A79-454 - AMFAC, INC. (MAUI)

BOUNDARY CHANGE

Petition Received 4/20/79
Hearing Span 6/22/79 — 10/20/79
Maps 6/18/79
Pre-hearing Conf. —
Hearing Date 10/3/79
Legal Ad 8/31/79
Action Span 11/19/79 — 3/30/80
Decision & Order 12/18/79
Recordation 3/31/80

Ambre: Lahaina/[illegible]

4-6-18:

14, 15

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exclude 18

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① letter of authorization should say 14,15

② amend petition

Gary Oliva's petition

DOCKET NO. A78-454 - AMFAC, INC.

DEADLINE: Sept. 24, 1979

REQUEST TO BE A WITNESS	DATE RECEIVED
1. John Bose, II Maui Group, Hawaii Sierra Club P. O. Box 416 Haiku, Maui, Hawaii 96708	September 24, 1979
2. Elizabeth Stone & Children President, Environmental Citizens Against Progress P. O. Box 394 Naalehu, Hawaii 96772 (Written testimony for consideration)	(Postmarked) (September 27, 1979) October 1, 1979

DOCKET NO. A79-454 - AMFAC, INC.

DEADLINE: Sept. 17, 1979

REQUEST FOR INTERVENTION	DATE RECEIVED

DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

GEORGE R. ARIYOSHI
Governor

CHARLES W. DUKE
Chairman

SHINICHI NAKAGAWA
Vice Chairman

COMMISSION MEMBERS:

William Yuen
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

January 24, 1980

Notification of Boundary Amendment Decisions
by State Land Use Commission

To all concerned agencies:

Please be advised that pursuant to the provisions of Chapter 205-4 HRS, findings of fact, conclusions of law and decision and order have been filed by the Land Use Commission with respect to the following boundary amendment petitions following action taken at the Commission's meetings:

Petition Docket No.	Boundary Amendment Requested	LUC Action on October 16, 1979	Date of Decision and Order
A79-451 Mahinahina Venture & Richard K. G. Stursberg	To reclassify approximately 26.905 acres from Agricultural to Urban at Honokowai, Kaanapali, Lahaina, Maui	Approved approximately 26.905 acres at Honokowai, Kaanapali, Lahaina, Maui, TMK 4-3-01: por. 31 from Agricultural to Urban (See map attached)	January 17, 1980
		LUC Action on November 20, 1979	
A79-454 Amfac, Inc.	To reclassify approximately 11.93 acres from Agricultural to Urban at Lahaina, Maui	Approved approximately 11.93 acres at Lahaina, Maui, TMKs 4-6-18: 15 & 4-6-18: 14 from Agricultural to Urban	December 18, 1979
		LUC Action on November 20, 1979	
A79-455 Mauna Kea Sugar Company, Inc.	To reclassify approximately 1.25 acres from Agricultural to Urban at Wailea, South Hilo, Hawaii	Approved approximately 1.25 acres at Wailea, South Hilo, Hawaii, TMK 2-9-3: por. 11 from Agricultural to Urban (See map attached)	December 18, 1979

Petition Docket No.	Boundary Amendment Requested	LUC Action on October 16, 1979	Date of Decision and Order
A79-458 DPED, State of Hawaii	To reclassify approximately 224 acres from Conservation to Agricultural at Keahole, North Kona District, Hawaii	Approved approximately 224 acres at Keahole, North Hilo District, Hawaii, TMK 7-3-10: por. 33 from Conservation to Agricultural (See map attached)	January 17, 1980

Should you have any questions on the above, please do not hesitate to contact this office.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

Encls.

NOTIFICATION OF BOUNDARY AMENDMENT DECISIONS BY LUC

Concerned Agencies:

State (All petitions)

1. Dept of Planning & Economic Development - Planning Division
2. Dept. of Planning & Economic Development - Land Use Division (Esther Ueda)
3. Dept. of Taxation - Property Assessment Division
4. Dept. of Taxation - Property Technical Office
5. Dept. of Taxation - Tax Maps Branch
6. Dept. of Transportation - Office of the Director
7. Dept. of Land & Natural Resources - Office of the Chairman
8. Dept. of Education - Facilities & Auxiliary Services Branch
9. Office of Environmental Quality Control
10. USDA Soil Conservation Service - Attn: Harry Sato
11. Dept. of Agriculture - Office of the Chairman

City & County of Honolulu (Oahu Petitions only)

1. Dept. of General Planning - Chief Planning Officer
2. Dept. of Land Utilization - Director
3. Planning Commission - Executive Secretary
4. Dept. of Public Works - Director
5. Board of Water Supply - Manager and Chief Engineer

Hawaii County (Hawaii Petitions only)

1. Dept. of Planning - Director
2. Dept. of Water Supply
3. Planning Commission - Chairman
4. Dept. of Public Works

State - Dept. of Taxation - Hawaii District Office
Dept. of Land & Natural Resources - Hawaii Land Agent

Maui County (Maui County Petitions only)

1. Dept. of Planning - Director
2. Dept. of Water Supply
3. Planning Commission - Chairman
4. Dept. of Public Works

State - Dept. of Taxation - Maui District Office
Dept. of Land & Natural Resources - Maui Land Agent

Kauai County (Kauai Petitions only)

1. Dept. of Planning - Director
2. Planning Commission - Chairman
3. Dept. of Water Supply
4. Dept. of Public Works

State - Dept. of Taxation - Kauai District Office
Dept. of Land & Natural Resources - Kauai Land Agent

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. A79-454
	)	
AMFAC, INC.,	)	AMFAC, INC.
	)	
to Amend the Agricultural Land Use District Boundary to Reclassify Approximately 11.93 Acres, Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14 at Lahaina, Island and County of Maui, State of Hawaii, into the Urban Land Use District.	)	

This is to certify that this is a true and correct copy of the Decision and Order on file in the office of the State Land Use Commission, Honolulu, Hawaii.

DEC 18 1979
Date

by
Executive Officer

DECISION AND ORDER

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. A79-454
	)	
AMFAC, INC.,	)	AMFAC, INC.
	)	
to Amend the Agricultural Land Use District Boundary to Reclassify Approximately 11.93 Acres, Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14 at Lahaina, Island and County of Maui, State of Hawaii, into the Urban Land Use District.	)	

DECISION

THE PETITION

This matter arises from a petition for an amendment to the Land Use Commission district boundary filed pursuant to Section 205-4 of the Hawaii Revised Statutes, as amended, and Part VI, Rule 6-1 of the Land Use Commission's Rules of Practice and Procedure and District Regulations by AMFAC, INC., who is requesting that the designation of the subject property be amended from the Agricultural to the Urban district. The requested change consists of property comprising approximately 11.93 acres of land situated at Lahaina, Island and County of Maui, State of Hawaii. The property consists of two separate parcels more specifically identified as Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14.

PURPOSE OF PETITION

Petitioner's stated purpose for requesting the reclassification of the subject property from Agricultural to Urban is so that Petitioner can develop on 8 acres of the subject property, a single-family residential

subdivision consisting of approximately 39 lots. The balance of the subject property will be graded and planted with grass for use as a passive park and dedicated to the County of Maui.

THE PROCEDURAL HISTORY

The Petition was received by the Land Use Commission on April 23, 1979. Due notice of the hearing on this Petition was published in the Maui News and the Honolulu Advertiser on August 31, 1979. Notice of the hearing was also sent by certified mail to all parties involved herein on August 30, 1979. A timely application to appear and testify in this matter as a public witness was received by John Bose of the Hawaii Sierra Club, Maui Group on September 24, 1979. An untimely request to appear was received on September 27, 1979, from Elizabeth Stone, a member of Environmental Citizens Against Progress.

PRE-HEARING PROCEDURE

Prior to the taking of testimony and evidence in regard to the subject Petition, the Hearing Officer considered the requests of John Bose of the Hawaii Sierra Club, and Elizabeth Stone of the Environmental Citizens Against Progress to appear and testify as witnesses in this proceeding. The timely requests of Mr. Bose was accepted and approved and Mr. Bose testified personally in regard to the Sierra Club's position in regard to this particular Petition. The untimely request of Ms. Elizabeth Stone of the Environmental Citizens Against Progress, was also approved, however since Ms. Stone was not present, her letter, by agreement of the parties, was accepted and received as a statement of a public witness in regard to the subject Petition.

THE HEARING

The hearing on this Petition was held on October 3, 1979, at Kahului, Maui. Amfac, Inc., Petitioner herein, was represented by Gary S. Oliva, Esq.; the County of Maui was represented by Steven R. Scott, Deputy County Attorney for the County of Maui; and the Department of Planning and Economic Development was represented by Tatsuo Fujimoto.

The witnesses presented by the aforementioned parties were as follows:

Petitioner:

Steve MacMillan - Development Manager for Amfac Communities, Maui

Donald Rickard - International Longshoremen's and Warehousemen's Union, Maui Division

County of Maui:

Christopher L. Hart - Administrative Assistant to Director of Maui County Planning Department

Department of Planning and Economic Development:

Esther Ueda - Planner

POSITION OF THE PARTIES

County of Maui - Approval.

Department of Planning and Economic Development - Approval.

APPLICABLE REGULATION

Standards for determining the establishment of an Urban District is found under Part II, Section 2-2(1) of the State Land Use Commission's District Regulations. Said regulation provides in pertinent part:

"(1) 'U' Urban District. In determining the boundaries for the 'U' Urban District, the following standards shall be used:

(a) It shall include lands characterized by 'city-like' concentrations of people, structures, streets, urban level of services and other related land uses.

(b) It shall take into consideration the following specific factors:

1. Proximity to centers of trading and employment facilities except where the development would generate new centers of trading and employment.

2. Substantiation of economic feasibility by the Petitioner.

3. Proximity to basic services such as sewers, water, sanitation, schools, parks, and police and fire protection.

4. Sufficient reserve areas for urban growth in appropriate locations based on a ten (10) year projection.

(c) Lands included shall be those with satisfactory topography and drainage and reasonably free from the danger of floods, tsunami and unstable soil conditions and other adverse environmental effects.

(d) In determining urban growth for the next ten years, or in amending the boundary, lands contiguous with existing urban areas shall be given more consideration than non-contiguous lands, and particularly when indicated for future urban use on State or County General Plans.

(e) It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the State and County General Plans.

(f) Lands which do not conform to the above standards may be included within this District:

1. When surrounded by or adjacent to existing urban development; and

2. Only when such lands represent a minor portion of this District.

(g) It shall include lands, the urbanization of which will contribute towards scattered spot urban development, necessitating unreasonable investment in public supportive services.

(h) It may include lands with a general slope of 20% or more which do not provide open space amenities and/or scenic values if the Commission finds that such lands are desirable and suitable for urban purposes and that official design and construction controls are adequate to protect the public health, welfare and safety, and the public's interests in the aesthetic quality of the landscape."

FINDINGS OF FACT

The panel of the Land Use Commission, after having duly considered the record in this docket, the testimony of the witnesses and the evidence introduced herein, makes the following findings of fact:

1. The subject property is owned in fee simple by the Trustees of the Estate of Bernice Pauahi Bishop. Petitioner and the Trustees have entered into an agreement whereby Trustees will sell and the Petitioner will purchase the fee simple title to the subject property. The Trustees in turn have appointed the Petitioner as their agent for purposes of securing a change in the Land Use District classification for the subject property from the Agricultural district to Urban district. The subject property is located in Lahaina, Island and County of Maui, State of Hawaii, and consists of approximately 11.93 acres, more particularly described as Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14. The subject property is located approximately one-half mile Mauka of Lahaina town and is accessible from Lahainaluna Road.

2. The existing State Land Use classification of the subject property is Agricultural. The County of Maui

General Plan designation for the area is Single-Family Residential and Park. The Maui County Zoning for the subject property is Agricultural. The subject parcel is not within the County of Maui's Special Management Area.

3. The subject property consists of two separate parcels - Tax Map Key No. 4-6-18: 15 comprising approximately 7.035 acres and Tax Map Key No. 4-6-18: 14 which consists of approximately 4.891 acres. The two parcels in question are separated by another parcel identified as Tax Map Key No. 4-6-18: 18 comprised of 1.083 acres which is not included within the subject Petition. The subject property is presently vacant and unused and covered by scrub brush. Approximately 7 acres of the subject property were in sugar cultivation until the end of 1977 when said 7 acres were removed from active cultivation along with adjacent land in the Kelawea Mauka III Subdivision. The 7 acres removed from sugar cultivation were replaced by like acreage in a more appropriate area under cultivation by Pioneer Mill Company, Limited.

4. The subject property abuts the Urban district on all sides except its Southern boundary which is in the Agricultural district.

5. The existing land uses surrounding the subject parcels are as follows: To the East (Mauka), the Lahaina Intermediate School site which is currently under development; to the West (Makai), the Kelawea Mauka I single-family residential Subdivision and Lahainaluna Road; to the South (Olowalu), Lahainaluna Road, canefields and land general-plan single-family residential and park; to the North (Kaanapali), proposed Kelawea Mauka III single-family residential Subdivision.

6. The subject property has a slope ranging from between 8% to 12%.

The United States Department of Agriculture Soil Conservation Service classifies the soils for the area as Wainee, very stony, silty clay. The Land Study Bureau has classified those portions of the subject property previously in sugar cultivation as "B" lands, considered good for agricultural activity while the remaining portion of the subject property consists of Class "E" lands, considered very poor for agricultural activity.

7. The subject property is located outside of the 100-year flood plain of Kahoma Stream and Mauka of the potential tsunami inundation area in accordance with the Drainage Master Plan of the County of Maui (1971) by R. M. Towill Corporation.

8. The Petitioner proposes to develop a single-family residential house and lot package project which will be an extension of the Kelawea Mauka III single-family residential Subdivision. The Petitioner is a corporate parent of Pioneer Mill Company, Limited, which owns in fee simple the real property adjacent to the subject property upon which a single-family residential subdivision known as Kelawea Mauka III will be developed. Approximately 8 acres of the subject property is proposed to be subdivided into 39 residential lots having a proposed minimum lot size of 6,500 square feet. The remaining area, consisting of approximately 4 acres is proposed to be dedicated as a public passive park. Petitioner has represented that 4 acres proposed for park use will be graded and planted with grass and dedicated to the County of Maui. The homes constructed

on site will be three bedroom single-family detached dwellings of similar construction and design to those residences presently existing or under construction in Kelawea Mauka I, II and III Subdivisions adjacent to the subject property. Petitioner has entered into an agreement with the County of Maui and the International Longshoremen's and Warehousemen's Union, designed to insure the provision of appropriately priced housing for employees of Pioneer Mill Company and the Kaanapali Beach Resort. Pursuant to said agreement, housing units developed by the Petitioner will be included in a pool of housing units wherein 50% of the housing units in the pool will be offered first to ILWU members on a "first right of refusal" basis. 25% of the units in the housing pool will be offered to the employees of the Hyatt Regency Maui Hotel and the remaining 25% of the housing units will be offered to the employees of the Marriott Hotel under construction in the Kaanapali Beach Resort area. Pursuant to the agreement, all of the housing units will be sold at a price no higher than 2% over Petitioner's actual development and construction cost. All of the housing units sold shall be conveyed subject to an anti-speculation repurchase option in the favor of the County of Maui. Petitioner is also required under the agreement to develop a rental program with an option to purchase if the development and construction costs plus 2% exceeds what hotel employees are able to afford. Petitioner has stated that its anticipated development timetable will be that construction of the subdivision improvements will begin within one (1) year of the Land Use Commission's approval of the boundary amendment

and that the first units completed in the project and ready for occupancy will be within approximately one (1) year after the start of construction.

