, HI 96793</u>																																																																																		
	Occupant <u>Vacant Land</u> Appraiser <u>Allan T. Shishido, CGA #143</u> Instructions to Appraiser <u>Estimate Market Value</u>																																																																																		
	Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25% Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.																																																																																		
	Present Land Use <u>50</u> %1 Family <u>5</u> %2-4 Family <u>  </u> % Apts <u>  </u> % Condo <u>5</u> % Commercial <u>  </u> %Industrial <u>40</u> % Vacant <u>  </u> %																																																																																		
	Change In Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely(*) <input type="checkbox"/> Taking Place (*) (*) From <u>  </u> To <u>  </u>																																																																																		
	Predominate Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>  </u> % Vacant Single Family Price Range \$ <u>350,000</u> to \$ <u>1,000,000</u> Predominant Value \$ <u>750,000</u> Single Family Age <u>New</u> yrs to <u>50+</u> yrs. Predominant Age <u>20</u> yrs																																																																																		
	Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property of Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>																																																																																		
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): <u>Kula is located on the lower slopes of Mount Haleakala approximately 20 miles from Kahului. The market area is considered a viable alternative when compared to a competing market area. The area is convenient to employment, shopping, schools, and recreational facilities.</u>																																																																																		
	SITE	Dimensions <u>REFER TO SITE LOCATION MAP</u> = <u>4,869</u> SF <input type="checkbox"/> Corner Lot Zoning Classification <u>Agriculture - 2 acre minimum lot size</u> Present Improvements <input type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations Highest and best use <input type="checkbox"/> Present use <input checked="" type="checkbox"/> Other (specify) <u>Vacant site available for potential development</u>																																																																																	
Elec. <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (Describe) <u>None/Typical</u> Gas <input type="checkbox"/> <u>None/Typical</u> Water <input type="checkbox"/> <u>Septic/Typical</u> San. Sewer <input type="checkbox"/> <u>Underground Elect. &amp; Tel.</u>																																																																																			
OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Paved Asphalt</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights																																																																																			
Topo <u>Level/Gently sloping</u> Size <u>Substandard</u> Shape <u>Mostly Rectangular</u> View <u>Mountain</u> Drainage <u>Appears to be adequate</u>																																																																																			
Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes																																																																																			
Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): <u>There were no easements or other apparent adverse conditions affecting the subject site. Subject is accessed by easement. The subject property is not located in a lava zone and lava flow maps are not available.</u>																																																																																			
FLOOD STATUS: Map # <u>150003 0625E</u> Zone: <u>X: Areas of minimal flooding.</u> Map Date: <u>09/25/2009</u>																																																																																			
The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.																																																																																			
MARKET DATA ANALYSIS		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>SUBJECT PROPERTY</th> <th>COMPARABLE NO.1</th> <th>COMPARABLE NO.2</th> <th>COMPARABLE NO.3</th> </tr> </thead> <tbody> <tr> <td>Address</td> <td><u>Crater Road</u> <u>Kula, HI 96790</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proximity to Subject</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sales Price</td> <td>\$ <u>N/Ap</u></td> <td>\$ <u>  </u></td> <td>\$ <u>  </u></td> <td>\$ <u>  </u></td> </tr> <tr> <td>Price / SF</td> <td>\$ <u>0.00</u></td> <td>\$ <u>  </u></td> <td>\$ <u>  </u></td> <td>\$ <u>  </u></td> </tr> <tr> <td>Data Source</td> <td><u>HI Info. Svc.</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Date of Sale and Time Adjustment</td> <td>DESCRIPTION <u>N/Ap</u></td> <td>DESCRIPTION <u>  </u> Adjustment <u>  </u></td> <td>DESCRIPTION <u>  </u> Adjustment <u>  </u></td> <td>DESCRIPTION <u>  </u> Adjustment <u>  </u></td> </tr> <tr> <td>Location</td> <td><u>Kula/Avg(TMK 2-3-23-115)</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site/View</td> <td><u>4,869 SF</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Terrain</td> <td><u>Gently Sloping</u></td> <td><u>REFER</u></td> <td><u>TO</u></td> <td><u>ADDENDUM</u></td> </tr> <tr> <td>Views</td> <td><u>Mountain</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Utilities</td> <td><u>Electricity</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Easement</td> <td><u>None noted</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sales or Financing Concessions</td> <td><u>None noted</u></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Net Adj.(Total)</td> <td></td> <td><input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u></td> <td><input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u></td> <td><input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u></td> </tr> <tr> <td>Indicated Value of Subject</td> <td></td> <td>Net=0% Gross=0% \$ <u>0</u></td> <td>Net=0% Gross=0% \$ <u>0</u></td> <td>Net=0% Gross=0% \$ <u>0</u></td> </tr> </tbody> </table>			SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3	Address	<u>Crater Road</u> <u>Kula, HI 96790</u>				Proximity to Subject					Sales Price	\$ <u>N/Ap</u>	\$ <u>  </u>	\$ <u>  </u>	\$ <u>  </u>	Price / SF	\$ <u>0.00</u>	\$ <u>  </u>	\$ <u>  </u>	\$ <u>  </u>	Data Source	<u>HI Info. Svc.</u>				Date of Sale and Time Adjustment	DESCRIPTION <u>N/Ap</u>	DESCRIPTION <u>  </u> Adjustment <u>  </u>	DESCRIPTION <u>  </u> Adjustment <u>  </u>	DESCRIPTION <u>  </u> Adjustment <u>  </u>	Location	<u>Kula/Avg(TMK 2-3-23-115)</u>				Site/View	<u>4,869 SF</u>				Terrain	<u>Gently Sloping</u>	<u>REFER</u>	<u>TO</u>	<u>ADDENDUM</u>	Views	<u>Mountain</u>				Utilities	<u>Electricity</u>				Easement	<u>None noted</u>				Sales or Financing Concessions	<u>None noted</u>				Net Adj.(Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u>	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u>	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ <u>0</u>	Indicated Value of Subject		Net=0% Gross=0% \$ <u>0</u>	Net=0% Gross=0% \$ <u>0</u>	Net=0% Gross=0% \$ <u>0</u>
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Comments on Market Data <u>REFER TO ADDENDUM</u>																																																																																			
Comments and Conditions of Appraisal: <u>None.</u>																																																																																			
ASSESSMENTS: Land: \$ <u>17,800</u>																																																																																			
Final Reconciliation: <u>REFER TO ADDENDUM</u>																																																																																			
RECONCILIATION	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>06/12/2017</u> to be \$ <u>147,000</u>																																																																																		
	Appraiser(s) <u>Allan T. Shishido, CGA #143</u> Review Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically																																																																																		
	Date Report Signed <u>06/16/2017</u> Inspect Property <input type="checkbox"/> Date Report Signed <u>  </u>																																																																																		
	State Certification # <u>CGA 0000143</u> State <u>HI</u> State Certification # <u>  </u> State <u>  </u> Or State License # <u>  </u> State <u>  </u> Or State License # <u>  </u> State <u>  </u> Expiration Date of License or Certification <u>12/31/2017</u> Expiration Date of License or Certification <u>  </u>																																																																																		

Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333801  
Case No.

Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula County Maui State Hawaii Zip Code 96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793

**DATE OF THE APPRAISAL**

The opinions and conclusions of this appraisal are stated as of the date of inspection which was June 12, 2017.

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS**

This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, and statement of assumptions and limiting conditions, extraordinary assumptions and hypothetical conditions, and certifications contained in the appraisal report.

**INTENDED USE AND USERS OF APPRAISAL REPORT**

The only intended user of the report is the County of Maui - Department of Water Supply and the intended use is to obtain a current market value for management decision making.

**SCOPE OF WORK**

Our client is the County of Maui. In performing this assignment and preparing this report, the Appraiser(s):

1. Inspected and photographed the subject on June 12, 2017 in order to gather information about the physical characteristics of the property that are relevant to the valuation problem.
2. Information pertaining to the size of the site was based on County Tax office records and information contained in on-line data.
3. We relied on the legal description for information regarding easements, restrictions, and other restrictions. We did not research the presence of such items independently.
4. We inspected and photographed surrounding areas, examined land use, economic and demographic indicators in order to determine an appropriate market area in which the subject competes.
5. We researched demographic data and land regulations data with County records as well as various Internet sites.
6. We were not asked to develop a Highest & Best Use analysis of the site.
7. The Cost Approach and Income Approaches to Value were not utilized in this report.
8. The Sales Comparison Approach to value was utilized in our analyses of the subject property. This entailed researching vacant property sales inside and outside the Market Area that have sold during the past three years in order to estimate a probable selling price for the Subject. There were no comparable sales in the subject's immediate market area; therefore, the research of vacant land transactions in the central Maui area.

**WRITTEN APPRAISALS & FORMS**

This appraisal report has been completed in writing on a form accompanied by addenda, photographs, and sketches (where applicable) that together satisfy requirements of this section. It is our opinion that this report is sufficiently descriptive and contains enough information to enable the reader to understand the reasoning behind the Market Value Estimate and Value Conclusion arrived at for the subject property.

ASSESSMENTS: Land: \$ 17,800 Improvements: \$ -0-

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**TREND ANALYSIS**


The real estate market is dynamic. Real estate prices continually change due to current economic conditions and local trends. It is reasonable to assume that this same trend would apply to the subject. Still the average marketing time typically varies between 90-180 days for properties within the subject's market area provided the property is competitively priced and properly marketed.

