

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawaii 96813

January 22, 2016

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawai'i

Kaua'i

Consent to Assign General Lease No. SP-0168, Back to Eden, Inc., Assignor, to
Christine R. Wilkinson, Assignee, Lot 79, Kokee Campsite Lots, Waimea (Kona),
Kaua'i, Hawai'i, Tax Map Key: (4) 1-4-004:063.

APPLICANT:

Back to Eden, Inc., Assignor, to Christine R. Wilkinson, Assignee.

LEGAL REFERENCE:

Section 171-36(a)(5), Hawaii Revised Statutes, as amended.

LOCATION:

Lot 79, Pu'u Ka Pele, Waimea (Kona), Kaua'i, Tax Map Key: (4)1-4-004:063, as shown
on the attached legal description and survey map labeled Exhibit A.

AREA:

0.54 acres, more or less.

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

CHARACTER OF USE:

Recreation - residence.

TERM OF LEASE:

Twenty (20) years, commencing January 1, 2009, and expiring on December 31, 2029.
There is one rental reopening scheduled after ten years.

ITEM E-1

TERM OF LEASE:

Twenty (20) years, commencing January 1, 2009, and expiring on December 31, 2029.
There is one rental reopening scheduled after ten years.

ANNUAL RENTAL:

\$5,000.00.

CONSIDERATION:

\$10.00.

RECOMMENDED PREMIUM:

\$0.00.

DCCA VERIFICATION:

Not required. Applicant is not required to register with DCCA.

APPLICANT REQUIREMENTS:

Applicant/Assignee shall prepare and submit fully executed assignment of lease and meet other requirements as described herein.

REMARKS:

Back to Eden, Inc. which is owned by John Wilkinson as President and Treasurer, and his wife Christine Wilkinson as Vice President and Secretary, entered in to a lease under General Lease No. SP0168 effective January 6, 2009 as a result of direct negotiations with the Department of Land and Natural Resources (DLNR) pursuant to Act 223 SLH 2008. Back to Eden held the previous lease covering the property and a revocable permit immediately prior to the new lease being issued.

By way of a letter dated April 15, 2015, Christine Wilkinson has informed State Parks that John Wilkinson had passed away on February 15, 2009 and that she now wishes to assign the rights and obligations of the lease under SP0168 to herself, as Christine R. Wilkinson.

Lessee is in compliance with the rent as well as the fire and liability insurance required pursuant to the terms of the lease.

Staff notes that the term of the lease is for a period of 20 years commencing January 1, 2009. On the first page of the lease, however, the termination date is listed as December 31, 2029 in error. This would indicate a 21 year lease and is inconsistent with Act 223. Upon consultation with the Department of the Attorney General, a simple amendment can be made to the lease correcting the termination date to read

December 31, 2028. Staff recommends this be completed simultaneously with the other documents necessary for the assignment.

Assignee has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions.

Rent re-opening is not scheduled until after the first ten years of the lease. There are no outstanding rental reopening issues.

No comments have been solicited or received from any agency or the community.

Staff has no objections to this request

RECOMMENDATION:

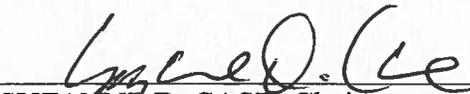
That the Board consent to the Assignment of General Lease No. SP-0168, Back to Eden, Assignor, to Christine R. Wilkinson, Assignee, subject to the terms above which are hereby incorporated by reference and further subject to the following:

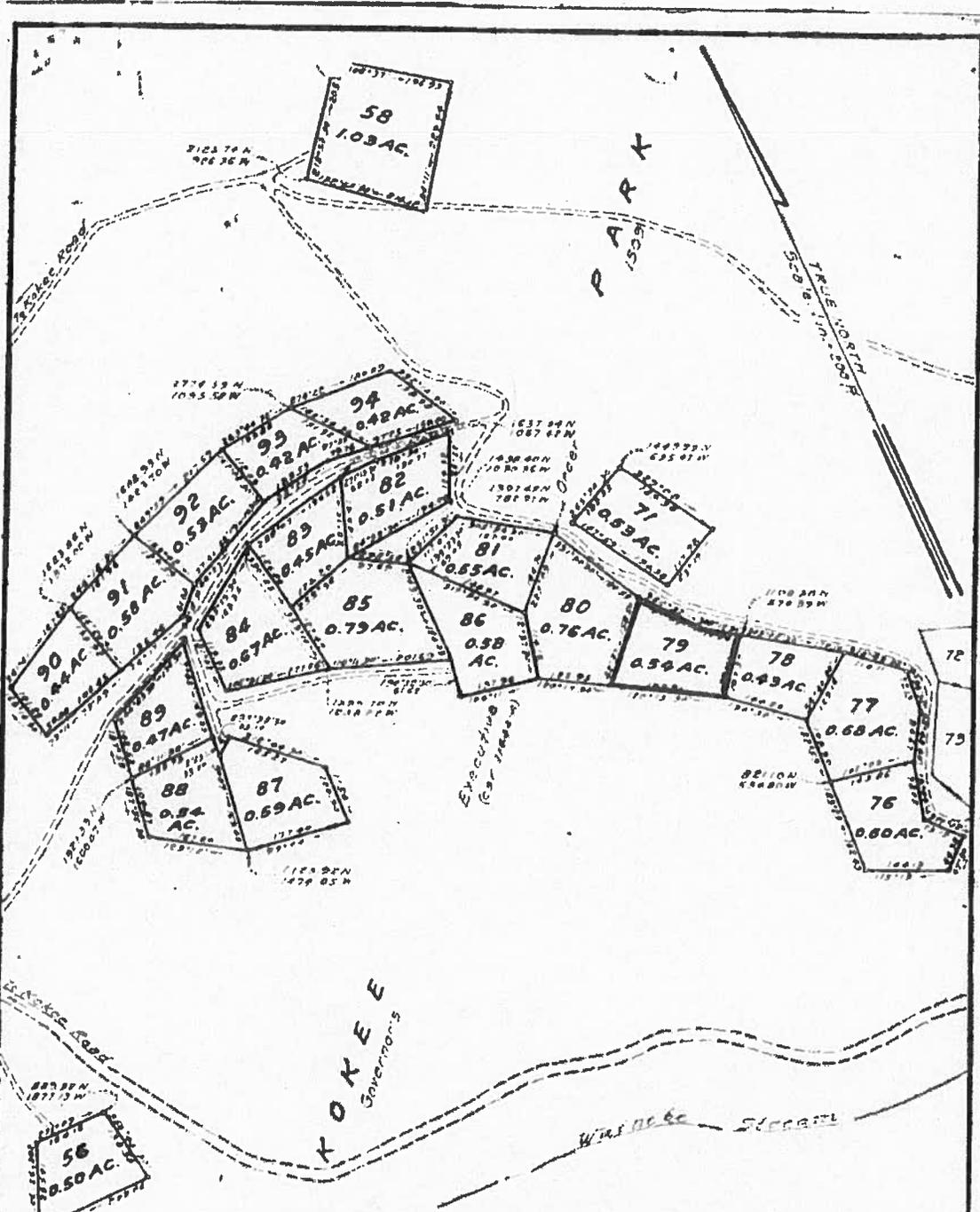
- a. That the lease be amended to correct the termination date to read December 31, 2028;
- b. The standard terms and conditions of the most current consent and/or amendment to lease forms, as may be amended from time to time;
- c. Review and approval by the Department of the Attorney General; and,
- d. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully submitted,


Curt A. Cottrell
State Parks Administrator

APPROVED FOR SUBMITTAL:


SUZANNE D. CASE, Chairperson



KOKEE CAMP SITE LOTS
LOTS 56, 58, 71, 76, 77, 78, 79, 80, 81, 82, 83,
84, 85, 86, 87, 88, 89, 90, 91, 92, 93 AND 94
 Waimea, (Kona) Kauai, Hawaii
 Scale: 1 inch = 200 feet

JOB # 3026
 C. BK

All corners marked with pipes
 Coordinates referred to KOKEE A.U.

TAX MAP 1-4-04
 KAUAI FILE
 FOLDER 3

SURVEY DIVISION
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

EXHIBIT - B
 AT Nov. 2, 1966

Sheet 7 of 7 Sheets