9. Petitioner has established the need for the proposed development on the subject property by showing the substantial increase in the population of Maui County from 1970 to 1977 due to the growth of the visitor industry and the creation of additional employment opportunities. The increased population growth has in turn caused an increase in the demand for single-family dwellings creating a shortage of approximately 3,000 dwelling units. The housing shortage is most sharply felt in the Lahaina district, which is the largest center of tourist oriented employment which have forced many residents employed in the Lahaina area to live in other Maui districts where affordable housing is available.

10. The availability and adequacy of public services and facilities to the subject property is as follows:

(a) Drainage. Drainage for the proposed development will be integrated with the drainage system for the entire Kelawea Mauka Subdivision, which involves the collection of runoff in cul-de-sac streets and transmitted by 30-inch diameter line along the proposed Hokeo Street and disposed into Kahoma Stream.

(b) Traffic. The Department of Transportation has commented that the proposed development will not have an impact on any of their programs for the area.

(c) Water. Local service lines will be extended and the system will be connected to existing

8, 12 and 16 inch diameter transmission lines along Lahainaluna Road.

(d) Schools. The Department of Education, State of Hawaii has commented that the student enrollment generated by the proposed classification can be accommodated by existing and planned school facilities.

(e) Sewage. Sanitary lines will be extended from the proposed Kelawea Mauka III Subdivision and be collected in a 10-inch diameter line along Lahainaluna Road for transmission to the Honoapiilani Highway forced main and ultimate treatment at the West Maui Waste Reclamation Plant, which is scheduled to be completed before the completion of the proposed subdivision.

(f) Electricity and Telephone. Said services are available from existing lines running along Lahainaluna Road.

(g) Police and Fire Protection. Police and fire services are available in the vicinity of the project and capable of meeting the needs of the proposed development.

11. That there are no known archaeological/historical, recreational/scenic or natural resources on the subject property.

12. That Maui County has requested and the Petitioner has agreed to comply with the following conditions:

(a) That full compliance shall be rendered with all requirements of the County of Maui Change in Zoning and Subdivision Ordinances.

(b) That appropriate measures shall be taken during construction to mitigate the short-term

impact of the project relative to soil erosion from wind and water and increased ambient noise levels.

(c) That a park master plan identifying circulation and appropriate amenities shall be prepared and implemented during the project construction phase.

(d) That a street tree planting plan shall be prepared for implementation during the project construction phase.

(e) That a program for the safe and aesthetic integration of "Lahaina Tank Lot B" within the proposed single-family residential subdivision shall be prepared for final review and approval by the Maui County Departments of Public Works, Water Supply and Planning.

(f) That full compliance with all Federal, State and County requirements shall be rendered.

13. Based on a review of the Petition, the evidence adduced at the hearing and the policies and criteria of the Interim Statewide Land Use Guidance Policy, the County of Maui and the Department of Planning and Economic Development has recommended that the reclassification be approved.

CONCLUSIONS OF LAW

Reclassification of the subject property, consisting of approximately 11.93 acres of land, situated at Lahaina, Island and County of Maui, State of Hawaii, from Agricultural to Urban and an amendment to the district boundaries accordingly is reasonable, non-violative of Section 205-2 of the

Hawaii Revised Statutes, and is consistent with the Interim Statewide Land Use Guidance Policy established pursuant to Section 205-16.1 of the Hawaii Revised Statutes, as amended.

ORDER

FOR GOOD CAUSE appearing, it is hereby ordered that the property which is the subject of the Petition in this Docket No. A79-454, consisting of approximately 11.93 acres of land, situated at Lahaina, Island and County of Maui, State of Hawaii, identified as Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14, shall be and the same is hereby reclassified from the "Agricultural" district to the "Urban" district classification, and the district boundaries are amended accordingly.

DONE at Honolulu, Hawaii, this 13th day of December, 1979, per Motion on November 20, 1979.

LAND USE COMMISSION
STATE OF HAWAII

By _____
C. W. DUKE
Chairman and Commissioner

By _____
SHINICHI NAKAGAWA
Vice Chairman and Commissioner

By _____
SHINSEI MIYASATO
Commissioner

By _____
MITSUO OURA
Commissioner

By _____
GEORGE PASCUA
Commissioner

By _____
CAROL WHITESELL
Commissioner

By _____
EDWARD YANAI
Commissioner

By _____
WILLIAM YUEN
Commissioner

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. A79-454
	)	
AMFAC, INC.,	)	AMFAC, INC.
	)	
to Amend the Agricultural Land Use District Boundary to Reclassify Approximately 11.93 Acres at Lahaina, Island of Maui into the Urban Land Use District	)	

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Land Use Commission's Decision and Order was served to the parties listed by either hand delivery or depositing the same in the U. S. Postal Service by certified mail:

HIDETO KONO, Director
Department of Planning and Economic Development
250 South King Street
Honolulu, Hawaii 96813

ANNETTE CHOCK, Deputy Attorney General
Department of Attorney General
Capital Investment Building
Penthouse, 850 Richards Street
Honolulu, Hawaii 96813

TOSH ISHIKAWA, Planning Director
Maui County Planning Department
200 South High Street
Wailuku, Maui 96793

PAUL MANCINI, Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Maui 96793

BISHOP ESTATE
519 Halekauwila Street
Honolulu, Hawaii 96813

WILLIAM M. KAHANE
Amfac, Inc. (Maui)
Amfac Building, 20th Floor
700 Bishop Street
Honolulu, Hawaii 96813

P01 5235369

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Tosh Ishikawa

STREET AND NO.
200 South High St.

P.O., STATE AND ZIP CODE
Wailuku, Maui 96793

POSTAGE				$ 54
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$ 1.79

POSTMARK OR DATE

HONOLULU, HI DOWNTOWN STA. DEC 6 1981 USPO

PS Form 3800, Apr. 1976

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ¢
- [ ] Show to whom, date, and address of delivery. . ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

TOSH ISHIKAWA

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5235369	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent

4. Stanley Uchima Jr.

DATE OF DELIVERY 12-19-79

POSTMARK

WAILUKU, HAWAII DEC 19 1979 USPO

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S.MAIL

RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P01 5235370

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Paul Mancini

STREET AND NO.
200 South High St.

P.O., STATE AND ZIP CODE
Wailuku, Maui 96793

POSTAGE				$ 54
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$ 1.79
POSTMARK OR DATE				

HONOLULU, HI DOWNTOWN STA
DEC 6 1981
USPO

PS Form 3800, Apr. 1976

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2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
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4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

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1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ¢
- [ ] Show to whom, date, and address of delivery. . ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

PAUL MANCINI

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5235370	

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4. Stanley Dehr Jr.

DATE OF DELIVERY 12-19-79

POSTMARK WAILUKU, HAWAII DEC 19 1979 USPO

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

A79-454 - AMFAC, INC.

☆ GPO: 1978-272-382

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RETURN TO

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190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P01 5235371

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(See Reverse)

SENT TO
Bishop Estate

STREET AND NO.
519 Halekauwila St.

P.O., STATE AND ZIP CODE
Honolulu, HI 96813

POSTAGE					$ 54	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE				80	¢
	OPTIONAL SERVICES	SPECIAL DELIVERY				¢
		RESTRICTED DELIVERY				¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED		45	¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY			¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY			¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY			¢
TOTAL POSTAGE AND FEES					$ 1.79	

POSTMARK OR DATE



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PS Form 3811, Aug. 1978

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  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

BISHOP ESTATE

3. ARTICLE DESCRIPTION:

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SIGNATURE [ ] Addressee [ ] Authorized agent

Ibani Thomas

4. DATE OF DELIVERY: DEC 21 1979

POSTMARK: HONOLULU HI STA DEC 1979 USPO

5. ADDRESS (Complete only if requested)

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☆ GPO: 1978-272-382

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SENT TO
William Kahane

STREET AND NO.
700 Bishop Street

P.O., STATE AND ZIP CODE
Honolulu, HI 96813

POSTAGE						$ .54
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE					.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY				¢
		RESTRICTED DELIVERY				¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED			.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY			¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY			¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY			¢
TOTAL POSTAGE AND FEES						$ 1.79

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HONOLULU, HI DOWNTOWN STA. USPO DEC 18 1979

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  Show to whom and date delivered. . . . . ____¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

William Kahane

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5235372	

(Always obtain signature of addressee or agent)

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SIGNATURE [ ] Addressee [ ] Authorized agent

4. DATE OF DELIVERY DEC 20 1979 POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

HONOLULU, HI DEC 20 1979

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(City, State, and ZIP Code)

P01 5235373

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SENT TO
Stephen MacMillan

STREET AND NO.
P. O. Box 696

P.O., STATE AND ZIP CODE
Lahaina, Maui 96761

POSTAGE					$ 54	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE				80	¢
	OPTIONAL SERVICES	SPECIAL DELIVERY				¢
		RESTRICTED DELIVERY				¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED		45	¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY			¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY			¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY			¢
TOTAL POSTAGE AND FEES					$ 1.79	

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- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery . $____
  (CONSULT POSTMASTER FOR FEES)

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Stephen MacMillan

3. ARTICLE DESCRIPTION:

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	5235373	

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Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

STEPHEN MACMILLAN
Development Manager
Amfac Communities-Maui
P. O. Box 696
Lahaina, Maui 96761

Dated: Honolulu, Hawaii, this 18th day of December, 1979.

GORDAN Y. FURUTANI
Executive Officer
Land Use Commission

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. A79-454
	)	
AMFAC, INC.,	)	AMFAC, INC.
	)	
to Amend the Agricultural Land Use District Boundary to Reclassify Approximately 11.93 Acres, Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14 at Lahaina, Island and County of Maui, State of Hawaii, into the Urban Land Use District.	)	

HEARING OFFICER'S REPORT

BENJAMIN M. MATSUBARA, Esq.
Suite 1748, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

Hearing Officer

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. A79-454
	)	
AMFAC, INC.,	)	AMFAC, INC.
	)	
to Amend the Agricultural Land Use District Boundary to Reclassify Approximately 11.93 Acres, Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14 at Lahaina, Island and County of Maui, State of Hawaii, into the Urban Land Use District.	)	

HEARING OFFICER'S REPORT

THE PETITION

This matter arises from a petition for an amendment to the Land Use Commission district boundary filed pursuant to Section 205-4 of the Hawaii Revised Statutes, as amended, and Part VI, Rule 6-1 of the Land Use Commission's Rules of Practice and Procedure and District Regulations by AMFAC, INC., who is requesting that the designation of the subject property be amended from the Agricultural to the Urban district. The requested change consists of property comprising approximately 11.93 acres of land situated at Lahaina, Island and County of Maui, State of Hawaii. The property consists of two separate parcels more specifically identified as Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14.

PURPOSE OF PETITION

Petitioner's stated purpose for requesting the reclassification of the subject property from Agricultural to Urban is so that Petitioner can develop on 8 acres of the subject property, a single-family residential subdivision consisting of approximately 39 lots.

The balance of the subject property will be graded and planted with grass for use as a passive park and dedicated to the County of Maui.

THE PROCEDURAL HISTORY

The Petition was received by the Land Use Commission on April 23, 1979. Due notice of the hearing on this Petition was published in the Maui News and the Honolulu Advertiser on August 31, 1979. Notice of the hearing was also sent by certified mail to all parties involved herein on August 30, 1979. A timely application to appear and testify in this matter as a public witness was received by John Bose of the Hawaii Sierra Club, Maui Group on September 24, 1979. An untimely request to appear was received on September 27, 1979, from Elizabeth Stone, a member of Environmental Citizens Against Progress.

PRE-HEARING PROCEDURE

Prior to the taking of testimony and evidence in regard to the subject Petition, the Hearing Officer considered the requests of John Bose of the Hawaii Sierra Club, and Elizabeth Stone of the Environmental Citizens Against Progress to appear and testify as witnesses in this proceeding. The timely requests of Mr. Bose was accepted and approved and Mr. Bose testified personally in regard to the Sierra Club's position in regard to this particular Petition. The untimely request of Ms. Elizabeth Stone of the Environmental Citizens Against Progress, was also approved, however since Ms. Stone was not present, her letter, by agreement of the parties, was accepted and received as a statement of a public witness in regard to the subject Petition.

THE HEARING

The hearing on this Petition was held on October 3, 1979, at Kahului, Maui. Amfac, Inc., Petitioner herein, was represented by Gary S. Oliva, Esq.; the County of Maui was represented by Steven R. Scott, Deputy County Attorney for the County of Maui; and the Department of Planning and Economic Development was represented by Tatsuo Fujimoto.

The witnesses presented by the aforementioned parties were as follows:

Petitioner:

Steve MacMillan - Development Manager for Amfac Communities, Maui

Donald Rickard - International Longshoremen's and Warehousemen's Union, Maui Division

County of Maui:

Christopher L. Hart - Administrative Assistant to Director of Maui County Planning Department

Department of Planning and Economic Development:

Esther Ueda - Planner

POSITION OF THE PARTIES

County of Maui - Approval.

Department of Planning and Economic Development - Approval.

APPLICABLE REGULATION

Standards for determining the establishment of an Urban District is found under Part II, Section 2-2(1) of the State Land Use Commission's District Regulations. Said regulation provides in pertinent part:

"(1) 'U' Urban District. In determining the boundaries for the 'U' Urban District, the following standards shall be used:

(a) It shall include lands characterized by 'city-like' concentrations of people, structures, streets, urban level of services and other related land uses.

(b) It shall take into consideration the following specific factors:

1. Proximity to centers of trading and employment facilities except where the development would generate new centers of trading and employment.