**CERTIFICATION AND LIMITING CONDITIONS**

I hereby certify that the statements contained in this appraisal are correct to the best of the appraiser's knowledge and belief, and that:

1. We have no present or prospective future interest in the real estate that is the subject of this appraisal report.
2. We have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
3. The statements of fact contained in this appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.
4. This appraisal report sets forth all the assumptions and limiting conditions (imposed by the terms of our assignment or by the undersigned) affecting the analysis, opinions and conclusions contained in this report.
5. The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Florida for State Certified Appraisers.
6. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation.
7. Compensation for this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
8. This appraisal assignment was not based on a request minimum valuation, a specific valuation, or the approval of a loan.
9. No one other than the undersigned prepared the analysis, conclusions and opinions that are set forth in this appraisal report, except as herein acknowledged.
10. The use of this report is subject to the requirements of the State of Hawaii relating to the review by its Real Estate Appraisal Board.
11. Allan T. Shishido has completed the requirements of the continuing education requirements of the State of Hawaii. The appraiser(s) performing this real estate appraisal have completed numerous appraisal reports of commercial, residential and vacant properties in Maui County and is competent in performing such assignments.

**APPRAISER:**

Signature:   
Name: Allan T. Shishido, CGA #143  
Date Signed: 06/16/2017  
State Certification #: CGA 0000143  
or State License #: \_\_\_\_\_  
State: HI  
Expiration Date of Certification or License: 12/31/2017

**SUPERVISOR:**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
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1. The appraisers will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.
2. Neither all nor any part of the contents of this report, or a copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraisers. Nor shall the appraisers, firm or professional organizations of which the appraiser is a member be identified without Written consent of the appraisers.
3. This appraisal report has been prepared for the exclusive benefit of the named clients and is subject to the assumptions, and limitations agreed upon by the clients and the appraisers. If this report becomes the property of any party, other than the addressee or the person who has paid the fee connected herewith, permission must be obtained from the original addressee for reproduction or additional copies. Additional fees will be charged for any further consultation, reappraisal, or review of the property.
4. No responsibility is assumed for matters pertaining to determination of flood hazard zone requirements or issuance of insurance thereof.
5. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.
6. Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed estimates of value.
7. The property history has been provided by conversations with various individuals involved in the chain of title, and if available, various documents such as contracts, deeds, leases and closing statements. We have not performed a title search, nor do we warrant that the history, as presented herein, is completely accurate. Anyone contemplating an interest in the subject property should rely solely upon a title search and opinion prepared by a qualified attorney at law.
8. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.
9. Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed estimates of value.
10. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property. We received reports that indicating that the site is being treated for ammonia gas as explained in the report. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. The client is urged to retain an expert in this field, if desired. Furthermore, the appraisers hereby reserve the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigations.
11. Unless specifically stated to the contrary in this report, no independent evaluation of concurrence matters were made for the subject or any sales comparables. In the event concurrence is found to affect subject property or any of the sales comparables, we reserve the right to reconsider the value conclusion.
12. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirement so the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, he did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.
13. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

Island Appraisals  
**COMMENT ADDENDUM**

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14. ACCEPTANCE OF AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE FOREGOING GENERAL ASSUMPTIONS AND LIMITING CONDITIONS. APPRAISAL LIABILITY EXTENDS ONLY TO THE STATED CLIENT, NOT SUBSEQUENT PARTIES OR USERS, AND IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED BY THE APPRAISERS FOR THE PREPARATION OF THIS REPORT.

"MARKET VALUE" is defined as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is consummation of a sale as of a specified date and passing of title from seller to buyer under conditions whereby,

Buyer and seller are typically motivated;

Both parties are well informed or well advised and each acting in what he considers his own best interest;

A reasonable time is allowed for exposure in the open market;

Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto;

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**REASONABLE EXPOSURE TIME**

Reasonable exposure time is the estimated length of time the property being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal, assuming adequate, sufficient and reasonable effort.

- I. The property would be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties;
- II. The property would be offered at a price reflecting the most probable markup over market value used by sellers of similar type properties;
- III. A sale will be consummated under the terms and conditions of the definition of market value as set forth above.
- IV. We estimate an exposure time of 6 to 12 months or more based on the average listing period of actively marketed land sales in the area, discussions with brokers and property owners active in the area and sales verification.

**HIGHEST AND BEST USE**

In the highest and best use analysis of the subject property, the appraiser has considered its permissible (legal) uses or those uses which are permitted by zoning and deed restrictions (if any); its possible uses or those uses which are physically possible for the site; and its feasible use or those uses which will produce the highest net return to the owner of the site under current and projected market conditions.

The subject property as well as the surrounding properties are zoned Agriculture. The minimum lot size required in the Agriculture zoning is two acres. Subject site is vacant and considered sub-standard. It is possible to build a dwelling on the subject site. Therefore, the highest and best use of the property as though vacant is a site available for potential development.

Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333801  
Case No.

Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula County Maui State Hawaii Zip Code 96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793

**COMMENTS REGARDING THE SUBJECT**

The subject includes a 4,869 square foot site situated on Crater Road in Kula. Subject is improved with a water tank and a chain link fence enclosure. The site is considered sub-standard. It appears that a dwelling can be built on the subject site. Electricity is available; however, the property does not have a water meter. However, there appears to be adequate rainfall to support a water catchment system. Access to the site is via a easement; however, according to a title report by Title Guaranty of Hawaii, Incorporated dated May 22, 2017, the access easement is not recorded or made appurtenant to the subject site.

**THE APPRAISAL PROCESS**

The subject was examined and analyzed utilizing the Appraisal Process, which involves three generally recognized valuation methods; namely, the Cost Approach, the Income Approach, and the Direct Sales Comparison Approach. Each valuation method is briefly discussed and finally correlated into a final value estimate.

**COST APPROACH**

The Cost Approach to estimated value is based on the principle that a prudent purchaser would pay no more than the cost of producing a similar property with the same utility. It is a process of estimating the cost to reproduce an identical improvement or improvements on the property, deduct any observed depreciation from the reproduction cost, and arrive at a depreciated cost. This depreciated cost is then added to the land value found by market comparison of competitive vacant property sales to arrive at market value. Building costs are gleaned from builder's cost handbooks and local construction cost estimates. The depreciation estimate was based primarily on the age/life method.

The Cost Approach was not relevant in appraising vacant land.

**INCOME APPROACH**

The Income Approach is a mathematical process for converting the net income derived from real estate into capital value. Value is based upon the present and prospective income from the property. A rate, known as the "capitalization rate", is applied to the estimated net annual income produced by the property, to estimate its value. The capitalization rate represents the relation between the value of the property and the net income it produces (net before interest payments, depreciation charges, and income taxes).

The Income Approach to value was not considered appropriate in this appraisal assignment and no consideration was given to this approach.

**DIRECT SALES COMPARISON APPROACH**

The Direct Sales Comparison Approach is based on the principle of substitution whereby a potential purchaser would pay no more than to acquire an existing property with the same utility as the subject. It is a process of comparing the subject property with recent or recent-past sales of similar type properties in the same or competitive market areas. This approach to value is generally considered most reliable when adequate sales data are available.

**COMMENTS REGARDING THE MARKET DATA**

The primary criteria in the research and selection of comparables included:

1. Fee simple tenure
2. Location in Kula or competitive market area
3. Similar site area and zoning
4. Similar gross building area and construction quality
5. Recent transaction date

The comparables selected and utilized in the Direct Sales Comparison Approach are the best available and provide a good indication of the value of the subject. There are a limited number of similar sales in the market area. Therefore, the search was extended to include properties located in central Maui. Fourteen relatively recent sales were identified in the central Maui area, as well as two active listings.

The comparables selected and utilized in the Direct Sales Comparison Approach are the best available and

Island Appraisals  
**COMMENT ADDENDUM**

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provide a good indication of the value of the subject. Due to the lack of more recent similar sales in the subject's market area, comparables which sold over three-months ago were utilized. Expanding the search to a radius greater than one mile developed sales that are within competitive market areas. These sales are the best comparables to the subject property and are therefore utilized in this report.

The recent sales and listings with adjustments are as follows:

Comparable	TMK	Sale Date	Sales Price	Aroa (Sq. Ft)	Price/SF	Listing Adjustment (-10%)	Adj Price/SF	Water Meter Adjustment (-15%)	Net Price/SF
1	3-9-25-065	3/9/2017	\$ 262,000.00	9080	\$28.85	\$0.00	\$28.85	-\$4.33	\$24.53
2	2-4-25-054	11/7/2016	\$ 185,000.00	6560	\$28.20	\$0.00	\$28.20	\$0.00	\$28.20
3	2-4-25-055	8/22/2016	\$ 185,000.00	6265	\$29.53	\$0.00	\$29.53	\$0.00	\$29.53
4	2-4-17-024	Listing	\$ 179,000.00	3981	\$44.96	-\$4.50	\$40.47	-\$6.07	\$38.89
5	3-4-21-36	Listing	\$ 169,000.00	5619	\$30.08	-\$3.01	\$27.07	-\$4.06	\$26.02
6	3-2-4-15	6/9/2017	\$ 161,775.00	6534	\$24.76	\$0.00	\$24.76	-\$3.71	\$21.05
7	2-4-25-056	5/31/2016	\$ 160,000.00	6570	\$24.35	\$0.00	\$24.35	\$0.00	\$24.35
8	3-6-07-032	7/2/2015	\$ 150,000.00	4561	\$32.89	\$0.00	\$32.89	-\$4.93	\$27.95
9	3-9-48-113	12/1/2015	\$ 265,000.00	8045	\$32.94	\$0.00	\$32.94	-\$4.94	\$28.00
10	3-5-09-033	1/7/2016	\$ 245,000.00	8276	\$29.60	\$0.00	\$29.60	-\$4.44	\$25.16
11	3-5-32-026	5/4/2016	\$ 230,000.00	7933	\$28.99	\$0.00	\$28.99	-\$4.35	\$24.64
12	3-5-32-104	8/2/2016	\$ 258,000.00	8019	\$32.17	\$0.00	\$32.17	-\$4.83	\$27.35
13	3-5-32-004	9/28/2016	\$ 275,000.00	8514	\$32.30	\$0.00	\$32.30	-\$4.84	\$27.45
14	3-5-32-084	10/31/2016	\$ 275,000.00	9247	\$29.74	\$0.00	\$29.74	-\$4.46	\$25.28
15	3-5-34-004	1/17/2017	\$ 233,000.00	6839	\$34.07	\$0.00	\$34.07	-\$5.11	\$28.96
16	3-5-34-005	1/17/2017	\$ 233,000.00	6899	\$33.77	\$0.00	\$33.77	-\$5.07	\$28.71

**ADJUSTMENTS**

Comparables #4 and #5 were listings only. Based on typical list to sales price ratios, a negative 10% adjustment was considered warranted.