2. Substantiation of economic feasibility by the Petitioner.

3. Proximity to basic services such as sewers, water, sanitation, schools, parks, and police and fire protection.

4. Sufficient reserve areas for urban growth in appropriate locations based on a ten (10) year projection.

(c) Lands included shall be those with satisfactory topography and drainage and reasonably free from the danger of floods, tsunami and unstable soil conditions and other adverse environmental effects.

(d) In determining urban growth for the next ten years, or in amending the boundary, lands contiguous with existing urban areas shall be given more consideration than non-contiguous lands, and particularly when indicated for future urban use on State or County General Plans.

(e) It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the State and County General Plans.

(f) Lands which do not conform to the above standards may be included within this District:

1. When surrounded by or adjacent to existing urban development; and

2. Only when such lands represent a minor portion of this District.

(g) It shall not include lands, the urbanization of which will contribute towards scattered spot urban development, necessitating unreasonable investment in public supportive services.

(h) It may include lands with a general slope of 20% or more which do not provide open space amenities and/or scenic values if the Commission finds that such lands are desirable and suitable for urban purposes and that official design and construction controls are adequate to protect the public health, welfare and safety, and the public's interests in the aesthetic quality of the landscape."

FINDINGS OF FACT

The Hearing Officer, after having duly considered the record in this docket, the testimony of the witnesses, and the evidence introduced herein, makes the following findings of fact:

1. The subject property is owned in fee simple by the Trustees of the Estate of Bernice Pauahi Bishop. Petitioner and the Trustees have entered into an agreement whereby Trustees will sell and the Petitioner will purchase the fee simple title to the subject property. The Trustees in turn have appointed the Petitioner as their agent for purposes of securing a change in the Land Use District classification for the subject property from the Agricultural district to Urban district. (Petition, p. 2, Exhibit "C"; DPED testimony, p. 1). The subject property is located in Lahaina, Island and County of Maui, State of Hawaii, and consists of approximately 11.93 acres, more particularly described as Tax Map Key Nos. 4-6-18: 15 and 4-6-18: 14. (DPED testimony, p. 2; Maui County testimony, p. 1). The subject property

is located approximately one-half mile Mauka of Lahaina town and is accessible from Lahainaluna Road. (DPED testimony, p. 2).

2. The existing State Land Use classification of the subject property is Agricultural. (Maui County testimony, p. 2; DPED testimony, p. 4). The County of Maui General Plan designation for the area is Single-Family Residential and Park. The Maui County Zoning for the subject property is Agricultural. The subject parcel is not within the County of Maui's Special Management Area. (Maui County testimony, p. 2; DPED testimony, p. 4).

3. The subject property consists of two separate parcels - Tax Map Key No. 4-6-18: 15 comprising approximately 7.035 acres and Tax Map Key No. 4-6-18: 14, which consists of approximately 4.891 acres. The two parcels in question are separated by another parcel identified as Tax Map Key No. 4-6-18: 18 comprised of 1.083 acres which is not included within the subject Petition. (DPED testimony, p. 2). The subject property is presently vacant and unused and covered by scrub brush. Approximately 7 acres of the subject property were in sugar cultivation until the end of 1977 when said 7 acres were removed from active cultivation along with adjacent land in the Kelawea Mauka III Subdivision. The 7 acres removed from sugar cultivation were replaced by like acreage in a more appropriate area under cultivation by Pioneer Mill Company, Limited. (Petition, p. 4; DPED testimony, p. 2).

4. The subject property abuts the Urban district on all sides except its Southern boundary which is in the Agricultural district. (LUC Boundary Map).

5. The existing land uses surrounding the subject parcels are as follows: To the East (Mauka), the Lahaina Intermediate School site which is currently under development; to the West (Makai), the Kelawea Mauka I single-family residential Subdivision and Lahainaluna Road; to the South (Olowalu), Lahainaluna Road, canefields and land general-plan single-family residential and park; to the North (Kaanapali), proposed Kelawea Mauka III single-family residential Subdivision. (Maui County testimony, p. 1).

6. The subject property has a slope ranging from between 8% to 12%. (Petition, Exhibit "C", p. 3; Maui County testimony, p. 1; DPED testimony, p. 2).

The United States Department of Agriculture Soil Conservation Service classifies the soils for the area as Wainee, very stony, silty clay. (Petition, Exhibit "C", p. 3; Maui County testimony, p. 1; DPED testimony, p. 2). The Land Study Bureau has classified those portions of the subject property previously in sugar cultivation as "B" lands, considered good for agricultural activity while the remaining portion of the subject property consists of Class "E" lands, considered very poor for agricultural activity. (Petition, Exhibit "C", p. 3; Maui County testimony, p. 1; DPED testimony, p. 2).

7. The subject property is located outside of the 100-year flood plain of Kahoma Stream and Mauka of the

potential tsunami inundation area in accordance with the Drainage Master Plan of the County of Maui (1971) by R. M. Towill Corporation. (Maui County testimony, p. 2).

8. The Petitioner proposes to develop a single-family residential house and lot package project which will be an extension of the Kelawea Mauka III single-family residential Subdivision. The Petitioner is a corporate parent of Pioneer Mill Company, Limited, which owns in fee simple the real property adjacent to the subject property upon which a single-family residential subdivision known as Kelawea Mauka III will be developed. (Petition, p. 2). Approximately 8 acres of the subject property is proposed to be subdivided into 39 residential lots having a proposed minimum lot size of 6,500 square feet. The remaining area, consisting of approximately 4 acres is proposed to be dedicated as a public passive park. Petitioner has represented that 4 acres proposed for park use will be graded and planted with grass and dedicated to the County of Maui. The homes constructed on site will be three bedroom single-family detached dwellings of similar construction and design to those residences presently existing or under construction in Kelawea Mauka I, II and III Subdivisions adjacent to the subject property. Petitioner has entered into an agreement with the County of Maui and the International Longshoremen's and Warehousemen's Union, designed to insure the provision of appropriately priced housing for employees of Pioneer Mill Company and the Kaanapali Beach Resort. Pursuant to said agreement, housing units developed by the Petitioner will be included in a pool of housing units

wherein 50% of the housing units in the pool will be offered first to ILWU members on a "first right of refusal" basis. 25% of the units in the housing pool will be offered to the employees of the Hyatt Regency Maui Hotel and the remaining 25% of the housing units will be offered to the employees of the Marriott Hotel under construction in the Kaanapali Beach Resort area. Pursuant to the agreement, all of the housing units will be sold at a price no higher than 2% over Petitioner's actual development and construction cost. All of the housing units sold shall be conveyed subject to an anti-speculation repurchase option in the favor of the County of Maui. Petitioner is also required under the agreement to develop a rental program with an option to purchase if the development and construction costs plus 2% exceeds what hotel employees are able to afford. (Petition, Exhibit "C", pp. 1, 2; Maui County testimony, p. 3; DPED testimony, p. 3). Petitioner has stated that its anticipated development timetable will be that construction of the subdivision improvements will begin within one (1) year of the Land Use Commission's approval of the boundary amendment and that the first units completed in the project and ready for occupancy will be within approximately one (1) year after the start of construction. (Petition, Exhibit "C", pp. 1, 2; DPED testimony, p. 3).

9. Petitioner has established the need for the proposed development on the subject property by showing the substantial increase in the population of Maui County from 1970 to 1977 due to the growth of the visitor industry and the creation of additional employment opportunities.

(Petitioner's Exhibit "C", Table 1). The increased population growth has in turn caused an increase in the demand for single-family dwellings creating a shortage of approximately 3,000 dwelling units. (Petitioner's Exhibit "C", Table 2). The housing shortage is most sharply felt in the Lahaina district, which is the largest center of tourist oriented employment which have forced many residents employed in the Lahaina area to live in other Maui districts where affordable housing is available. (Petition, Exhibit "C", p. 5).

10. The availability and adequacy of public services and facilities to the subject property is as follows:

(a) Drainage. Drainage for the proposed development will be integrated with the drainage system for the entire Kelawea Mauka Subdivision, which involves the collection of runoff in cul-de-sac streets and transmitted by 30-inch diameter line along the proposed Hokeo Street and disposed into Kahoma Stream. (Petition, Exhibit "C", p. 3; Maui County testimony, p. 2; DPED testimony, p. 5).

(b) Traffic. The Department of Transportation has commented that the proposed development will not have an impact on any of their programs for the area.

(c) Water. Local service lines will be extended and the system will be connected to existing 8, 12 and 16 inch diameter transmission lines along Lahainaluna Road.

(d) Schools. The Department of Education, State of Hawaii has commented that the student enrollment generated by the proposed classification can be accommodated by existing and planned school facilities. (DPED testimony, p. 2).

(e) Sewage. Sanitary lines will be extended from the proposed Kelawea Mauka III Subdivision and be collected in a 10-inch diameter line along Lahainaluna Road for transmission to the Honoapiilani Highway forced main and ultimate treatment at the West Maui Waste Reclamation Plant, which is scheduled to be completed before the completion of the proposed subdivision. (Maui County testimony, p. 2).

(f) Electricity and Telephone. Said services are available from existing lines running along Lahainaluna Road.

(g) Police and Fire Protection. Police and fire services are available in the vicinity of the project and capable of meeting the needs of the proposed development.

11. That there are no known agricultural, archaeological/historical, recreational/scenic or natural resources on the subject property. (Maui County testimony, p. 4).

12. That Maui County has requested and the Petitioner has agreed to comply with the following conditions:

(a) That full compliance shall be rendered with all requirements of the County of Maui Change in Zoning and Subdivision Ordinances.

(b) That appropriate measures shall be taken during construction to mitigate the short-term impact of the project relative to soil erosion from wind and water and increased ambient noise levels.

(c) That a park master plan identifying circulation and appropriate amenities shall be prepared and implemented during the project construction phase.

(d) That a street tree planting plan shall be prepared for implementation during the project construction phase.

(e) That a program for the safe and aesthetic integration of "Lahaina Tank Lot B" within the proposed single-family residential subdivision shall be prepared for final review and approval by the Maui County Departments of Public Works, Water Supply and Planning.

(f) That full compliance with all Federal, State and County requirements shall be rendered.

13. Based on a review of the Petition, the evidence adduced at the hearing and the policies and criteria of the Interim Statewide Land Use Guidance Policy, the County of Maui and the Department of Planning and Economic Development has recommended that the reclassification be approved.

CONCLUSIONS OF LAW

Reclassification of the subject property, consisting of approximately 11.93 acres of land, situated at Lahaina, Island and County of Maui, State of Hawaii, from Agricultural to Urban and an amendment to the district boundaries accordingly is reasonable, non-violative of Section 205-2 of the Hawaii Revised Statutes, and is consistent with the Interim Statewide Land Use Guidance Policy established pursuant to Section 205-16.1 of the Hawaii Revised Statutes, as amended.

PROPOSED ORDER

IT IS HEREBY ORDERED:

That the property which is the subject of the Petition in this Docket No. A79-454, consisting of approximately 11.93

acres, situated at Lahaina, Island and County of Maui, State of Hawaii, identified as Tax Map Key No. 4-6-18: 15 and Tax Map Key No. 4-6-18: 14, shall be and hereby is reclassified from Agricultural to Urban and the district boundaries are amended accordingly.

DATED: Honolulu, Hawaii, November 14, 1979.

BENJAMIN M. MATSUBARA
Hearing Officer

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing Hearing Officer's Report was duly served upon the following persons, at their respective addresses, Certified Mail, Return Receipt Requested, by depositing same in the United States mail, postage prepaid, on November 14, 1979.

GARY S. OLIVA, Esq.
Carlsmith, Carlsmith, Wichman
& Case
Suite 2200, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

STEVEN R. SCOTT, Esq.
Deputy County Attorney
200 South High Street
Wailuku, Maui 96793

I HEREBY FURTHER CERTIFY that a copy of the foregoing Hearing Officer's Report was duly delivered to MR. TATSUO FUJIMOTO, Department of Planning and Economic Development, 250 South King Street, Honolulu, Hawaii, on the 14th day of November, 1979.

Benjamin M. Matsubara

BENJAMIN M. MATSUBARA
Hearing Officer

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Conference Room 322 A & B
New State Building
Honolulu, Hawaii

Approved
MAR 20 1980

November 20, 1979 - 9:30 a.m.

COMMISSIONERS PRESENT: Charles Duke, Chairman
Shinichi Nakagawa, Vice Chairman
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai
William Yuen

STAFF PRESENT: Gordan Furutani, Executive Officer
Allan Kawada, Deputy Attorney General
Dora Horikawa, Chief Clerk

Ray Russell, Court Reporter

HEARING

A79-460 - NOLAN KRAMER

Pursuant to a notice published in the Honolulu Star Bulletin on October 5, 1979 regarding the hearing, and notification of postponement and rescheduling of the meeting published on October 19 and 20, 1979 in the Honolulu Star Bulletin, a hearing was called by the Land Use Commission in the matter of the petition by Nolan Kramer to amend the land use district boundaries for approximately 3.8 acres of land presently in the Conservation District into the Urban District at Nuuanu, Oahu, Hawaii, Docket A79-460.

Mr. Gordan Furutani, Executive Officer, pointed out the location of the subject property on the maps and oriented its location with various surrounding landmarks.

Appearances

Kenneth Osato - Media Five, Agent for the Petitioner

Orlando Davidson - Deputy Corporation Counsel, representing the City Department of General Planning

Annette Chock - Deputy Attorney General, representing DPED

Withdrawal of Petition

Mr. Osato advised that petitioner would like to formally withdraw the petition for boundary amendment and that a letter to that effect had been served upon the Commission on November 20, 1979.

Since there were no objections from any of the parties, Chairman Duke declared that the petition by Nolan Kramer was officially withdrawn and the hearing on Docket A79-460 was closed.

State Representative Richard Sutton requested that the Commission consider the withdrawal with prejudice. Chairman Duke responded that the hearing had been closed without prejudice, and that every property owner had a right to petition the Commission for any lands he may desire.

ACTION

A79-454 - AMFAC, INC.

Chairman Duke noted that the hearing on this petition had been conducted by Mr. Benjamin Matsubara, Hearing Officer, and called on him to present his findings of facts as they related to the subject petition.

At the conclusion of his comprehensive report to the Commission and based on his review of the petition, evidence adduced at the hearing and the policies and criteria of the interim statewide land use guidance policy, it was Mr. Matsubara's recommendation that reclassification of the subject property, as requested by petitioner, from the Agricultural District into the Urban District was reasonable, non-violative of Section 205-2 of the Hawaii Revised Statutes, and consistent with the interim statewide land use guidance policy.

At Commissioner Whitesell's request, Mr. Matsubara read the statement made at the hearing by Mr. Bose of the Sierra Club. He also responded to other questions which were raised by Commissioner Whitesell regarding designation of park space within the area, the progress made on the Kelawea Mauka III project which had received approval from the Land Use Commission in 1975.

Commissioner Yuen also raised questions regarding the imposition of conditions by the Commission regarding compliance with the County's housing program. Mr. Matsubara replied that he did not believe it was necessary to impose such a condition in view of the agreement presently existing between the petitioner and the County regarding the housing program.

It was moved by Commissioner Yanai to approve Docket A79-454, Amfac, Inc., to reclassify 11.93 acres from the Agricultural District into the Urban District at Lahaina, Maui. It was seconded by Commissioner Miyasato and unanimously carried.

A79-455 - MAUNA KEA SUGAR CO., INC.

A resume of his prepared report was presented by Mr. Benjamin Matsubara, Hearing Officer, who conducted the hearing on this petition. It was Mr. Matsubara's recommendation that on the basis of his findings of fact the amendment to the district boundaries as requested by petitioner was reasonable, non-violative of Section 205-2 of the Hawaii Revised Statutes, and consistent with the interim statewide land use guidance policy.

It was moved by Commissioner Pascua to approve Docket A79-455, Mauna Kea Sugar Co., Inc., to reclassify 1.25 acres of land from the Agricultural District into the Urban District at Wailea, South Hilo, Hawaii. The motion was seconded by Commissioner Oura and unanimously carried.

ADOPTION OF MINUTES

Upon motion by Commissioner Yuen, seconded by Commissioner Whitesell, the minutes of May 23, 1979 and May 30, 1979 were adopted as circulated.

The meeting was adjourned at 11:27 a.m.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A79-454 - AMFAC, INC. (MAUI)

DATE November 20, 1979

PLACE Conf. Room 322 (A & B) New State Bldg., 1151 Punchbowl St. Honolulu, Hawaii

TIME 9:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
OURA, MITSUO	X			
YANAI, EDWARD	X			
MIYASATO, SHINSEI	X			
YUEN, WILLIAM W. L.	X			
WHITESELL, CAROL	X			
NAKAGAWA, SHINICHI	X			
PASCUA, GEORGE R.	X			
DUKE, CHARLES	X			

Comments: I move that we approve A79-454, Amfac, Inc., to amend the Agricultural District into the Urban District at Lihue, Kauai.

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

November 9, 1979

Mr. Hideto Kono, Director
Dept. of Planning & Economic Development
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Tatsuo Fujimoto, Head, Land Use Division

Dear Mr. Kono:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petitions

1. A79-454 - Amfac, Inc. (Maui)*
2. A79-455 - Mauna Kea Sugar Co., Inc. (Hawaii)*
3. A79-460 - Nolan Kramer (Oahu)**

will be *acted on / **heard at that time.

Should you have any question on these matters, please contact this office.

Very truly yours,

GORDAN Y. FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

November 9, 1979

Ms. Annette Chock
Deputy Attorney General
Department of Attorney General
State of Hawaii
4th Floor, State Capitol
Honolulu, Hawaii 96813

Dear Ms. Chock:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petitions

1. A79-454 - Amfac, Inc. (Maui)*
2. A79-455 - Mauna Kea Sugar Co., Inc. (Hawaii)*
3. A79-460 - Nolan Kramer (Oahu)**

will be * acted on / ** heard at that time.

Should you have any question on these matters, please contact this office.

Very truly yours,

GORDAN Y. FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

November 9, 1979

Mr. Tosh Ishikawa
Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui 96793

Dear Mr. Ishikawa:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC. (MAUI)

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

November 9, 1979

Mr. Paul Mancini
Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Mancini:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC. (MAUI)

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

November 9, 1979

Bishop Estate
519 Halekauwila Street
Honolulu, Hawaii 96813

Dear Sirs:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC. (MAUI)

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

November 9, 1979

Mr. William M. Kahane
Attorney for Petitioner
Amfac, Inc. (Maui)
Amfac Building, 20th Floor
700 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Kahane:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC. (MAUI)

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

November 9, 1979

Mr. Stephen MacMillan
Development Manager
Amfac Communities-Maui
P. O. Box 696
Lahaina, Maui, Hawaii 96761

Dear Mr. MacMillan:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC. (MAUI)

will be acted on at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME AND PLACE

November 20, 1979 - 9:30 a.m.
Conference Room 322 (A & B)
New State Building
1151 Punchbowl Street
Honolulu, Hawaii

REC'D. BY
1979 NOV 9 AM 9 44
LT. GOVERNOR'S OFFICE

A G E N D A

I. ACTION

1. A79-454 - Amfac, Inc. (Maui)

To reclassify approximately 11.93 acres of land presently in the Agricultural District into the Urban District at Lahaina, Maui, for a residential subdivision.

2. A79-455 - Mauna Kea Sugar Co., Inc. (Hawaii)

To reclassify approximately 1.25 acres of land presently in the Agricultural District into the Urban District at Wailea, South Hilo, Hawaii, for residential subdivision.

II. HEARING

1. A79-460 - Nolan Kramer (Oahu)

To reclassify approximately 3.8 acres of land presently in the Conservation District into the Urban District at Nuuanu, Oahu, Hawaii, for residential use.

III. MISCELLANEOUS

1. Adoption of Minutes MAY 23 1979 MAY 30 1979

2. Meeting Schedule

11/8/79 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. STATEWIDE 2. OAHU 3. HAWAII 4. MAUI

DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

GEORGE R. ARIYOSHI
Governor

CHARLES W. DUKE
Chairman

SHINICHI NAKAGAWA
Vice Chairman

COMMISSION MEMBERS:
James Carras
Colette Machado
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

September 25, 1979

Mr. John Bose, II
Maui Group
Hawaii Sierra Club
P. O. Box 416
Haiku, Maui, Hawaii 96708

Dear Mr. Bose:

This will acknowledge receipt of your letter request to appear as a witness regarding Docket No. A79-454 - AMFAC, INC. . Please be advised that the Land Use Commission will consider your request at its October 3, 1979 meeting. A copy of the Commission's agenda for this meeting is enclosed for your information.

Should you have any questions on this matter, please do not hesitate to call me.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl.

Maui Group, Hawaii Sierra Club
P. O. Box 416
Haiku, Maui, Hawaii 96708
September 21, 1979

Mr. Charles W. Duke, Chairman
Land Use Commission
Suite 1795, Pacific Trade Center
Honolulu, Hawaii 96813

Dear Mr. Duke:

By direction of the executive board, the undersigned or a duly credentialed alternate requests permission to appear as a witness on Docket Number A79-454 - AMFAC, INC. on October 3, 1979.

Respectfully,

John Bose, II
For the Executive Board

LAND USE COMMISSION
STATE OF HAWAII
SEP 24 11 59 AM '79

Maui Group
Hawaii Sierra Club
P.O. Box 416
Haiku, HI 96708

HONOLULU, HI
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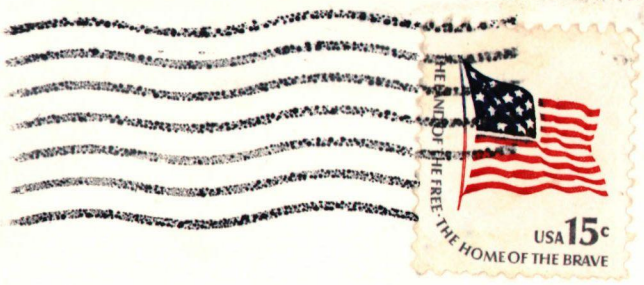
22 SEP
1979



Land Use Commission
Suite 1795, Pac. Trade Ctr.
Honolulu, HI. 96813

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kahului Library
Kahului, Maui

October 3, 1979 - 9:00 a.m.

Approved
FEB 26 1980

HEARING OFFICER, Benjamin Matsubara

COMMISSIONERS PRESENT: Shinsei Miyasato
George Pascua

STAFF PRESENT: Gordan Furutani, Executive Officer
Daniel Yasui, Planner

James Filibeck, Court Reporter

HEARING - A79-454 - AMFAC, INC.

Pursuant to a notice published in the Honolulu Advertiser and the Maui News on August 21, 1979, and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by Amfac, Inc. to amend the land use district boundaries for approximately 11.93 acres of land from the Agricultural District into the Urban District at Lahaina, Maui, Docket A79-454. The hearing was conducted by Mr. Benjamin Matsubara, appointed by the Commission as the Hearing Officer for the subject petition.

Appearances

Gary Oliva - Attorney representing petitioner

Steven Scott - Deputy Corporation Counsel, representing the Maui Planning Department

Tatsuo Fujimoto - Head, Land Use Division, representing the Department of Planning and Economic Development

The Hearing Officer outlined the procedures to be followed and the order of the appearance of the parties.

All of the persons who appeared as witnesses today, having been duly sworn in, testified and were examined as set forth in the transcript on the pages noted.

Public Witness

John Bose - Representing Sierra Club, Maui Group

Oral testimony----------6 to 8

Although a letter from Ms. Elizabeth Stone requesting to appear as a witness was an untimely one, since there were no objections from any of the parties and since she was not present, it was entered into the record as a statement from a public witness.

Mr. Yasui, staff planner, pointed out the location of the property on the maps and oriented its location with the various surrounding landmarks.

PETITIONER

Steve MacMillan - Development Manager for Amfac Communities, Maui

Direct examination by Mr. Oliva----------11 to 12

Cross examination by Mr. Scott----------12 to 13

Cross examination by Mr. Fujimoto----------13 to 15

Examination by Mr. Matsubara----------15 to 20

Reexamination by Mr. Scott----------20

Redirect examination by Mr. Oliva----------21 to 22

Don Rickard - Business Agent, ILWU, Local 142, Maui Division

Direct examination by Mr. Oliva----------22 to 23

Examination by Mr. Matsubara----------24

MAUI PLANNING DEPARTMENT

Christopher L. Hart - Administrative Assistant to Director, Maui Planning Department

Direct examination by Mr. Scott----------25 to 26

Cross examination by Mr. Fujimoto----------26

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Esther Ueda - Planner, DPED

Summary of written testimony----------27 to 28

Examination by Mr. Matsubara----------28

Exhibits

Petitioner's exhibits 1 and 2 were marked for identification and admitted into evidence.

Maui County's written testimony was marked as County's exhibit 1 and admitted into evidence.

DPED's written testimony, letters from the Department of Education and the Department of Transportation, were marked as DPED's exhibits 1, 2 and 3 respectively and entered into evidence.

Mr. Matsubara advised that he will issue a Hearing Officer's report, serve it upon all the parties, and the parties will have ten days in which to respond with any objections.

The hearing was concluded at 10:04 a.m.

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

September 19, 1979

Mr. Hideto Kono, Director
Dept. of Planning & Economic Development
State of Hawaii
Kamamalu Building
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Tatsuo Fujimoto, Head, Land Use Division

Dear Mr. Kono:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC.

will be heard at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

September 19, 1979

Ms. Annette Chock
Deputy Attorney General
Department of Attorney General
State of Hawaii
4th Floor, State Capitol
Honolulu, Hawaii 96813

Dear Ms. Chock:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC.

will be heard at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

September 19, 1979

Mr. Tosh Ishikawa
Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui 96793

Dear Mr. Ishikawa:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC.

will be heard at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

September 19, 1979

Mr. Paul Mancini
Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Mancini:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC.

will be heard at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

September 19, 1979

Bishop Estate
519 Halekauwila Street
Honolulu, Hawaii 96813

Dear Sirs:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC.

will be heard at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

Mr. William M. Kahane
Attorney for Petitioner
Amfac Building, 20th Floor
700 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Kahane:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC.

will be heard at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

September 19, 1979

Mr. Stephen MacMillan
Development Manager
Amfac Communities-Maui
P. O. Box 696
Lahaina, Maui, Hawaii 96761

Dear Mr. MacMillan:

Enclosed is a Notice of Land Use Commission meeting and the Agenda for the Meeting.

Please note that petition

A79-454 - AMFAC, INC.

will be heard at that time.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME AND PLACE

October 3, 1979 - 9:00 a.m.
Kahului Library
Kahului, Maui

REC'D. BY
1979 SEP 20 PM 12 09
LT. GOVERNOR'S OFFICE

A G E N D A

HEARING (Hearing Officer)

A79-454 - AMFAC, INC. (MAUI)

To reclassify approximately 11.93 acres of land presently in the Agricultural District into the Urban District at Lahaina, Maui, for a residential subdivision.

9/19/79 - A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. STATEWIDE 2. MAUI

LAND USE COMMISSION
STATE OF HAWAII

SEP 17 7 35 AM '79

DEPARTMENT OF THE CORPORATION COUNSEL

PAUL R. MANCINI 1198-0
Corporation Counsel
STEVEN R. SCOTT 1167-0
Deputy Corporation Counsel
County of Maui
200 South High Street
Wailuku, Maui 96793
Telephone No. 244-7740

Attorneys for the COUNTY OF MAUI,
PLANNING DEPARTMENT

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of the Petition of AMFAC, INC., to amend the District Boundary of property situate at Lahaina, In the County of Maui, State of Hawaii,	DOCKET NO. A79-454 NOTICE OF APPEARANCE

NOTICE OF APPEARANCE

Comes now the COUNTY OF MAUI through its DEPARTMENT OF PLANNING, by and through its attorneys PAUL R. MANCINI, Corporation Counsel and STEVEN R. SCOTT, Deputy Corporation Counsel, and gives notice of its intention to appear as a mandatory party pursuant to Section 205-4(e)(1) of the Hawaii Revised Statutes.

DATED: Wailuku, Maui, Hawaii, Sept. 14, 1979.

PAUL R. MANCINI
Corporation Counsel
Attorney for the COUNTY
OF MAUI, DEPARTMENT OF
PLANNING

By Steven R. Scott
STEVEN R. SCOTT
Deputy Corporation Counsel

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Notice of Appearance was served upon the following by depositing a copy of same in the United States mail this 14th day of September, 1979:

HIDETO KONO, Director
Department of Planning &
Economic Development
State of Hawaii
250 South King Street
Honolulu, HI 96813

ANNETTE CHOCK
Deputy Attorney General
Department of the Attorney
General
Capital Investment Building
Penthouse, 850 Richards Street
Honolulu, Hawaii 96813

WILLIAM M. KAHANE, ESQ.
Amfac Building
20th Floor
700 Bishop Street
Honolulu, HI 96813

STEPHEN MacMILLAN
Development Manager
Amfac Communities-Maui
P. O. Box 696
Lahaina, Maui 96761

DATED: Wailuku, Maui, Hawaii, Sept. 14, 1979.