The subject does not have a water meter. Comparables #2, #3 and #7 sold without water meters. The other comparables sold with water meters. A negative 15% adjustment was considered warranted.

No other adjustments were considered warranted.

Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula

County

Maui

State Hawaii

Zip Code

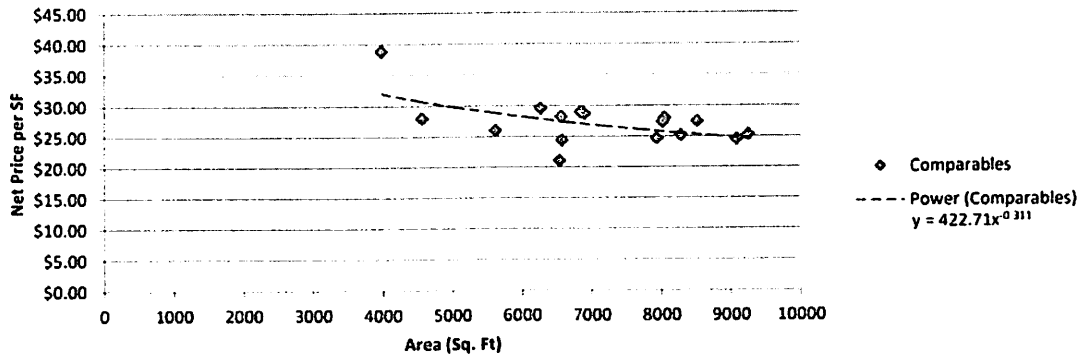
96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793

## VALUE CONCLUSION

Based on a linear regression analysis, the indicated value of the subject site is \$146,787, or rounded, \$147,000. Thus the estimated value of the subject property was estimated to be \$147,000 as of June 12, 2017.

## Linear Regression Analysis



Site Area SF (x)	Formula: $Y=422.71(x)^{-0.311}$	Net Price per SF (y)	Land Value
4,869	$422.71(4869)^{-0.311}$	30.14732287	\$ 146,787



Island Appraisals  
**COMMENT ADDENDUM**

File No. L-17-333801  
Case No.

Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula County Maui State Hawaii Zip Code 96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793

**FINAL RECONCILIATION**

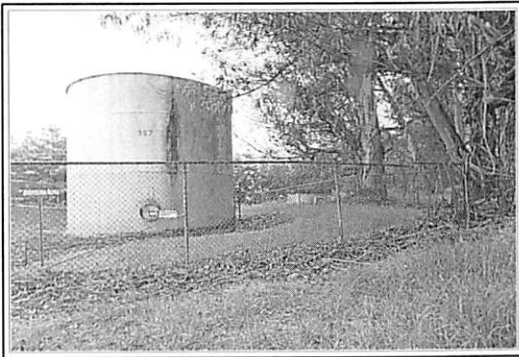
After analysis of the subject property utilizing the Appraisal Process, it is the appraiser's opinion that the Direct Sales Comparison Approach is the most reliable indicator of the value for the subject property and subsequently given greatest weight. This approach is perceived to reflect the market's attitude – the actions of both buyer and seller in the real estate market.

Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

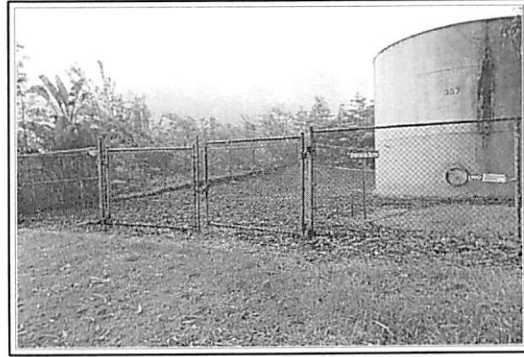
Property Address Crater Road

City Kula County Maui State Hawaii Zip Code 96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793



SUBJECT SITE



VIEW FROM SUBJECT



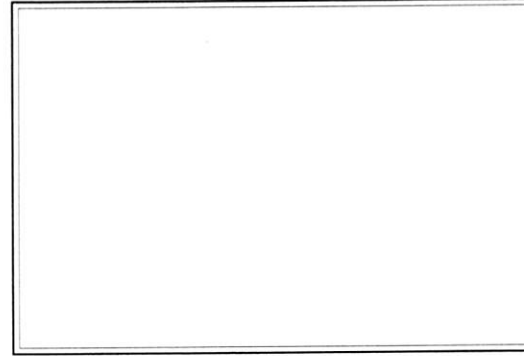
VIEW FROM SUBJECT



STREET SCENE - FACING EAST

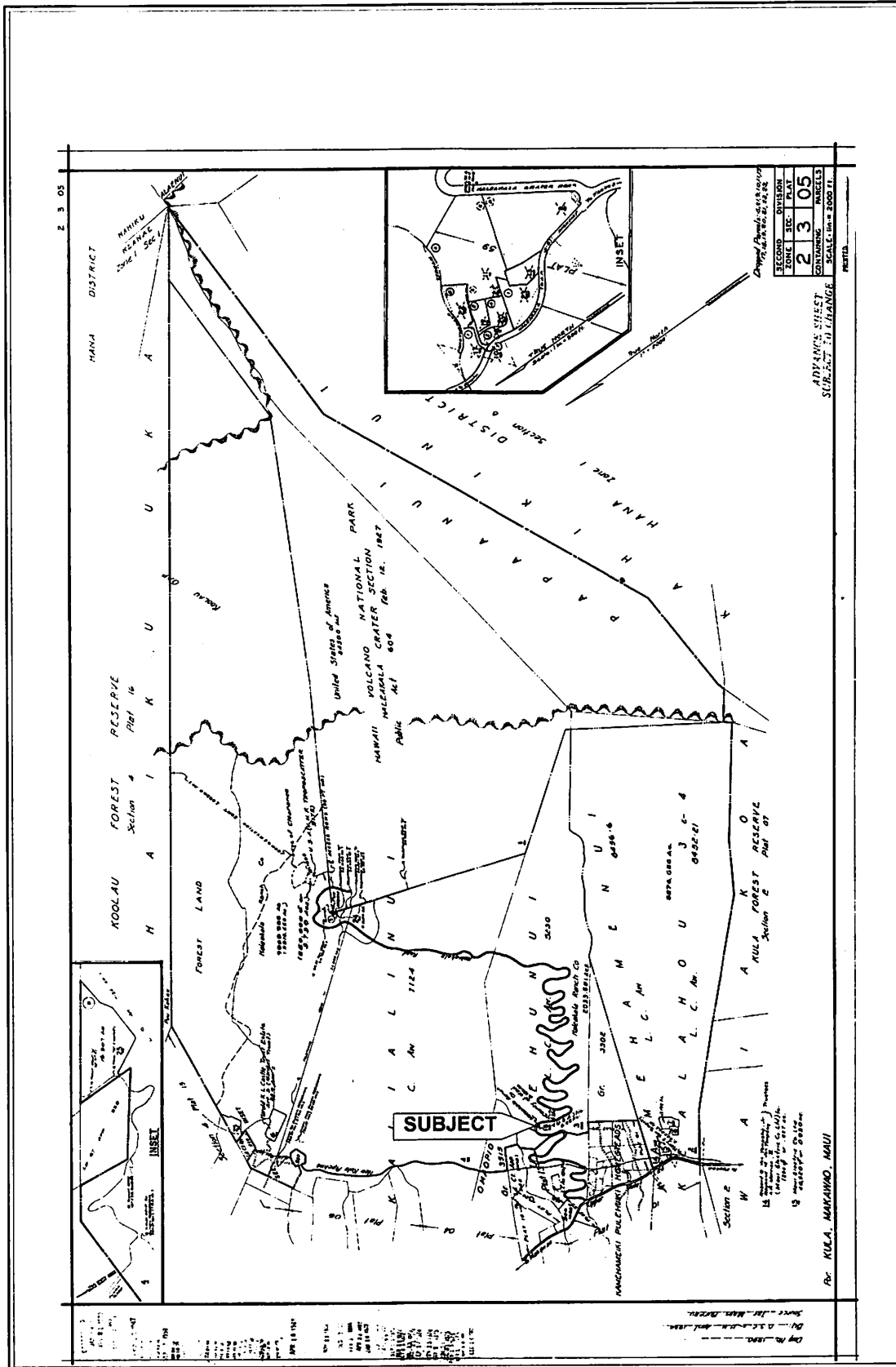


STREET SCENE - FACING SOUTH



File No. L-17-333801  
Case No.