PAUL R. MANCINI
Corporation Counsel
Attorney for the COUNTY
OF MAUI, DEPARTMENT OF
PLANNING

By _____
STEVEN R. SCOTT
Deputy Corporation Counsel

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. Hideto Kono, Director
Dept. of Planning & Economic
Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Tatsuo Fujimoto, Head, Land Use Division

Dear Mr. Kono:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Annette Chock, Deputy Attorney General
Department of Attorney General
Capital Investment Building
Penthouse, 850 Richards Street
Honolulu, Hawaii 96813

Dear Ms. Chock:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. Tosh Ishikawa
Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui 96793

Dear Mr. Ishikawa:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting two copies of the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Please make one copy available for public inspection. Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. Sidney Fuke
Planning Director
Hawaii Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Fuke:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. Brian Nishimoto
Planning Director
Planning Department
County of Kauai
4280 Rice Street
Lihue, Kauai 96766

Dear Mr. Nishimoto:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. George S. Moriguchi
Chief Planning Officer
Department of General Planning
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Moriguchi:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. Patrick Kawano, Chairman
Maui Planning Commission
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Kawano:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. William F. Mielcke, Chairman
Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Mielcke:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. James Tehada, Chairman
Kauai Planning Commission
4280 Rice Street
Lihue, Kauai, Hawaii 96766

Dear Mr. Tehada:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. Charles K. Izumoto, Chairman
City Planning Commission
650 South King Street
Honolulu, Hawaii 96813

Dear Mr. Izumoto:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Bishop Estate
519 Halekauwila Street
Honolulu, Hawaii 96813

Dear Sirs:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. Paul Mancini
Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Mancini:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. William M. Kahane
Amfac Building
20th Floor
700 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Kahane:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

August 30, 1979

Mr. Stephen MacMillan
Development Manager
Amfac Communities-Maui
P. O. Box 696
Lahaina, Maui, Hawaii 96761

Dear Mr. MacMillan:

Pursuant to the provisions of Section 205-4, HRS, as amended, we are transmitting the Notice of Hearing on boundary change petition:

A79-454 - AMFAC, INC.

Should you have any questions on this matter, please contact this office.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Enclosure

LAND USE COMMISSION
STATE OF HAWAII

SEP 12 10 28 AM '79

IN THE MATTER OF

NOTICE OF HEARING

AFFIDAVIT OF PUBLICATION

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN of the hearing to be held in the County of Maui by the Land Use Commission of the State of Hawaii to consider a petition for change of district boundaries as provided for in Section 205-4, Hawaii Revised Statutes, as amended.

DATE, TIME AND PLACE:
October 3, 1979 — 9:00 a.m.
Kahului Library
Kahului, Maui

Docket Number & Petitioner: A79-454 — AMFAC, INC.

Tax Map Key: 4-6-18: 14 and 15 (Island of Maui)

Change Requested: To reclassify approximately 11.93 acres of land presently in the Agricultural District into the Urban District at Lahaina, Maui, for a residential subdivision.

Maps showing the proposed district boundaries and copies of the Rules and Regulations governing the above petition may be inspected at the offices of the Maui Planning Department, County of Maui, 200 South High Street, Wailuku, Maui, 96793; and the Land Use Commission, Suite 1795, Pacific Trade Center, Honolulu, Hawaii, 96813; during office hours, 7:45 a.m. to 4:30 p.m., Monday through Friday.

All persons who have some property interest in the land, who lawfully reside on the land, or who otherwise can demonstrate that they will be so directly and immediately affected by the proposed change that their interest in the proceeding is clearly distinguishable from that of the general public shall be admitted as parties upon timely application for intervention.

All other persons may apply to the commission for leave to intervene as parties. Leave to intervene shall be freely granted, provided that the commission or its hearing officer, if one is appointed, may deny an application to intervene when in the commission's or hearing officer's sound discretion it appears that: (1) the position of the applicant for intervention concerning the proposed change is substantially the same as the position of a party already admitted to the proceeding; and (2) the admission of additional parties will render the proceedings inefficient and unmanageable. A person whose application to intervene is denied may appeal such denial to the circuit court pursuant to section 91-14.

Petitions to intervene shall be in conformity with Part VI, Section 6-7 of the Rules of Practice and Procedure. The petition for intervention with proof of service on all parties shall be filed with the commission within fifteen (15) days after the notice of hearing is published.

Together with other witnesses that the commission may desire to hear at the hearing, it shall allow a representative of a citizen or a community group to testify who indicates a desire to express the views of such citizen or community group concerning the proposed boundary change. Such representative shall make written application to be a witness by September 24, 1979 and shall submit written evidence to show that he is a duly authorized representative of the citizen or community group.

Any party to the proceeding may retain counsel if he so desires.

LAND USE COMMISSION
CHARLES W. DUKE, Chairman
GORDAN Y. FURUTANI, Executive Officer

(Hon. Adv.: Aug. 31, 1979) (A-18206)

STATE OF HAWAII,
CITY AND COUNTY OF HONOLULU. } ss.

Nancy Kira *being duly sworn, deposes and says, that She is Clerk of the HAWAII NEWSPAPER AGENCY, INC., agent for HONOLULU ADVERTISER, INC., publishers of THE HONOLULU ADVERTISER and SUNDAY STAR-BULLETIN and ADVERTISER, a daily newspaper published in the City and County of Honolulu, State of Hawaii; that the ordered publication in the above entitled matter of which the annexed is a true and correct printed notice, was published* one *time(s) in said daily newspaper, commencing on the* 31st *day of* August, 1979, *and ending on the* 31st *day of* August, 1979 *(both days inclusive), to wit, on* August 31, 1979

and that affiant is not a party to or in any way interested in the above entitled matter.

Nancy Kira

Subscribed and sworn to before me this 31st *day of* August, *A. D.* 1979.

Charles R Horn

Notary Public of the First Judicial Circuit, State of Hawaii

My commission expires OCTOBER 2, 1981

LAND USE COMMISSION
STATE OF HAWAII

SEP 7 10 30 AM '79

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Roberta Y. G. Ho being duly sworn deposes and says, that he is Advertising Clerk of the Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper published in Wailuku, County of Maui, State of Hawaii; that the ordered publication as to

Notice of Hearing

of which the annexed is a true and corrected printed notice, was published 1 times in the MAUI NEWS, aforesaid, commencing on the 31st day of August, 1979, and ending on the 31st day of August, 1979, (both days inclusive), to-wit: on

August 31, 1979

and that affiant is not a party to or in any way interested in the above entitled matter.

Roberta Y. G. Ho

Subscribed and sworn to before me this

5th day of Sept. A. D. 1979

Lana S. Kuennoki
Notary Public, Second Judicial Circuit, State of Hawaii.

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN of the hearing to be held in the County of Maui by the Land Use Commission of the State of Hawaii to consider a petition for change of district boundaries as provided for in Section 205-4, Hawaii Revised Statutes, as amended.

DATE, TIME AND PLACE:

October 3, 1979 — 9:00 a.m.
Kahului Library
Kahului, Maui

Docket Number & Petitioner: A79-454 — AMFAC, INC.

Tax Map Key: 4-6-18: 14 and 15 (Island of Maui)

Change Requested:

To reclassify approximately 11.93 acres of land presently in the Agricultural District into the Urban District at Lahaina, Maui, for a residential subdivision.

Maps showing the proposed district boundaries and copies of the Rules and Regulations governing the above petition may be inspected at the offices of the Maui Planning Department, County of Maui, 200 South High Street, Wailuku, Maui 96793; and the Land Use Commission, Suite 1795, Pacific Trade Center, Honolulu, Hawaii 96813; during office hours, 7:45 a.m. to 4:30 p.m., Monday through Friday.

All persons who have some property interest in the land, who lawfully reside on the land, or who otherwise can demonstrate that they will be so directly and immediately affected by the proposed change that their interest in the proceeding is clearly distinguishable from that of the general public shall be admitted as parties upon timely application for intervention.

All other persons may apply to the commission for leave to intervene as parties. Leave to intervene shall be freely granted, provided that the commission or its hearing officer, if one is appointed, may deny an application to intervene when in the commission's or hearing officer's sound discretion it appears that: (1) the position of the applicant for intervention concerning the proposed change is substantially the same as the position of a party already admitted to the proceeding; and (2) the admission of additional parties will render the proceedings inefficient and unmanageable. A person whose application to intervene is denied may appeal such denial to the circuit court pursuant to section 91-14.

Petitions to intervene shall be in conformity with Part VI, Section 6-7 of the Rules of Practice and Procedure. The petition for intervention with proof of service on all parties shall be filed with the commission within fifteen (15) days after the notice of hearing is published.

Together with other witnesses that the commission may desire to hear at the hearing, it shall allow a representative of a citizen or a community group to testify who indicates a desire to express the views of such citizen or community group concerning the proposed boundary change. Such representative shall make written application to be a witness by September 14, 1979 and shall submit written evidence to show that he is a duly authorized representative of the citizen or community group.

Any party to the proceeding may retain counsel if he so desires.

LAND USE COMMISSION
Charles W. Duke, Chairman
Gordan Y. Furutani, Executive Officer

(MN: Aug. 31, 1979)

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN of the hearing to be held in the County of Maui by the Land Use Commission of the State of Hawaii to consider a petition for change of district boundaries as provided for in Section 205-4, Hawaii Revised Statutes, as amended.

1979 AUG 30 AM 10 30
REC'D. BY
LT. GOVERNOR'S OFFICE

DATE, TIME AND PLACE:

October 3, 1979 - 9:00 a.m.
Kahului Library
Kahului, Maui

Docket Number & Petitioner: A79-454 - AMFAC, INC.

Tax Map Key: 4-6-18: 14 and 15 (Island of Maui)

Change Requested: To reclassify approximately 11.93 acres of land presently in the Agricultural District into the Urban District at Lahaina, Maui, for a residential subdivision.

Maps showing the proposed district boundaries and copies of the Rules and Regulations governing the above petition may be inspected at the offices of the Maui Planning Department, County of Maui, 200 South High Street, Wailuku, Maui, 96793; and the Land Use Commission, Suite 1795, Pacific Trade Center, Honolulu, Hawaii, 96813; during office hours, 7:45 a.m. to 4:30 p.m., Monday through Friday.

All persons who have some property interest in the land, who lawfully reside on the land, or who otherwise can demonstrate that they will be so directly and immediatley affected by the proposed change that their interest in the proceeding is clearly distinguishable from that of the general public shall be admitted as parties upon timely application for intervention.

All other persons may apply to the commission for leave to intervene as parties. Leave to intervene shall be freely granted, provided that the commission or its hearing officer, if one is appointed, may deny an application to intervene when in the commission's or hearing officer's sound discretion it appears that:

(1) the position of the applicant for intervention concerning the proposed change is substantially the same as the position of a party already admitted to the proceeding; and (2) the admission of additional parties will render the proceedings inefficient and unmanageable. A person whose application to intervene is denied may appeal such denial to the circuit court pursuant to section 91-14.

Petitions to intervene shall be in conformity with Part VI, Section 6-7 of the Rules of Practice and Procedure. The petition for intervention with proof of service on all parties shall be filed with the commission within fifteen (15) days after the notice of hearing is published.

Together with other witnesses that the commission may desire to hear at the hearing, it shall allow a representative of a citizen or a community group to testify who indicates a desire to express the views of such citizen or community group concerning the proposed boundary change. Such representative shall make written application to be a witness by September 24, 1979 and shall submit written evidence to show that he is a duly authorized representative of the citizen or community group.

Any party to the proceeding may retain counsel if he so desires.

LAND USE COMMISSION

CHARLES W. DUKE, Chairman

GORDAN Y. FURUTANI, Executive Officer

(Legal Ad - 2 col w/border)
(to appear August 31, 1979)
(Maui News and The Honolulu)
(Advertiser)

8/30/79 - A COPY OF THIS NOTICE OF HEARING WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. STATEWIDE 2. MAUI

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of AMFAC, INC. to amend the district boundary of property situated at Lahaina, Maui, Hawaii	DOCKET NO. A79-454

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Notice of Hearing was served upon the following by either hand delivery or depositing the same in the U.S. Postal Service by certified mail:

HIDETO KONO, Director
Department of Planning & Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

ANNETTE CHOCK, Deputy Attorney General
Department of the Attorney General
Capital Investment Building
Penthouse, 850 Richards Street
Honolulu, Hawaii 96813

TOSH ISHIKAWA, Planning Director
Maui County Planning Department
200 South High Street
Wailuku, Maui, Hawaii 96793

SIDNEY FUKE, Planning Director
Hawaii County Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

BRIAN NISHIMOTO, Planning Director
Kauai County Planning Department
4280 Rice Street
Lihue, Kauai, Hawaii 96766

GEORGE S. MORIGUCHI, Chief Planning Officer
Department of General Planning
City and County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

A79-454 - AMFAC, INC.

Receipts for certified mail

N/H sent 8/30/79

PO1 5442728

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

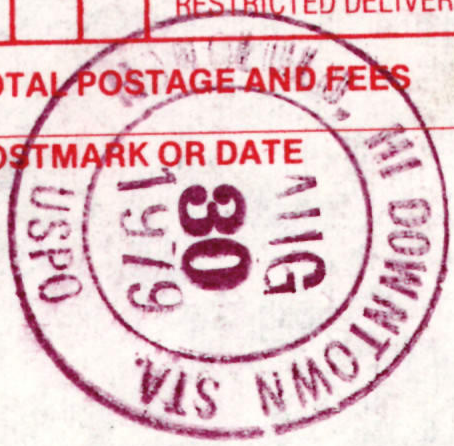
SENT TO
TOSH ISHIKAWA

STREET AND NO.
200 S. High St.

P.O., STATE AND ZIP CODE
Wailuku, Maui 96793

POSTAGE				$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$ 1.53

POSTMARK OR DATE



A79-454 - AMFAC, INC.

PS Form 3800, Apr. 1976

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ¢
- [ ] Show to whom, date, and address of delivery. . ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

TOSH ISHIKAWA

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442728	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE [ ] Addressee [ ] Authorized agent

E. Ishikawa

4. DATE OF DELIVERY 8/31/79

POSTMARK

WAILUKU HAWAII AUG 31 1979 USPO

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

A79-454 - Amfac, Inc.

☆ GPO: 1978-272-382

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300



RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P01 5442729

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
SIDNEY FUKE

STREET AND NO.
25 Aupuni St.

P.O., STATE AND ZIP CODE
Hilo, HI. 96720

POSTAGE				$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$1.53
POSTMARK OR DATE				

AUG 30 1979
HILO, HI. DOWNTOWN STA. USPO

A79-454 - AMFAC, INC.

PS Form 3800, Apr. 1976

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)

2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.

3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.

4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.

5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.

6. Save this receipt and present it if you make inquiry.

☆U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [x] Show to whom and date delivered. . . . . ¢
- [ ] Show to whom, date, and address of delivery. . . . ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

SIDNEY FUKE

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442729	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE [ ] Addressee [ ] Authorized agent

4. DATE OF DELIVERY 8/31/79 POSTMARK

5. ADDRESS (Complete only if requested)

HILO, HI AUG 31 1:PM

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S.M.P.H.

RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P01 5442730

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
BRIAN NISHIMOTO

STREET AND NO.
4280 Rice Street

P.O., STATE AND ZIP CODE
Lihue, Kauai 96766

POSTAGE				$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$ 1.53

POSTMARK OR DATE



A79-454 - AMFAC, INC.

PS Form 3800, Apr. 1976

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1973

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ____¢
- [ ] Show to whom, date, and address of delivery. . ____¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ____¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

BRIAN NISHIMOTO

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442730	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE [ ] Addressee [ ] Authorized agent

4. Angie Romasco

DATE OF DELIVERY 8-31-79

POSTMARK AUG 31 1979

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300



RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P 541 5442731

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
GEORGE S. MORIGUCHI

STREET AND NO.
650 S. King St.

P.O., STATE AND ZIP CODE
Honolulu, HI. 96813

POSTAGE			$ .28	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE		.80	¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE — SHOW TO WHOM AND DATE DELIVERED	.45	¢
		RETURN RECEIPT SERVICE — SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢
		RETURN RECEIPT SERVICE — SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE — SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES			$ 1.53	

POSTMARK OR DATE

HONOLULU, HI DOWNTOWN STA
AUG 8 1979
USPO

PS Form 3800, Apr. 1976

A79-454 - AMFAC, INC.

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

- [X] Show to whom and date delivered . . . . . ____¢
- [ ] Show to whom, date, and address of delivery . . ____¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered . . . . . ____¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery . $____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

GEORGE S. MORIGUCHI

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442731	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE [ ] Addressee [ ] Authorized agent

D. Kemuna

4. DATE OF DELIVERY 8/31/79

POSTMARK

HONOLULU, HI. DOWN STA. 1979 AUG 31 1979 USPO

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

HONOLULU HI DOWNTOWN STA. AUG 31 1979 USPO

U.S.MAIL

RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P01 5442732

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
PATRICK KAWANO

STREET AND NO.
200 S. High St.

P.O., STATE AND ZIP CODE
Wailuku, Maui 96793

POSTAGE					$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE				.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY			¢
		RESTRICTED DELIVERY			¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED		.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES					$1.53

POSTMARK OR DATE



A79-454 - AMFAC, INC.

PS Form 3800, Apr. 1976

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ¢
- [ ] Show to whom, date, and address of delivery. . . . ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

PATRICK KAWANO

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442732	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE [ ] Addressee [ ] Authorized agent

E. Kawano

4. DATE OF DELIVERY: 8/31/79

POSTMARK: WAILUKU, HAWAII AUG 31 1979 USPO

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

A79-454 - AMFAC, INC.

☆ GPO: 1978-272-382

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300



RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

PO1 5442733

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
WILLIAM F. MIELCKE

STREET AND NO.
25 Aupuni Street

P.O., STATE AND ZIP CODE
Hilo, HI. 96720

POSTAGE				$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$ 1.53
POSTMARK OR DATE				

HI DOWNTOWN STA. USPO AUG 30 1979

A79-454 - AMFAC, INC.

PS Form 3800, Apr. 1976

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
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4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

- [X] Show to whom and date delivered . . . . . ____¢
- [ ] Show to whom, date, and address of delivery . . ____¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered . . . . . ____¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery . $____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

WILLIAM MIELCKE

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442733	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☑ Authorized agent

L. Olenka

4. DATE OF DELIVERY 9/4/79

POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

HILO, HI SEP 4 1979 96720

GPO: 1978-272-382

A79-454 - AMFAC, INC.



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300



RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P01 5442734

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
JAMES TEHADA

STREET AND NO.
4280 Rice St.

P.O., STATE AND ZIP CODE
Lihue, Kauai 96766

POSTAGE				$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$ 1.53
POSTMARK OR DATE				

HONOLULU, HI DOWNTOWN STA POST OFFICE AUG 30 1979

PS Form 3800, Apr. 1976

A79-454 - AMFAC, INC.

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
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5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ¢
- [ ] Show to whom, date, and address of delivery. . ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

JAMES TEHADA

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442734	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE [ ] Addressee [ ] Authorized agent

4. Angie Romasar

DATE OF DELIVERY 8-31-79

POSTMARK AUG 31 1979

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S.MAIL ®

RECEIVED
31
1979

RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

PO1 5442735

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
CHARLES K. IZUMOTO

STREET AND NO.
650 S. King St.

P.O., STATE AND ZIP CODE
Honolulu, HI. 96813

POSTAGE				$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$1.53
POSTMARK OR DATE				

HONOLULU, HI STA. 30 AUG 1979

PS Form 3800, Apr. 1976

A79-454 - AMFAC, INC.

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
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4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ¢
- [ ] Show to whom, date, and address of delivery. . . . . ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

CHARLES K. IZUMOTO

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442735	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE [ ] Addressee [ ] Authorized agent

H. Kimura

4. DATE OF DELIVERY 8/31/79

POSTMARK

HONOLULU HI STA. AUG 31 1979 USPS

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

HONOLULU DOWNTOWN STA. AUG 31 1979 HAWAII

U.S.MAIL

RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

PC1 5442736

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

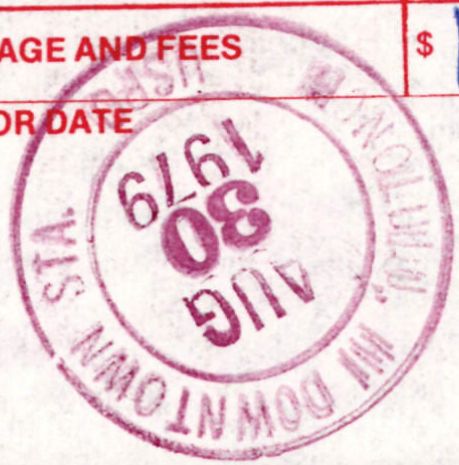
SENT TO
BISHOP ESTATE

STREET AND NO.
519 Halekauwila St.

P.O., STATE AND ZIP CODE
Honolulu, HI. 96813

POSTAGE					$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE				80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY			¢
		RESTRICTED DELIVERY			¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED		.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES					$ 1.53

POSTMARK OR DATE



PS Form 3800, Apr. 1976

A79-454 - AMFAC, INC.

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).

X ☐ Show to whom and date delivered . . . . . ____¢

☐ Show to whom, date, and address of delivery . . ____¢

☐ RESTRICTED DELIVERY
Show to whom and date delivered . . . . . ____¢

☐ RESTRICTED DELIVERY.
Show to whom, date, and address of delivery . $____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

BISHOP ESTATE

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442736	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Bobette L. Tagapa

4. DATE OF DELIVERY SEP 04 1979 POSTMARK

5. ADDRESS (Complete only if requested)

HONOLULU, HI DOWNTOWN STA. USPO SEP 4

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300



RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P91 5442737

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
PAUL MANCINI

STREET AND NO.
200 S. High St.

P.O., STATE AND ZIP CODE
Wailuku, Maui 96793

POSTAGE					$ .28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE				.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY			¢
		RESTRICTED DELIVERY			¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.45	¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES					$ 1.53

POSTMARK OR DATE



PS Form 3800, Apr. 1976

A79-454 - AMFAC, INC.

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, **leaving the receipt attached**, and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [X] Show to whom and date delivered..... ¢
- [ ] Show to whom, date, and address of delivery.. ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered..... ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

PAUL MANCINI

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442737	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE [ ] Addressee [ ] Authorized agent

G. Kuboyama

4. DATE OF DELIVERY: 8/31/79

POSTMARK: WAILUKU, HAWAII AUG 31 1979 USPO

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

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- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300



RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

PO# 5442738

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

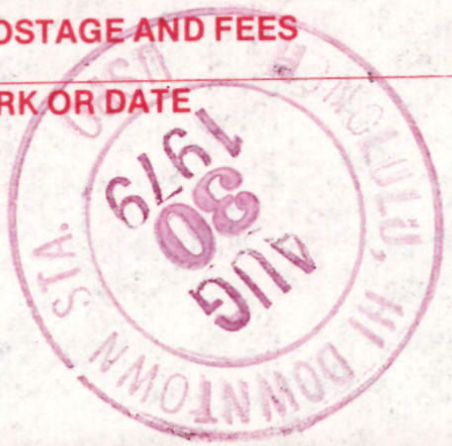
SENT TO
WILLIAM M. KAHANE

STREET AND NO.
700 Bishop, 20th Fl.

P.O., STATE AND ZIP CODE
Honolulu, HI. 96813

POSTAGE			$ .28	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE		.80	¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE — SHOW TO WHOM AND DATE DELIVERED	.45	¢
		RETURN RECEIPT SERVICE — SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢
		RETURN RECEIPT SERVICE — SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE — SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES			$ 1.53	

POSTMARK OR DATE



PS Form 3800, Apr. 1976

A79-454 - AMFAC, INC.

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

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6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1973

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

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Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ____¢
- [ ] Show to whom, date, and address of delivery. . ____¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ____¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $____
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

WILLIAM M. KAHANE

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442738	

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE [ ] Addressee [ ] Authorized agent

Andres N Nadal

4. DATE OF DELIVERY 8-31-79

POSTMARK

HONOLULU HI DOWNTOWN STA. AUG 31 1979 USPS

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆ GPO: 1978-272-382

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

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- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

HONOLULU, HI DOWNTOWN STA. AUG 15 1979 USPO

U.S.MAIL ®

RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

P04 5442739

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
STEPHEN MacMILLAN

STREET AND NO.
P. O. Box 696

P.O., STATE AND ZIP CODE
Lahaina, Maui 96761

POSTAGE				$.28
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE			.80 ¢
	OPTIONAL SERVICES	SPECIAL DELIVERY		¢
		RESTRICTED DELIVERY		¢
		RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.45 ¢
			SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
			SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
			SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES				$1.53

POSTMARK OR DATE

HONOLULU HI MAIN STA. AUG 30 1979

PS Form 3800, Apr. 1976

A79-454 - AMFAC, INC.

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

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6. Save this receipt and present it if you make inquiry.

☆ U.S. GOVERNMENT PRINTING OFFICE 1978: 269-897

PS Form 3811, Aug. 1978

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

SENDER: Complete items 1, 2, and 3.
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1. The following service is requested (check one).
- [X] Show to whom and date delivered. . . . . ¢
- [ ] Show to whom, date, and address of delivery. . ¢
- [ ] RESTRICTED DELIVERY
  Show to whom and date delivered. . . . . ¢
- [ ] RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery. $
  (CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

STEPHEN MacMILLAN

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	5442739	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE [ ] Addressee [ ] Authorized agent

Joan K. Yoshimura

4. DATE OF DELIVERY: 9/4/79 POSTMARK

U.S.P.O. SEP 4 1979 LAHAINA, HI

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

☆ GPO: 1978-272-402

A79-454 - AMFAC, INC.

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, and 3 on the reverse.
- Attach to front of article if space permits. Otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300

U.S.MAIL

RETURN TO

State of Hawaii
LAND USE COMMISSION
Suite 1795, Pacific Trade Center
190 South King Street
Honolulu, Hawaii 96813

(Name of Sender)

(Street or P. O. Box)

(City, State, and ZIP Code)

PATRICK KAWANO, Chairman
Maui Planning Commission
200 South High Street
Wailuku, Maui, Hawaii 96793

WILLIAM F. MIELCKE, Chairman
Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

JAMES TEHADA, Chairman
Kauai Planning Commission
4280 Rice Street
Lihue, Kauai, Hawaii 96766

CHARLES K. IZUMOTO, Chairman
City Planning Commission
650 South King Street
Honolulu, Hawaii 96813

PAUL MANCINI, Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

BISHOP ESTATE
519 Halekauwila Street
Honolulu, Hawaii 96813

WILLIAM M. KAHANE
Amfac Building
20th Floor
700 Bishop Street
Honolulu, Hawaii 96813

STEPHEN MacMILLAN
Development Manager
Amfac Communities-Maui
P. O. Box 696
Lahaina, Maui, Gawaii 96761

DATED: Honolulu, Hawaii, this 30th day of August, 1979.

GORDAN Y. FURUTANI
Executive Officer
Land Use Commission

LUC Maps

Maui

PREPARED BY
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
STATE OF HAWAII

N

0 1 2 3 4
SCALE IN MILES

M-1
HONOLUA

M-4
KAHAKULOA

M-2
LAHAINA

M-5
WAILUKU

M-7
PAIA

M-10
HAIKU

M-13
KEANAE

M-3
OLOWALU

M-6
MAALAEA

M-8
PUU O KALI

M-11
KILOHANA

M-14
NAHIKU

M-16
HANA

M-9
MAKENA

M-12
LUALAILUA HILLS

M-15
KAUPO

M-17
KIPAHULU

Honokahua
Kaanapali
Lahaina
Waihee
Kahului
Pauwela Pt.
Lower Paia
Makaiwa
Kihei
Maalaea Bay
Hana
Hamoa
Makena
Kipahulu

KEY MAP
FOR
LAND USE DISTRICT MAPS

COUNTY OF MAUI

7514

HONOKOWAI

KAANAPALI

MALA

LAHAINA

LAHAINALUNA HIGH SCHOOL

A

C

U

A75-401-Amfac
65 Acres, Ato., 4/76

A79-454 AMFAC, INC.

11.9 Acres

7515

LAHAINA

4 6 18

PUU LAINA

KAHOMA VALLEY

SECTION 5 PLAT 21

State of Hawaii (Dept of Public Instruction) LAHAINALUA SCHOOL per Exec Order 251 (425.904 acs)

426.10 Acs.

PANAEWA

Top of Pali

PLAT 17

Top of Pali

APP.

FOREST RESERVE LINE

PAUPAU

State of Hawaii (Pioneer Mill Co., Ltd.)le G.L.S-3984 166.6 Acs

408 Acs

PLAT 25

True North 1" = 600'

STREAM

State of Hawaii (Pioneer Mill Co.,Ltd.)le Por G.L.S-3988 4.998 Ac

State of Hawaii (Pioneer Mill Co., Ltd.)le For G.L.S-3985 53.83 acs.

(1.401 acs.)

State of Hawaii (Pioneer Mill Co., Ltd.)le Por G.L. S-3988 26.709Ac±

(0.270 ac.)

(0.196 ac.)