Borrower	COUNTY OF MAUI - DEPT OF WATER SUPPLY						
Property Address	Crater Road						
City	Kula	County	Maui	State	Hawaii	Zip Code	96790
Lender/Client	COUNTY OF MAUI-DEPT OF WATER SUPPLY		Address	200 High Street 5th Floor, Wailuku, HI 96793			



Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

Property Address Crater Road

City Kula

County

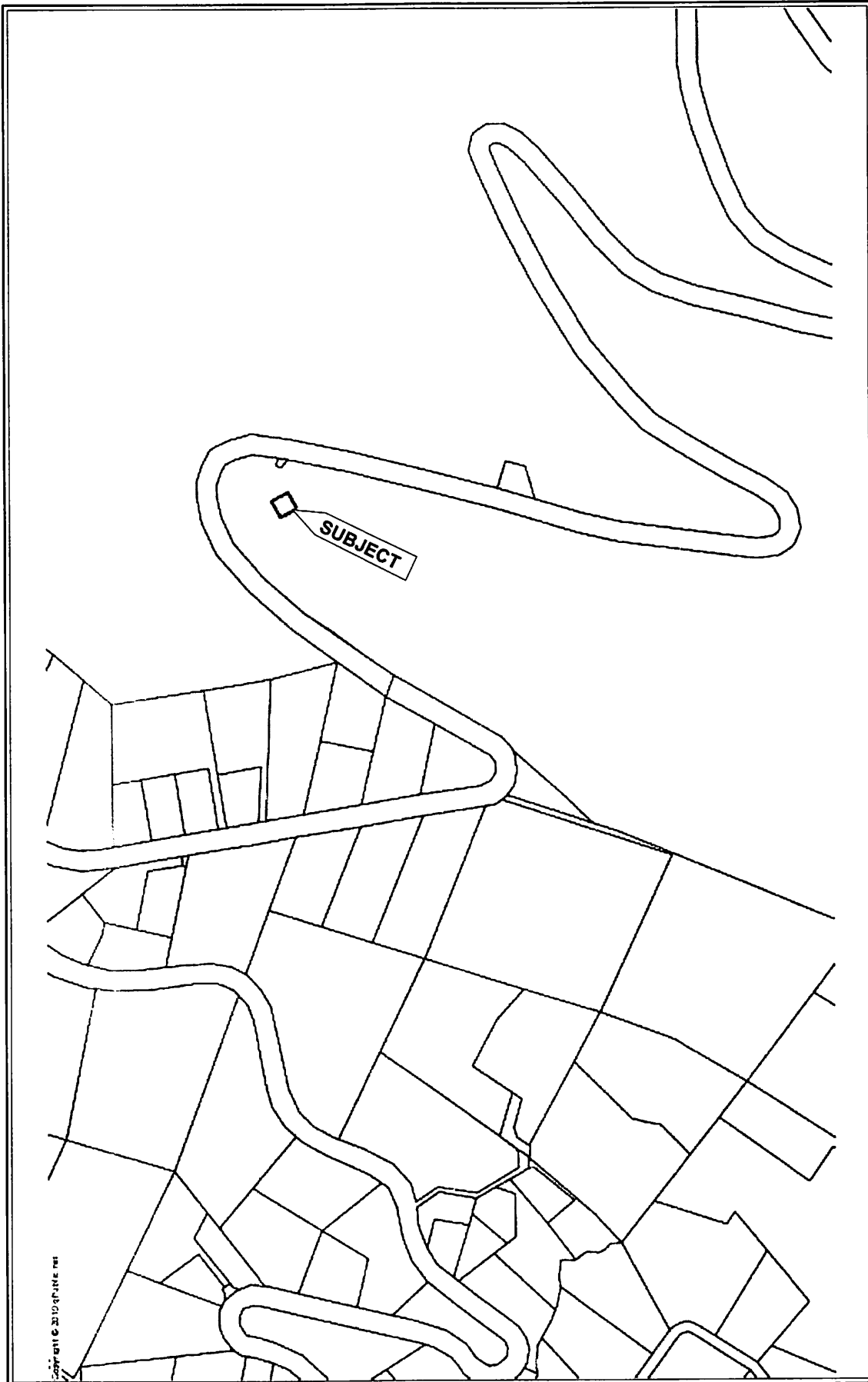
Maui

State Hawaii

Zip Code

96790

Lender/Client COUNTY OF MAUI-DEPT OF WATER SUPPLY Address 200 High Street 5th Floor, Wailuku, HI 96793



Island Appraisals  
**FLOOD MAP ADDENDUM**

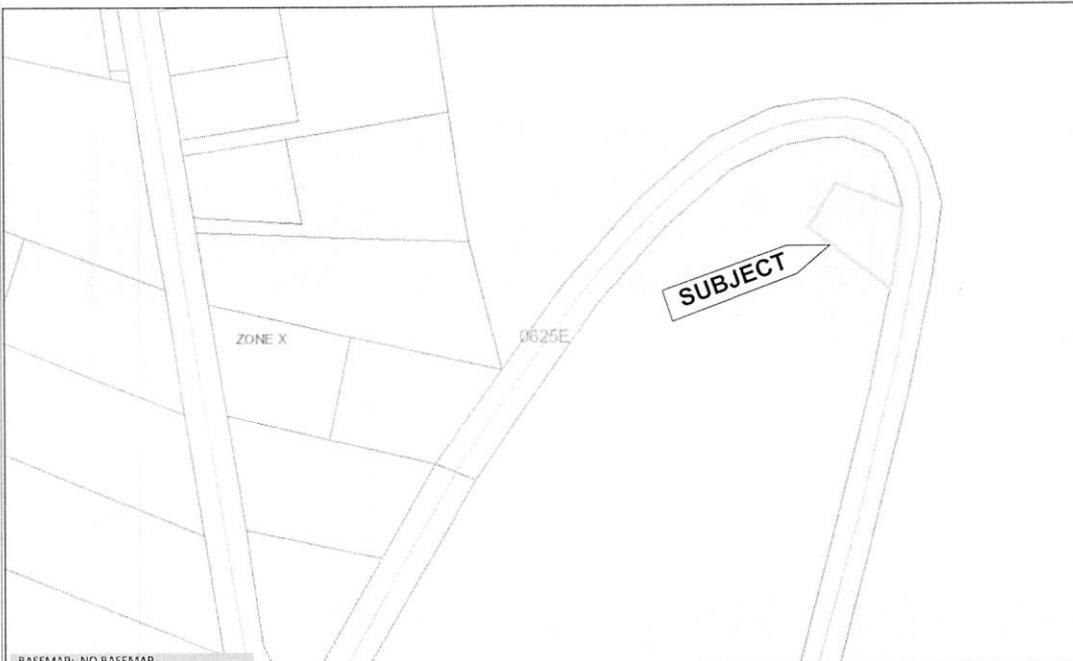

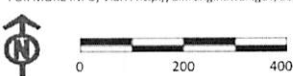










File No. L-17-333801  
Case No.

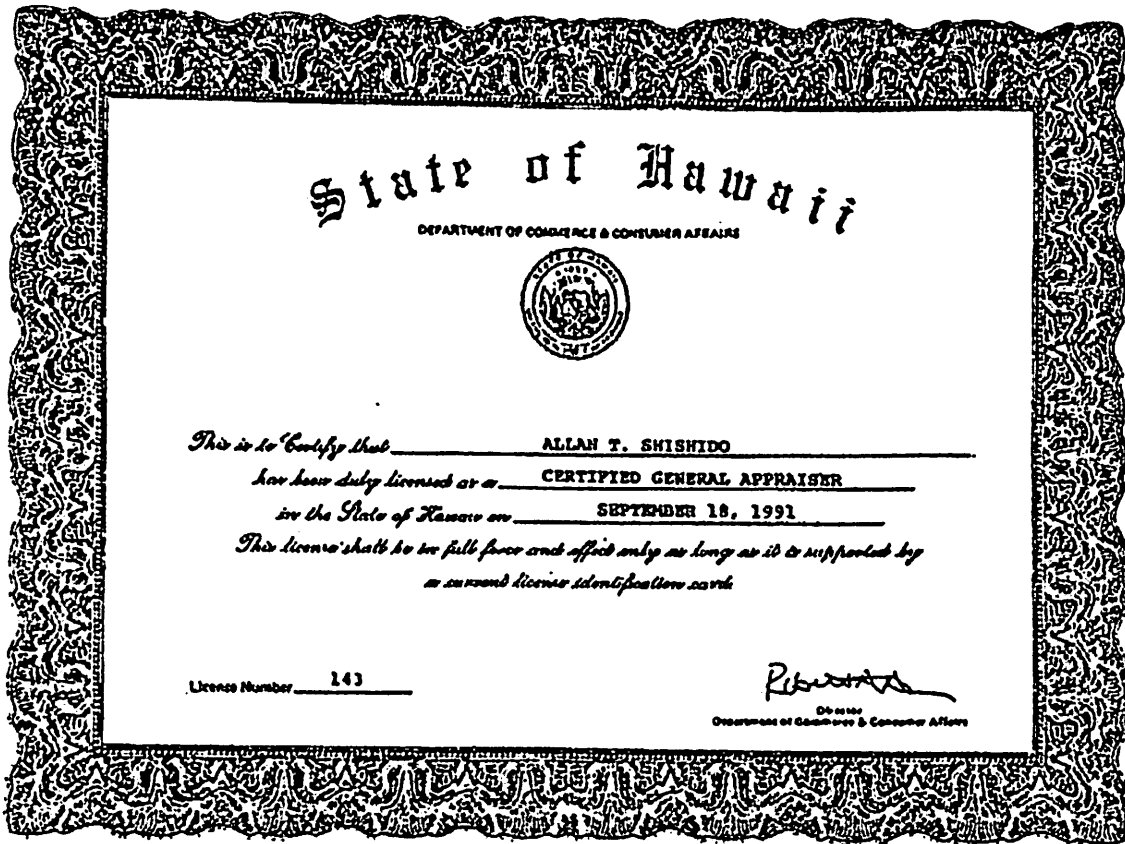
Borrower COUNTY OF MAUI - DEPT OF WATER SUPPLY

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 <p>BASEMAP: NO BASEMAP</p>	
<div><h3>Flood Hazard Assessment Report</h3><p>www.hawaiiinfip.org</p></div>	
<b>Property Information</b>	<b>Notes:</b>
COUNTY: MAUI	
TMK NO: (2) 2-3-005-016	
WATERSHED: WAIKAKOA	
PARCEL ADDRESS: O HALEAKALA HWY KULA, HI 96790	
<b>Flood Hazard Information</b>	
FIRM INDEX DATE: NOVEMBER 04, 2015	
LETTER OF MAP CHANGE(S): NONE	
FEMA FIRM PANEL: 1500030625E	
PANEL EFFECTIVE DATE: SEPTEMBER 25, 2009	
THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO FOR MORE INFO, VISIT: <a href="http://www.scd.hawaii.gov/">http://www.scd.hawaii.gov/</a>	
THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO FOR MORE INFO, VISIT: <a href="http://dlnr.hawaii.gov/dam/">http://dlnr.hawaii.gov/dam/</a>	
	
<small>Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.</small>	
<small>If this map has been identified as "PRELIMINARY", please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.</small>	
<b>FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND</b> <small>(Note: legend does not correspond with NFHL)</small>	
<b>SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD</b> - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:	
	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.
<b>NON-SPECIAL FLOOD HAZARD AREA</b> - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.	
	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.
<b>OTHER FLOOD AREAS</b>	
	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase applies, but coverage is available in participating communities.



THIS LICENSE MUST BE DISPLAYED AT PLACE OF BUSINESS AND IS NOT TRANSFERABLE OR ASSIGNABLE.

LICENSE NUMBER
CGA - 143

EXPIRATION DATE
12/31/2017

STATE OF HAWAII DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS  
CERTIFIED GENERAL APPRAISER

ALLAN T SHISHIDO  
P O BOX 1054  
WAILUKU HI 96793

(SIGNATURE  
OF LICENSEE)

A handwritten signature of Allan T. Shishido, consisting of a stylized 'A' followed by a cursive 'shishido'.

# **APPRAISAL REPORT**

**of**

Property at  
Crater Road  
Kula, HI 96790

**As Of:**

06/12/2017

**Prepared For:**

DEPARTMENT OF PUBLIC WORKS  
COUNTY OF MAUI - DEPT OF WATER SUPPLY  
200 South High Street  
5th Floor Wailuku, HI 96793

**Prepared By:**

Allan T. Shishido, CGA #143  
Island Appraisals  
1806-B Kaohu Street  
Wailuku, HI 96793

EXHIBIT **7**

**RESTRICTED APPRAISAL REPORT**

**Restriction on Use of this Appraisal:** This is a Restricted Appraisal Report as defined and permitted by the Uniform Standards of Professional Appraisal Practice (USPAP). This Restricted Appraisal Report is intended for use only by the client for the stated use. The client understands the limited utility of the Restricted Appraisal Report and its limited application to only the specified use. This report cannot be properly understood without additional information contained in the appraiser's work file. Use by anyone other than the client is prohibited.

**CLIENT AND PROPERTY IDENTIFICATION**

Client COUNTY OF MAUI - DEPT OF WATER SUPPLY  
 Client's Address 200 South High Street, 5th Floor Wailuku, HI 96793

**Identification of Property being Appraised**

☒ Address Crater Road City Kula St HI Zip 96790  
☐ Legal Description \_\_\_\_\_  
☒ Property Survey (See Attached)  
☐ Property Sketch (See Attached)

**Statement of the Real Property Interest being Appraised**

☒ Fee Simple ☐ Leasehold ☐ Other \_\_\_\_\_

**APPRAISAL APPROACH****Statement of Purpose of Appraisal**

☐ To estimate the market value of the subject property.  
☒ To estimate the fair market value of appurtenant access easement and non-exclusive easement

**Statement of Intended Use of Appraisal**

Provide real property information, real estate market data and an informed value conclusion

**Statement of the Appraisal Procedures followed**

☐ This is a Complete Appraisal assignment. All of the procedures of the Valuation Process as required by the Uniform Standards of Professional Appraisal Practice (USPAP) specific guidelines for a Complete Appraisal were performed. This Restricted Appraisal Report is made based on client instructions.

☐ This is a Limited Appraisal assignment. All of the procedures of the Valuation Process as required by the Uniform Standards of Professional Appraisal Practice (USPAP) specific guidelines for a Complete Appraisal were performed except for those departures permitted by USPAP and requested by the client. The client understands the limitations of this appraisal and agrees that the performance of this limited appraisal is appropriate.

**Statement of All Assumptions and Limiting Conditions that Affect the Analyses, Opinion, and Conclusion**

☒ A statement of typical or ordinary assumptions and limiting conditions is attached to this report.  
☒ Extraordinary assumptions or limiting conditions are disclosed with statements of each opinion and value conclusion that is affected.

Description of the Extent of the Process of Collecting, Confirmation and Reporting Data Refer to Addendum

Statement of the Exclusion of any of the Usual Approaches to Value Refer to Addendum

**VALUE CONCLUSIONS****Statement of the Appraiser's Opinion of the Highest and Best Use of Subject Property**

☒ Present Use ☐ Other \_\_\_\_\_

**Statement of Definition of the Value to be Estimated**

☒ A definition of value being estimated is attached to this report.  
☐ A definition of value estimated is \_\_\_\_\_

**Statement of Value Conclusions**

Cost Approach	- - - - -	\$	N/Ap
Income Approach	- - - - -	\$	N/Ap
Sales Comparison Approach	- - - - -	\$	1,000
Reconciliation <u>Greatest weight place on Sales Comparison Approach</u>			

Estimated Value as of the Date of Appraisal June 12, 2017 is \$ 1,000

**Supporting Documentation**

☒ Supporting documentation for this appraisal is maintained on file by the appraiser. The file is available for inspection by the client, such third parties as may be authorized by due process of law, and as required by USPAP Guidelines.

**Report Attachments**

<input checked="" type="checkbox"/> Sales Comp. Approach	<input type="checkbox"/> Limited Appraisal Disclosure	<input type="checkbox"/> Comparable Photos	<input type="checkbox"/> Property Survey
<input type="checkbox"/> Cost Approach	<input checked="" type="checkbox"/> Definition of Value & Cert.	<input type="checkbox"/> Location Map	<input type="checkbox"/> Environmental Addendum
<input type="checkbox"/> Income Approach	<input checked="" type="checkbox"/> Subject Photos	<input type="checkbox"/> Property Sketch	<input checked="" type="checkbox"/> Maps

The analyses, opinions and conclusions used to prepare this Restricted Appraisal Report were developed in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of The Appraisal Standards Committee of the Appraisal Foundation.

**APPRAISER**

Signature [Signature]  
 Name Allan T. Shishido, CGA #143  
 Date Report Signed 06/16/2017  
☒ Did ☐ Did not inspect subject property.  
 Cert./Lic. # CGA #143 St HI Exp: 12/31/2017

**SUPERVISORY APPRAISER**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Report Signed \_\_\_\_\_  
☐ Did ☐ Did not inspect subject property.  
 Cert./Lic. # \_\_\_\_\_ St \_\_\_\_\_ Exp: \_\_\_\_\_



Island Appraisals  
**COMMENT ADDENDUM**

File No. RC-333802

Borrower **COUNTY OF MAUI**

Property Address **Crater Road**

City **Kula** County **Maui** State **HI** Zip Code **96790**

Lender/Client **COUNTY OF MAUI - DEPT OF WATER SUPPLY** Address **200 South High Street, 5th Floor Wailuku, HI 96793**

**DATE OF THE APPRAISAL**

The opinions and conclusions of this appraisal are stated as of the date of inspection which was June 12, 2017.

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS**

This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, and statement of assumptions and limiting conditions, extraordinary assumptions and hypothetical conditions, and certifications contained in the appraisal report.

**INTENDED USE AND USERS OF APPRAISAL REPORT**

The only intended user of the report is the County of Maui - Department of Water Supply and the intended use is to obtain a fair market value for management decision making.