STREAM

SEC 5 PLAT 17

KAHAHA 16

SEC 6 PLAT

State of Hawaii (35.035 Acs.) Dept. of Education LAHAINALUNA HIGH SCHOOL Por Exec Ord. 251

State of Hawaii (Pioneer Mill Co., Ltd.)le Por G.L. S-3008

Lahaina 54.887 Ac. Int. in Com. (LIL 1240) 37.832 Acs.

Ditch

Pipe line

State of Hawaii 86.837 acs.

LAHAINALUNA SCHOOL

(3.031 acs)

Gymnasium

Care

ATS-40 L. Amfac GC Acres 3/16

Kahoma Stream

Kelawea Mauka Subdivision

SECTION 5

LAHAINALUNA SUBD

P. Bishop Estate Pioneer Mill Co.,Ltd.)le

(Gr of S-13660) 3.30 ac.

7.035 Ac. Cane

1.083 Ac.

0.651 Ac.

Scrub Vegetation

BWS Tank site

4.251 ac.

State of Hawaii (County of Maui Bd. of Water Supply Exec. Ord. 2136 EXPLORATORY WELL SITE)

State of Hawaii (Pioneer Mill Co., Ltd.)le Por G.L. S-3008

0.271 ac

L.C.Aw. 7713:25 State of HI 1.0 Acre Reservoir

L.C.Aw. 7716:11

Road

B. P. Bishop Estate (Pioneer Mill Co., Ltd.)-le. 1183.50 Acs.

A

I

U

K

PAUNAU

LAHAINALUNA

Pioneer Sugar Mill

PLAT 16

PLAT 15

PLAT 14

PLAT 13

PLAT 20

KAUAULA

WAINEE

KOOKA

POLANUI

L.C.Aw. 8559:3

Pioneer Mill Co. Ltd. 48.72 acs.

Re: 7254:3 1878 L.C.Aw. 7716:11 Re: 7254

Pioneer Mill Co. Ltd. 133.44 acs.

Pipe Line

L.C.Aw. 5201-B:1

Ditch

Road

Auwai

Pilani

Wall

STREAM

SECTION 1

PLAT 21

PLAT 23

PLAT 22

(F.P.R.-33.65 ac.)

Pioneer Mill Co., Ltd. 3.82 acs.

L.C. Aw. 6812:1

Manawaiopae Stream

Pioneer Mill Co. Ltd. 0.42 ac. L.C.Aw. 6812:2

True North 1"=600'

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Refer to Administrative Directive 24-68 (Rev.) dated November 21, 1968, as amended by RPP Procedure 4-76, dated July 2, 1976.

Pars. dropped:

SECOND DIVISION		
ZONE	SEC.	PLAT
4	6	18

CONTAINING PARCELS

Scale: 1 in. = 600 ft.

ADVANCE SHEET SUBJECT TO CHANGE

PRINTED APR 2 7 1979

7516

Appr. by:
Revised by:
Appr. by:

Dwg. No. 337
By: DLC, CH, April 1977
Source: Aerial Eng.

A79-454 AMFAC, INC.

LAHAINA, MAUI.

DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

• • •

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

GEORGE R. ARIYOSHI
Governor

CHARLES W. DUKE
Chairman

SHINICHI NAKAGAWA
Vice Chairman

COMMISSION MEMBERS:
James Carras
Colette Machado
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

May 16, 1979

NOTIFICATION OF RECEIPT OF BOUNDARY AMENDMENT PETITION

This is to advise you that a petition to amend the State Land Use Boundaries with the following general information has been received by the State Land Use Commission:

PETITIONER	:	AMFAC, INC.
OWNER(S)	:	BERNICE PAUAHI BISHOP ESTATE
TAX MAP KEY	:	4-6-18: 14 and 15
LOCATION	:	LAHAINA, MAUI, HAWAII
ACREAGE	:	APPROXIMATELY 11.93 ACRES
PRESENT DISTRICT	:	AGRICULTURAL
RECLASSIFY TO	:	URBAN
PROPOSED USE	:	RESIDENTIAL SUBDIVISION
RECEIVED	:	APRIL 23, 1979
DOCKET NO.	:	A79-454

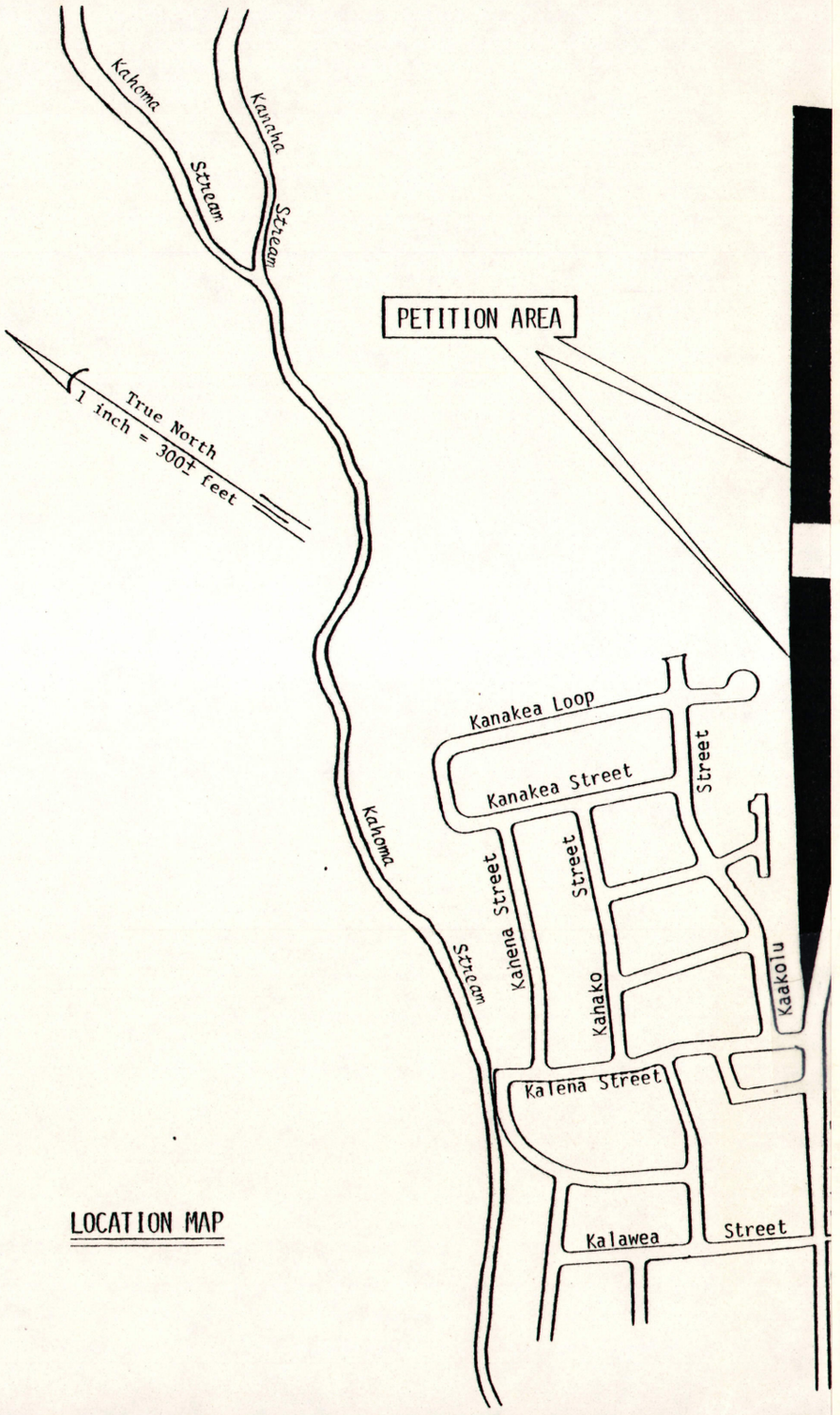
More detailed information on this request may be obtained by reviewing the petition and maps on file at either the Land Use Commission office or the respective County Planning Department wherein the land is situated.

Land Use Commission office hours are from 7:45 a.m. to 4:30 p.m., Mondays through Fridays, with the exception of State and Federal holidays.

A hearing on this matter will be scheduled within not less than sixty (60) and not more than one hundred eighty (180) days after receipt of this petition. You will be notified of the time, date and place of the hearing on this matter at a later date.

If you are interested in participating in the hearing and require information on how to proceed, please write or call the Commission staff. The telephone number for such information is 548-3039.

GORDAN Y. FURUTANI
Executive Officer



LOCATION MAP

5/16/79 - A COPY OF THIS NOTIFICATION OF RECEIPT OF BOUNDARY AMENDMENT PETITION WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE ATTACHED MAILING LISTS:

1. Statewide 2. Maui

DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

GEORGE R. ARIYOSHI
Governor

CHARLES W. DUKE
Chairman

SHINICHI NAKAGAWA
Vice Chairman

COMMISSION MEMBERS:
James Carras
Colette Machado
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

May 16, 1979

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LOCATION	:	LAHAINA, MAUI, HAWAII
ACREAGE	:	APPROXIMATELY 11.93 ACRES
PRESENT DISTRICT	:	AGRICULTURAL
RECLASSIFY TO	:	URBAN
PROPOSED USE	:	RESIDENTIAL SUBDIVISION
RECEIVED	:	APRIL 23, 1979
DOCKET NO.	:	A79-454

More detailed information on this request may be obtained by reviewing the petition and maps on file at either the Land Use Commission office or the respective County Planning Department wherein the land is situated.

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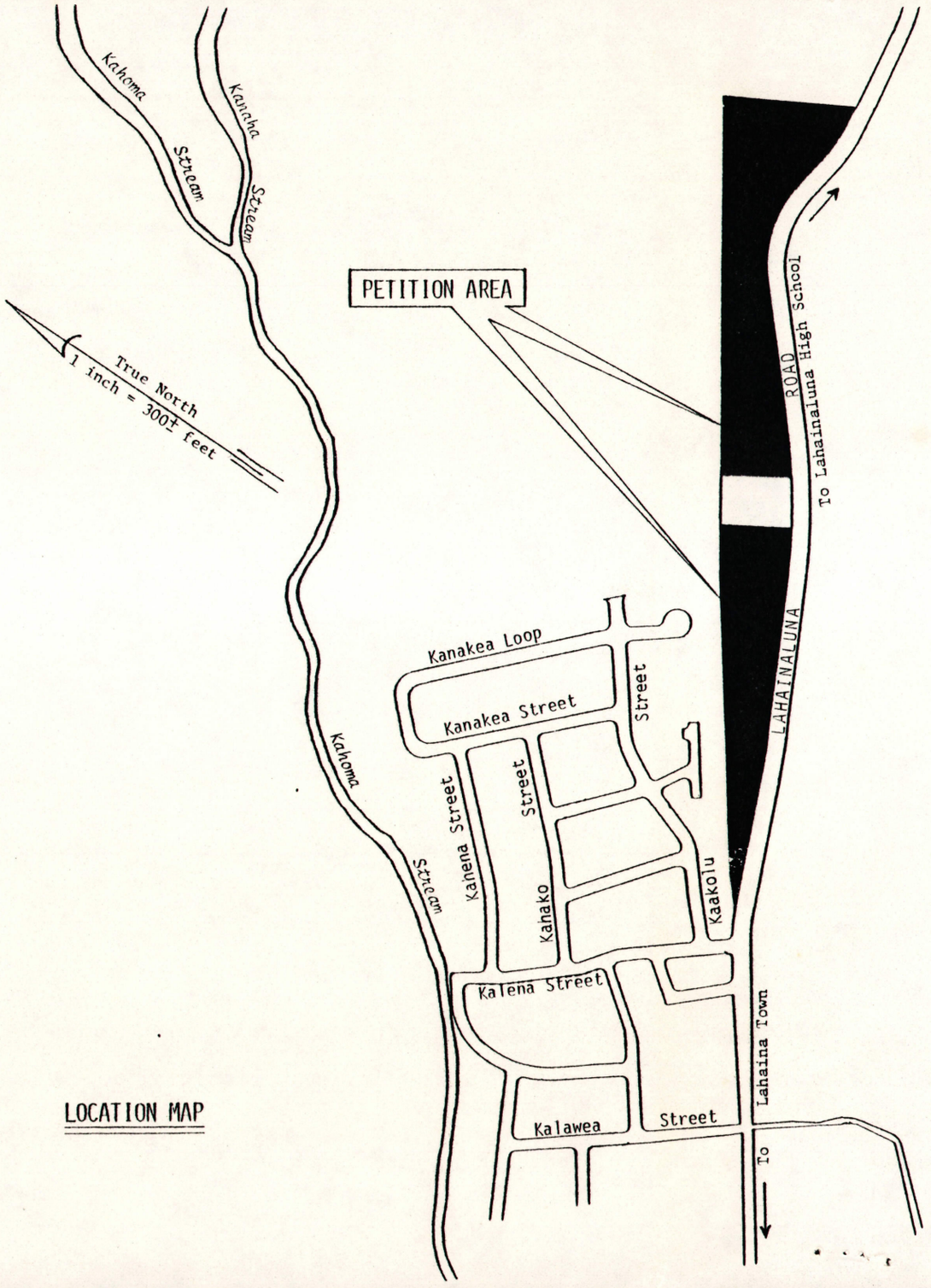
GORDAN Y. FURUTANI
Executive Officer



LOCATION MAP

AMENDMENT OF PETITION FOR BOUNDARY AMENDMENT AND CERTIFICATE OF SERVICE
By William M. Kahane, Attorney for AMFAC, INC. - Docket No. A79-454

The above document was mailed to the Commissioners and sent by AG's messenger to Allan Kawada on May 11, 1979.

LAND USE COMMISSION
STATE OF HAWAII

MAY 10 2 52 PM '79

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of AMFAC, INC., for a Petition to amend the District boundary of property situate at Lahaina, Island and County of Maui, State of Hawaii.	DOCKET NO. A79-454 (AMFAC, INC.)

AMENDMENT OF PETITION FOR BOUNDARY
AMENDMENT AND CERTIFICATE OF SERVICE

WILLIAM M. KAHANE
AMFAC BUILDING
20th FLOOR
700 BISHOP STREET
HONOLULU, HAWAII 96813
TELEPHONE NO. 945-8360
ATTORNEY FOR PETITIONER

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of AMFAC, INC., for a Petition to amend the District boundary of property situate at Lahaina, Island and County of Maui, State of Hawaii.	DOCKET NO. A79-454 (AMFAC, INC.)