**SCOPE OF WORK**

Our client is the County of Maui. In performing this assignment and preparing this report, the Appraiser(s):

1. Inspected and photographed the subject on June 12, 2017 in order to gather information about the physical characteristics of the property that are relevant to the valuation problem.
2. Information pertaining to the size of the site was based on County Tax office records and information contained in on-line data.
3. We relied on the legal description for information regarding easements, restrictions, and other restrictions. We did not research the presence of such items independently.
4. We inspected and photographed surrounding areas, examined land use, economic and demographic indicators in order to determine an appropriate market area in which the subject competes.
5. We researched demographic data and land regulations data with County records as well as various Internet sites.
6. We were not asked to develop a Highest & Best Use analysis of the site.
7. The Cost Approach and Income Approaches to Value were not utilized in this report.
8. The Sales Comparison Approach to value was utilized in our analyses of the subject property. This entailed researching vacant property sales inside and outside the Market Area that have sold during the past three years in order to estimate a probable selling price for the Subject. There were no comparable sales in the subject's immediate market area; therefore, the research of vacant land transactions in the central Maui area.

**WRITTEN APPRAISALS & FORMS**

This appraisal report has been completed in writing on a form accompanied by addenda, photographs, and sketches (where applicable) that together satisfy requirements of this section. It is our opinion that this report is sufficiently descriptive and contains enough information to enable the reader to understand the reasoning behind the Market Value Estimate and Value Conclusion arrived at for the subject property.

Island Appraisals  
COMMENT ADDENDUM

File No. RC-333802

Borrower COUNTY OF MAUI

Property Address Crater Road

City Kula County Maui State HI Zip Code 96790


Lender/Client COUNTY OF MAUI - DEPT OF WATER SUPPLY 200 South High Street, 5th Floor Wailuku, HI 96793

CERTIFICATION AND LIMITING CONDITIONS

I hereby certify that the statements contained in this appraisal are correct to the best of the appraiser's knowledge and belief, and that:

1. We have no present or prospective future interest in the real estate that is the subject of this appraisal report.
2. We have no personal interest or bias with respect to the subject matter of this appraisal report or the parties involved.
3. The statements of fact contained in this appraisal report, upon which the analysis, opinions and conclusions expressed herein are based, are true and correct.
4. This appraisal report sets forth all the assumptions and limiting conditions (imposed by the terms of our assignment or by the undersigned) affecting the analysis, opinions and conclusions contained in this report.
5. The reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Uniform Standards of Professional Appraisal Practice, as well as the requirements of the State of Florida for State Certified Appraisers.
6. This appraisal conforms to the Uniform Standards of Professional Appraisal Practice ("USPAP") adopted by the Appraisal Standards Board of the Appraisal Foundation.
7. Compensation for this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
8. This appraisal assignment was not based on a request minimum valuation, a specific valuation, or the approval of a loan.
9. No one other than the undersigned prepared the analysis, conclusions and opinions that are set forth in this appraisal report, except as herein acknowledged.
10. The use of this report is subject to the requirements of the State of Hawaii relating to the review by its Real Estate Appraisal Board.
11. Allan T. Shishido has completed the requirements of the continuing education requirements of the State of Hawaii. The appraiser(s) performing this real estate appraisal have completed numerous appraisal reports of commercial, residential and vacant properties in Maui County and is competent in performing such assignments.

APPRAISER:

Signature:   
Name: Allan T. Shishido, CGA #143  
Date Signed: 06/16/2017  
State Certification #: CGA 0000143  
or State License #: \_\_\_\_\_  
State: HI  
Expiration Date of Certification or License: 12/31/2017

SUPERVISOR:

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_

Island Appraisals  
**COMMENT ADDENDUM**

File No. RC-333802

Borrower COUNTY OF MAUI

Property Address Crater Road

City Kula County Maui State HI Zip Code 96790

Lender/Client COUNTY OF MAUI - DEPT OF WATER SUPPLY Address 200 South High Street, 5th Floor Wailuku, HI 96793

1. The appraisers will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.

2. Neither all nor any part of the contents of this report, or a copy thereof, shall be conveyed to the public through advertising, public relations, news, sales or any other media without written consent and approval of the appraisers. Nor shall the appraisers, firm or professional organizations of which the appraiser is a member be identified without Written consent of the appraisers.

3. This appraisal report has been prepared for the exclusive benefit of the named clients and is subject to the assumptions, and limitations agreed upon by the clients and the appraisers. If this report becomes the property of any party, other than the addressee or the person who has paid the fee connected herewith, permission must be obtained from the original addressee for reproduction or additional copies. Additional fees will be charged for any further consultation, reappraisal, or review of the property.

4. No responsibility is assumed for matters pertaining to determination of flood hazard zone requirements or issuance of insurance thereof.

5. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.

6. Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed estimates of value.

7. The property history has been provided by conversations with various individuals involved in the chain of title, and if available, various documents such as contracts, deeds, leases and closing statements. We have not performed a title search, nor do we warrant that the history, as presented herein, is completely accurate. Anyone contemplating an interest in the subject property should rely solely upon a title search and opinion prepared by a qualified attorney at law.

8. Information regarding the location or existence of public utilities has been obtained through a verbal inquiry to the appropriate utility, or has been ascertained from visual evidence. No warranty has been made regarding the exact location or capabilities of public utility systems.

9. Opinions of value contained herein are estimates and there are no guarantees, either written or implied, that the property would sell for the expressed estimates of value.

10. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property. We received reports that indicating that the site is being treated for ammonia gas as explained in the report. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. The client is urged to retain an expert in this field, if desired. Furthermore, the appraisers hereby reserve the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigations.

11. Unless specifically stated to the contrary in this report, no independent evaluation of concurrence matters were made for the subject or any sales comparables. In the event concurrence is found to affect subject property or any of the sales comparables, we reserve the right to reconsider the value conclusion.

12. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirement so the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, he did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

13. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

14. ACCEPTANCE OF AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR

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ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE FOREGOING GENERAL ASSUMPTIONS AND LIMITING CONDITIONS. APPRAISAL LIABILITY EXTENDS ONLY TO THE STATED CLIENT, NOT SUBSEQUENT PARTIES OR USERS, AND IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED BY THE APPRAISERS FOR THE PREPARATION OF THIS REPORT.

"FAIR MARKET VALUE" is defined as follows:

The price at which the property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant fact. The fair market value of a particular item of property is not to be determined by a forced sale price. Nor is the fair market value of an item of property to be determined by the sale price of the item in a market other than that in which such item is most commonly sold to the public, taking into account the location of the item where ever appropriate.

#### PURPOSE AND INTENDED USER

This appraisal is provided for the County of Maui, Department of Water Supply valuation purposes to determine the fair market value of an easement to access a proposed water tank site and another easement for a water transmission line. The intended use is for the County of Maui, Department of Water Supply staff to assist in negotiations to acquire the easements and is considered confidential. The intended users of the report are the County of Maui, Department of Water supply staff.

#### APPRAISAL PROCESS AND SCOPE OF WORK

The scope of this assignment includes appraising the fair market value for the proposed access easement and water transmission line to improve service within the neighborhood.

The traditional Sales Comparison Approach is not normally applicable in this type of appraisal. The proposed easements are special purpose properties. That is, properties that are devoted or available for special uses not usually found in the open real estate market. Existing easements are not commonly bought or sold in the routine marketplace. Rather, sales prices are sometimes based on "alternative settlement," not based on an economic analysis. Due to the wide disparity in geographic location, climate, sales concessions, retained rights, comparison with the subject easement, sales of other easements should be made with extreme caution.

The income Capitalization Approach is used for investment purposes, and has as its premise the concept that the income stream can be diverted into an indication of fair market value when capitalized in a manner that is commensurate with the risk, the quality of the income stream, and the life expectancy of the improvements. The Income Capitalization Approach is not generally used for the valuation of easements because there is no practical method to allocate the revenue derived from a since segment or small portion of the overall integrity of the easement.

The Cost Approach is the measure of value when the property is unique and there is no relevant market in comparable sales, or is there any income stream available for analysis to determine the market value. While this approach is based on the principle of substitution, it is less reliable than other approaches due to the difficulty in estimating all the cost of the easements.

The Across-The-Fence (ATF) Methodoloty is based on the concept of alternative use that is assignable to land segments within the overall easement. In theory, the segments are divided down the centerline and each half is joined to the adjacent parcel, along with the adjacent property's highest and best use and unit value. ATF is the Sales Comparison Approach modified to the degree that shape, size, topography, and access is disregarded. The easement is uniquely configured to meet the highest and bese use as a right-of-way and should not be penalized for special physical characteristics when compared with the vacant parcels in the neighborhood. The ATF methodology has precedence in the practices of utility companis and public agencies. In addition, the private and public agencies have utilized this method for estimation of operating property and non-operating property, and have used it as a basis for ground rent and for estimating value for public and private streets. Adjustments are made only for the differences in marketing conditions (time) and location. The underlying assumption of this method is that land in the easement is equal to the value of the adjoining lands.

#### ACROSS-THE-FENCE (ATF)

When utilizing the ATF approach, a unit value of the typical parcel of those adjacent lands, usually on a per square foot or per acre basis, is multiplied by the area of that district or zone of the easement to estimate its value. After each zone has been assigned a value, the zones are added together to estimate the ATF value of the unencumbered fee value of the easement.

It is assumed that the access easement (Easement A) being acquired is a permanent exclusive easement, and the easement for the water transmission line (Easement B) being acquired is a permanent non-exclusive easement. It is assumed that the proposed water transmission line easement is in a location beneath the surface and is minimally disruptive to the existing uses. According to the engineering drawings provided, the access easement is approximately 27 feet wide and contains an area of 5,253 square feet. The water transmission line is approximately 21 feet wide and contains an area of 8,601 square feet.

For purposes of this appraisal, the unit of comparison used is the price per square foot. This unit is a common

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Lender/Client **COUNTY OF MAUI - DEPT OF WATER SUPPLY** Address **200 South High Street, 5th Floor Wailuku, HI 96793**

unit of comparison in the area.

**Valuation**

Recent sales of similar use and zoning were sought to represent the current fair market value of the unencumbered fee interest. A search dating back to 2006 revealed a few applicable sales of land which best indicate the subject's larger parcel, and is summarized in the chart below:

Comparable	TMK	Sale Date	Sales Price	Land Area (acres)	Price/Acre	Price/SF
1	2-2-02-002	12/19/2016	\$2,852,300	146.27	\$19,500	\$0.45
2	2-2-02-017	12/27/2013	\$9,457,267	1116.20	\$8,473	\$0.19
3	2-2-04-033	9/22/2003	\$2,850,000	523.62	\$5,443	\$0.12
4	2-2-08-001	1/25/2013	\$3,958,000	360.00	\$10,994	\$0.25
5	2-3-01-023	9/7/2006	\$10,706,000	272.96	\$39,222	\$0.90
6	2-3-02-004	12/27/2013	\$6,142,733	725.00	\$8,473	\$0.19
7	2-3-02-008	8/30/2011	\$6,250,000	236.52	\$26,425	\$0.61
8	2-3-07-035	11/16/2007	\$4,750,000	149.87	\$31,694	\$0.73
9	2-7-02-004	7/20/2009	\$2,425,000	214.92	\$11,283	\$0.26
10	2-7-03-001	9/26/2014	\$1,820,000	152.31	\$11,949	\$0.27
11	2-7-07-004	12/24/2014	\$2,200,000	312.54	\$7,039	\$0.16
12	2-7-15-003	12/15/2006	\$4,419,000	661.58	\$6,679	\$0.15

The sales above are vacant land or their improvements contribute nominally to the land value.

Utilizing linear regression analysis, it is my opinion that the unit value for the unencumbered fee interest is \$0.10 per square foot.

**Easement Value**

There assignment involves the estimation of fair market value of two separate easements. Specific easement areas are noted on the engineering maps attached. The following table summarized the value of the easements:

Easement	Description	Area (SF)	Price	%Rights	Indication
A	Exclusive	5,153	\$0.10	100%	\$ 515
B	Non-Exclusive	8,601	\$0.10	50%	\$ 430
	Total				\$ 945
				Say,	\$1,000

Based on the use to which the easement will be put and the use restrictions imposed by the easement rights, an appropriate percentage was applied to the previous unencumbered fee unit value. The easement percentage has been quantified based on an apportionment of the impact on the subsurface, surface, and air rights of the property. It is the appraiser's opinion that the contributory value of the non-exclusive easement interest is approximately 50% of the per unit unencumbered fee value of the property.

LARGER PARCEL PROPERTY DATA - TAX MAP KEY (II) 2-3-005-003

Borrower COUNTY OF MAUI

Property Address Crater Road

City Kula

County

Maui

State HI

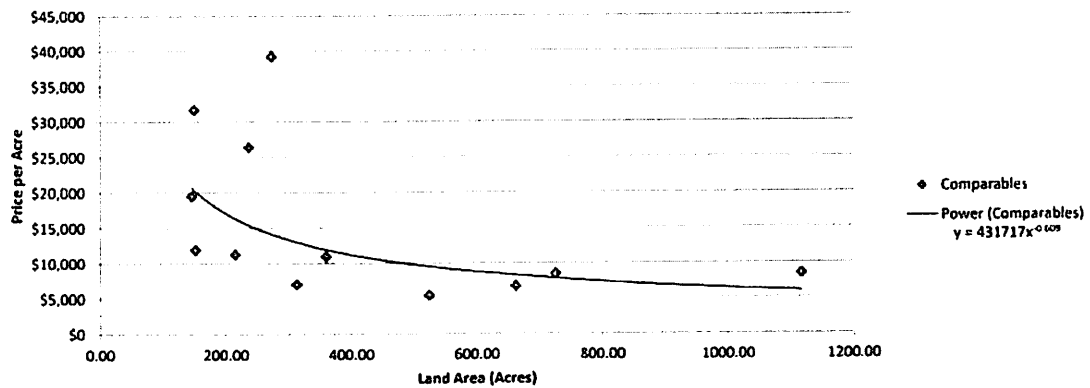
Zip Code

96790

Lender/Client COUNTY OF MAUI - DEPT OF WATER SUPPLY

Address 200 South High Street, 5th Floor Wailuku, HI 96793

## Linear Regression Analysis



Site Area- Acres (x)	Formula: $Y=431717(x)^{-0.609}$	Net Price per Acre (y)	Net Price per SF	Land Value
2,033.47	$431717(2033.47)^{-0.609}$	4173	0.10	\$ 8,857,795

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The subject larger parcel is located in Kula, Island and County of Maui, State of Hawaii and described on the Tax Map of the State of Hawaii as:

Division 2, Zone 2, Section 003, Plat 005, Parcel 003

**Real Estate Assessments**

The records of the County Tax Office show the following assessment for the 2017 tax period:

837.02	Pasture	\$10,044
101.368	Pasture	7,907
194.581	Pasture	2,335
600.00	Pasture	25,200
300.00	Pasture	7,500
0.50	Primary Site	37,500
<b>Total 2,033.469</b>		<b>90,486</b>

**COMMENTS REGARDING THE SUBJECT**

The subject includes a 2,033.469 acre parcel situated on Crater Road in Kula. Subject site is vacant and utilized for pasture. The site is irregular in shape and one its boundaries follows Crater Road from a lower portion to to the Haleakala National Park.

**RESTRICTED APPRAISAL REPORT**

**Definition of Market Value  
Ordinary Assumptions and Limiting Conditions  
Certification**

**DEFINITION OF MARKET VALUE:**

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**ORDINARY ASSUMPTIONS AND LIMITING CONDITIONS:**

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. If the appraiser has provided a sketch in the appraisal report, the sketch shows approximate dimensions and is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. If the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report that the subject site is (or is not) located in an identified Special Flood Hazard Area, as the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless required to do so by a court.
5. The appraiser has noted in the appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. I have agreed to enter into this assignment as requested by the client named in the report for the use specified by the client which is stated in the report, which calls for things that are different from the work that would otherwise be required by the specific guidelines of the USPAP. The client has agreed that the performance of this limited appraisal service is appropriate for their intended use.

Other:

**CERTIFICATION:**

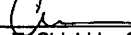
I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no (or the specified) present or prospective interest in this property that is the subject of this report, and I have no (or the specified) personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Practice.
6. I have (or have not) as indicated on the report made a personal inspection of the property that is the subject of this report. If more than one person has signed the report, each person has indicated on the report whether they did or did not make an inspection of the appraisal property.
7. Unless otherwise indicated below, no one provided me with significant professional assistance in the completion of this appraisal assignment.

**SUPERVISORY APPRAISER'S CERTIFICATION:**

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications, and am taking full responsibility for the appraisal and the appraisal report.

**APPRAISER**

Signature   
 Name Allan T. Shishido, CGA #143  
 Date Report Signed 06/16/2017  
☒ Did ☐ Did Not Inspect Property  
 Cert./Lic. # CGA #143 St HI Exp: 12/31/2017

**SUPERVISORY APPRAISER**

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Report Signed \_\_\_\_\_  
☐ Did ☐ Did Not Inspect Property  
 Cert./Lic. # \_\_\_\_\_ St \_\_\_\_\_ Exp: \_\_\_\_\_



## APPRAISAL COMPLIANCE ADDENDUM

Borrower/Client COUNTY OF MAUI			
Address Crater Road		Unit No.	
City Kula	County Maui	State HI	Zip Code 96790
Lender/Client COUNTY OF MAUI - DEPT OF WATER SUPPLY			

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☒ Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

## ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

## PRIOR SERVICES

- ☒ I have NOT performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## PROPERTY INSPECTION

- ☒ I HAVE made a personal inspection of the property that is the subject of this report.
- ☐ I have NOT made a personal inspection of the property that is the subject of this report.

## APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

## ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: As of the date of this report, I have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

## MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is over 180 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is over 180 day(s).

## APPRAISER

## SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature   
 Name Alfian T. Shishido, CGA #143  
 Date of Signature 06/16/2017  
 State Certification # CGA 0000143  
 or State License #  
 State HI  
 Expiration Date of Certification or License 12/31/2017  
 Effective Date of Appraisal 06/12/2017

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date of Signature \_\_\_\_\_  
 State Certification # \_\_\_\_\_  
 or State License # \_\_\_\_\_  
 State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_  
 Supervisory Appraiser Inspection of Subject Property:  
☐ Did Not ☐ Exterior Only from street ☐ Interior and Exterior

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City Kula

County

Maui

State

HI

Zip Code 96790

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VIEW OF ACCESS EASEMENT



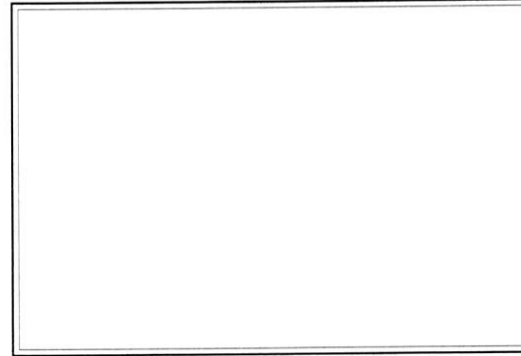
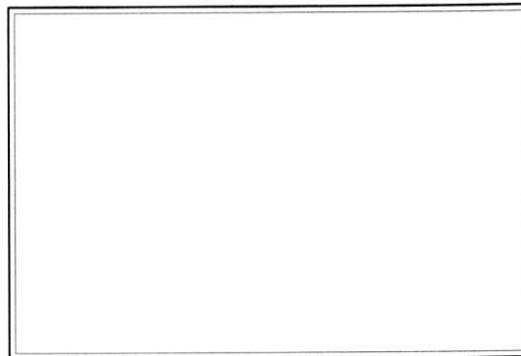
VIEW OF WATER TRANSMISSION LINE EASEMENT



STREET SCENE - FACING SOUTH

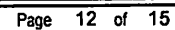


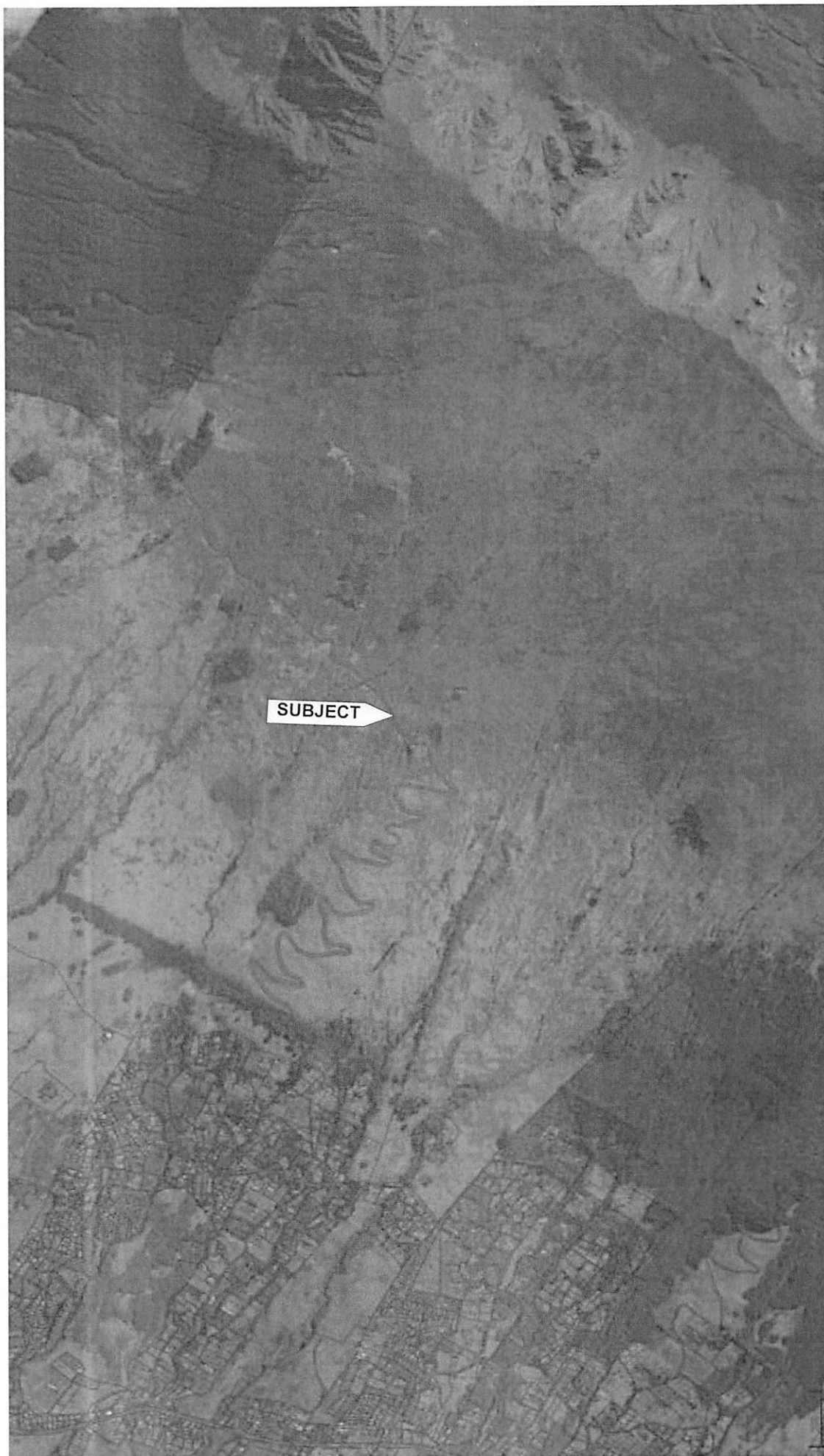
STREET SCENE - FACING EAST



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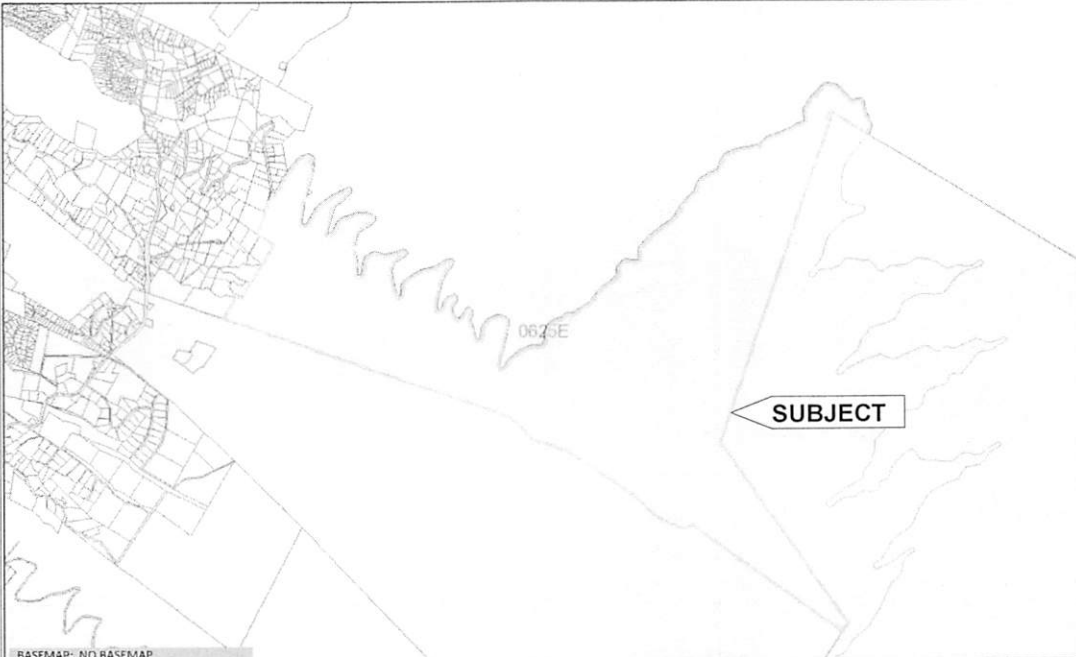




Island Appraisals  
FLOOD MAP ADDENDUM

File No. RC-333802

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City Kula County Maui State HI Zip Code 96790  
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BASEMAP: NO BASEMAP

### Flood Hazard Assessment Report

www.hawaiiifip.org

**Property Information**


COUNTY: MAUI  
TMK NO: (2) 2-3-005-003  
WATERSHED: KAILUA; KAILUA GULCH; KAILUINUI; MALIKO; WAHINEPEE; WAIKOA;  
PARCEL ADDRESS: 28200 HALEAKALA HWY KULA, HI 96790

**Flood Hazard Information**

FIRM INDEX DATE: NOVEMBER 04, 2015  
LETTER OF MAP CHANGE(S): NONE  
FEMA FIRM PANEL: 1500030625E  
PANEL EFFECTIVE DATE: SEPTEMBER 25, 2009

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO  
FOR MORE INFO, VISIT: <http://www.scd.hawaii.gov/>

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: NO  
FOR MORE INFO, VISIT: <http://dlnr.hawaii.gov/dam/>

 0 0.60 1.20 mi

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

**FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND**  
(Note: legend does not correspond with NFHL)

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD** - The 1% annual chance flood (100-year), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

- Zone A:** No BFE determined.
- Zone AE:** BFE determined.
- Zone AH:** Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
- Zone AO:** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
- Zone V:** Coastal flood zone with velocity hazard (wave action); no BFE determined.
- Zone VE:** Coastal flood zone with velocity hazard (wave action); BFE determined.
- Zone AEF:** Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

**NON-SPECIAL FLOOD HAZARD AREA** - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

- Zone XS (X shaded):** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X:** Areas determined to be outside the 0.2% annual chance floodplain.

**OTHER FLOOD AREAS**

- Zone D:** Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.



THIS LICENSE MUST BE SUBMITTED TO FILE BY REGISTRAR AND IS NOT TRANSFERABLE OR REPLENISHABLE.

LICENSE NUMBER: 143 EXPIRATION DATE: 9/14/91  
 STATE OF HAWAII DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS  
 CERTIFIED GENERAL APPRAISER

ALLAN T. SHISHIDO  
 P.O. BOX 1054  
 WAILUKU HI 96793

(SIGNATURE OF LICENSEE)