AMENDMENT OF PETITION FOR BOUNDARY AMENDMENT AND CERTIFICATE OF SERVICE

COMES NOW PETITIONER named in that certain Petition for Boundary Amendment, dated April 23, 1979 and filed with the Land Use Commission of the State of Hawaii, to request that said Petition and all exhibits thereto be amended as follows:

All references to "Tax Map Key 2-4-6-018: Parcel 14" shall be deemed deleted and replaced by "Tax Map Key 2-4-6-018: Parcels 14 and 15", and all references in said Petition or any of the exhibits thereto to said "Tax Map Key 2-4-6-018: Parcel 14" shall be read to mean instead "Tax Map Key 2-4-6-018: Parcels 14 and 15".

DATED: Honolulu, Hawaii, May 10, 1979.

AMFAC, INC.

By Hallan Phillips
Its SENIOR VICE PRESIDENT

Approved as to Form:
By

By Barbara Wilson
Its ASSISTANT SECRETARY

Petitioner

CERTIFICATE OF SERVICE

I hereby certify that a copy of the within amendment of petition was duly served upon the following by mailing the same, postage prepaid, certified mail, on May 10, 1979 addressed as follows:

Director
Department of Planning and
Economic Development
250 South King Street
Honolulu, Hawaii 96813

Planning Commission
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Department of General
Planning
City and County of Honolulu
Honolulu Municipal Building
650 South King Street
Honolulu, Hawaii 96813

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Planning Commission
County of Maui
200 South High Street
Wailuku, Maui 96793

Planning Department
County of Maui
200 South High Street
Wailuku, Maui 96793

Planning Commission
County of Kauai
4280 Rice Street
Lihue, Kauai 96766

Planning Department
County of Kauai
4280 Rice Street
Lihue, Kauai 96766

Bishop Estate
519 Halekauwila Street
Honolulu, Hawaii 96813

DATED: Honolulu, Hawaii May 10, 1979.

AMFAC, INC.

William M. Kahane
WILLIAM M. KAHANE

DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

GEORGE R. ARIYOSHI
Governor

CHARLES W. DUKE
Chairman

SHINICHI NAKAGAWA
Vice Chairman

COMMISSION MEMBERS:

James Carras
Colette Machado
Shinsei Miyasato
Mitsuo Oura
George Pascua
Carol Whitesell
Edward Yanai

GORDAN FURUTANI
Executive Officer

April 26, 1979

Mr. William M. Kahane
Amfac Building
20th Floor
700 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Kahane:

This will acknowledge receipt of a State Land Use boundary amendment petition by AMFAC, INC. and a check in the amount of $50.00. For your information, the docket number assigned to this petition is A79-454.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk

STATE OF HAWAII

OFFICIAL RECEIPT

Nº 0443

Department of Planning and Economic Development

Department or Agency

DATE: April 27, 1979

RECEIVED from Land Use Commission

One Hundred and No/100 DOLLARS

Boundary Amendment Filing Fees

$100.00 √ Hawn Sugar 50.00
Carlsmith 50.00

Kiyoko Ichinotsubo

Authorized Signature

State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII

OFFICIAL RECEIPT

Nº 607

Department of Planning & Economic Development
Department or Agency

DATE: April 23, 1979

RECEIVED from Carlsmith Carlsmith, Wichman and Case

Fifty and no/100 ——— **DOLLARS**

Petition for Boundary Amendment

$ 50.00

Valerie Chang
for Authorized Signature

STATE ACCOUNTING FORM B-24
July 1, 1976 (Revised)

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of AMFAC, INC., for a Petition to amend the District boundary of property situate at Lahaina, Island and County of Maui, State of Hawaii.	)	DOCKET NO. A79-454 (AMFAC, INC.)

PETITION FOR BOUNDARY AMENDMENT,
VERIFICATION AND CERTIFICATE OF SERVICE

LAND USE COMMISSION
STATE OF HAWAII
APR 23 11 29 AM '79

WILLIAM M. KAHANE
AMFAC BUILDING
20TH FLOOR
700 BISHOP STREET
HONOLULU, HAWAII 96813
TELEPHONE NO. 945-8360
ATTORNEY FOR PETITIONER

ORIGINAL

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the Petition of AMFAC, INC. for a Petition to amend the District boundary of property situate at Lahaina, Island and County of Maui, State of Hawaii.	DOCKET NO. _____ (AMFAC, INC.)

PETITION FOR BOUNDARY AMENDMENT

COMES NOW AMFAC, INC., a Hawaii corporation, Petitioner herein, for an amendment to the land use district boundary to effect a reclassification of the real property described in paragraph VI below, hereinafter referred to as the "Property", from an Agricultural to an Urban district, and respectfully alleges and shows as follows:

I.

PETITIONER'S PROPERTY INTEREST

The Trustees of the Estate of Bernice Pauahi Bishop (the "Trustees") are the fee simple owners of the Property. Petitioner and the Trustees have entered into an agreement under which Petitioner will purchase and Trustees will sell the fee simple title to the Property. The Trustees have appointed Petitioner as their agent for the purpose of securing a change in the Land Use District for the Property from "Agricultural" to "Urban" classification. (See Exhibit "D")

Petitioner is also the corporate parent of Pioneer Mill Company, Limited, which (a) the owner in fee simple of real property adjacent to the Property, which adjacent

property is known as the "Kelawea Mauka III" residential subdivision, and (b) lessee of the Property. Upon obtaining the necessary State Land Use District and county zoning designations, the Property will be incorporated into and developed as part of the Kelawea Mauka III residential subdivision by Petitioner in the manner described in this Petition.

II.

JURISDICTION AND AUTHORITY FOR RELIEF SOUGHT

This Petition is filed pursuant to Sec. 205-4, Hawaii Revised Statutes, as amended, and PART VI, Sec. 6-1 of the Commission's Rules of Practice and Procedure; and the Commission is authorized to grant the relief sought herein pursuant to the provisions of Chapter 205, Hawaii Revised Statutes, and every other authority thereunto enabling.

III.

PLACE OF INCORPORATION AND BUSINESS

Petitioner is a Hawaii corporation, with its principal place of business at 21st Floor, 700 Bishop Street, Honolulu, Hawaii 96813, and its post office address at P. O. Box 3230, Honolulu, Hawaii 96801.

IV.

STATEMENT OF FINANCIAL CONDITION

The statement of financial condition of Petitioner is set forth in Exhibit A attached hereto and made a part hereof.

V.

COMMUNICATIONS AND SERVICE OF PROCESS

All correspondence, communications, notice, orders, and other papers in proceedings hereon shall be addressed to and served upon Petitioner's attorney, William M. Kahane, or the following named person:

Stephen MacMillan
Development Manager
Amfac Communities-Maui
P. O. Box 696
Lahaina, Maui, Hawaii 96761

VI.

PROPERTY DESCRIPTION

The Property is a portion of Tax Map Key 2-4-6-018: Parcel 14, located at Lahaina, Maui, and is more particularly described in Exhibit B attached hereto and incorporated herein by reference.

VII.

EXISTING USE OF PROPERTY

Approximately 7 acres of the 11.931 acres of the Property were in sugar cultivation until the end of 1977 when this area was removed from active cultivation along with adjacent land in the Kelawea Mauka III subdivision and replaced by like acreage in a more appropriate area under cultivation by Pioneer Mill Company, Limited. The 7 acres now lie fallow. The remaining area of the Property is vacant and unused and covered by scrub brush.

VIII.

REQUIRED SUPPORTING FACTS, DATA AND INFORMATION

The facts, data, and other information supporting this Petition as required by the Commission's Rules of Practice and Procedure, PART VI, Sec. 6-2(2), are set forth in Exhibit C, and such facts, data and other information are specifically incorporated herein by reference.

IX.

STANDARDS FOR URBAN BOUNDARIES

Based upon the evidence contained in said Exhibit C and by the evidence to be adduced herein, the Property

meets the standards applicable to boundaries for the urban district, as such standards are set forth in the Commission's District Regulations, PART II, Sec. 2-2(1), (a) through (h), inclusive.

X.

REASONABLENESS OF BOUNDARY AMENDMENT, ETC.

The boundary amendment requested herein is reasonable, is not violative of Sec. 205-2, Hawaii Revised Statutes, as amended, and is consistent with and strongly supportive of the Hawaii State Planning Act, Act. 100, of the 1978 Hawaii State Legislature.

WHEREFORE, Petitioner requests that the land use district boundary of the Property be amended to reclassify the Property from the Agricultural district to the Urban district.

DATED: Honolulu, Hawaii, this 11th day of April, 1979.

AMFAC, INC.

By _____
Its EXECUTIVE VICE PRESIDENT

By _____
Its ASSISTANT SECRETARY

Approved as to Form
By .....

PERMANENT RECORD
SOUTHWORTH - CO. U.S.A.
75% COTTON FIBER CONTENT

VERIFICATION

R. Z. ROSTRON and BARBARA WILSON, the persons above named, being duly sworn, on oath, depose and say that they are the EXECUTIVE VICE PRESIDENT and ASSISTANT SECRETARY respectively, of AMFAC, INC., a Hawaii corporation, and as such are authorized to make this verification on behalf of said corporation; that they have read the foregoing Petition and know the contents thereof; and that the same are true to the best of their knowledge, information and belief.

R Z Rostron

Barbara Wilson

Subscribed and sworn to before me this 11th day of April, 1979.

Susan S. Shiroma
Notary Public, First Circuit,
State of Hawaii

My commission expires: 3-26-83

CERTIFICATE OF SERVICE

I hereby certify that a copy of the within petition was duly served upon the following by mailing the same, postage prepaid, certified mail, on APR 2 3 1979 addressed as follows:

Director
Department of Planning and
Economic Development
250 South King Street
Honolulu, Hawaii 96813

Planning Commission
City and County of Honolulu
Honolulu Municipal Building
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Planning Department
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Planning Commission
County of Maui
200 South High Street
Wailuku, Maui 96793

Planning Department
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Planning Department
County of Kauai
4280 Rice Street
Lihue, Kauai 96766

Bishop Estate
519 Halekauwila Street
Honolulu, Hawaii 96813

DATED: Honolulu, Hawaii APR 2 3 1979.

AMFAC, INC.

William M. Kahane

WILLIAM M. KAHANE

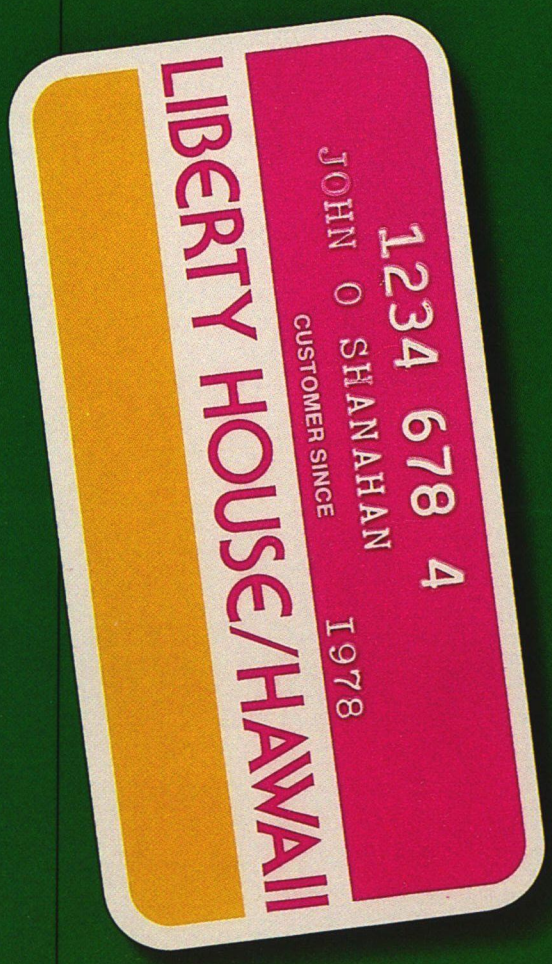
2,996,228,000
servings of potato products

4,099,000
overnight guests in Amfac hotels

6,050,000
wholesale transactions



766,219
open charge accounts



Cover: Featured on the cover of this report are three cornerstones for Amfac's future: Food Processing, Hospitality Services and Wholesale Merchandising. Retail Merchandising has the potential to provide the fourth cornerstone of a solid base for profitable growth. A variety of items and statistics on the inside pages illustrate the size and diversity of the Company's businesses.

Amfac, Inc. and Consolidated Subsidiaries

Financial Highlights

All Dollars Reported in Thousands

Year Ended December 31	1978	1977	% Increase
Revenues	**$1,500,708**	$1,322,107	14%
Income from Continuing Operations	**$ 42,374**	$ 32,745	29%
Net Income	**$ 42,374**	$ 15,145	180%
Primary Earnings Per Share:			
Income from continuing operations	**$ 3.27**	$ 2.58	27%
Net income	**3.27**	1.15	184%
Dividends Per Common Share	**$ 1.00**	$ 1.00	—
Working Capital Ratio	**2.21-1**	2.44-1	
Total Debt/Total Capital*	**48%**	52%	
Return on Beginning of Year Stockholders' Equity:			
Continuing operations	**12.9%**	10.2%	
Total	**12.9**	4.7	
Capital Expenditures for Property, Plant and Equipment	**$ 64,653**	$ 53,732	20%
Number of Employees	**23,700**	23,600	
Number of Common Stockholders	**12,039**	12,145	

* Total capital comprised of all debt, capital lease obligations, deferred income taxes and stockholders' equity.

Contents

1 Financial Highlights
2 Letter to Shareholders
4 Food
6 Distribution
8 Hospitality
10 Retail
12 Agriculture
12 Asset Management
14 A Look Ahead
15 People
16 Energy
17 Financial Statements
30 Statistical Summary
32 Directors and Officers

To Amfac Shareholders:

The year 1978 was a landmark one for Amfac, including as it did a significant event: The return to an upward trend in net income. Amfac today is embarked firmly on a course that should provide continued improvement in profits and profitability.

Net income of $42,374,000, or $3.27 per share, in 1978 was the highest in the history of Amfac, except for the aberration year of 1974, when skyrocketing sugar prices distorted the results. Revenues in 1978 reached a high of $1,500,708,000. As a comparison, in 1977 the Company's continuing operations, restated for capitalization of certain leases, earned $32,745,000, or $2.58 per share, on revenues of $1,322,107,000.

Early projections for 1979 are for continued growth in net income, an improved return on stockholders' equity and the maintenance of a strong financial position by the Company.

It was all of these considerations which led the Board of Directors to increase the dividend on the common stock from 25 cents a quarter to 30 cents a quarter for a new yearly rate of $1.20 per share. The new rate is payable in the first quarter of 1979.

One factor which is key to all economic projections today is the extent inflation will burden the economy of the United States in 1979 and the years ahead.

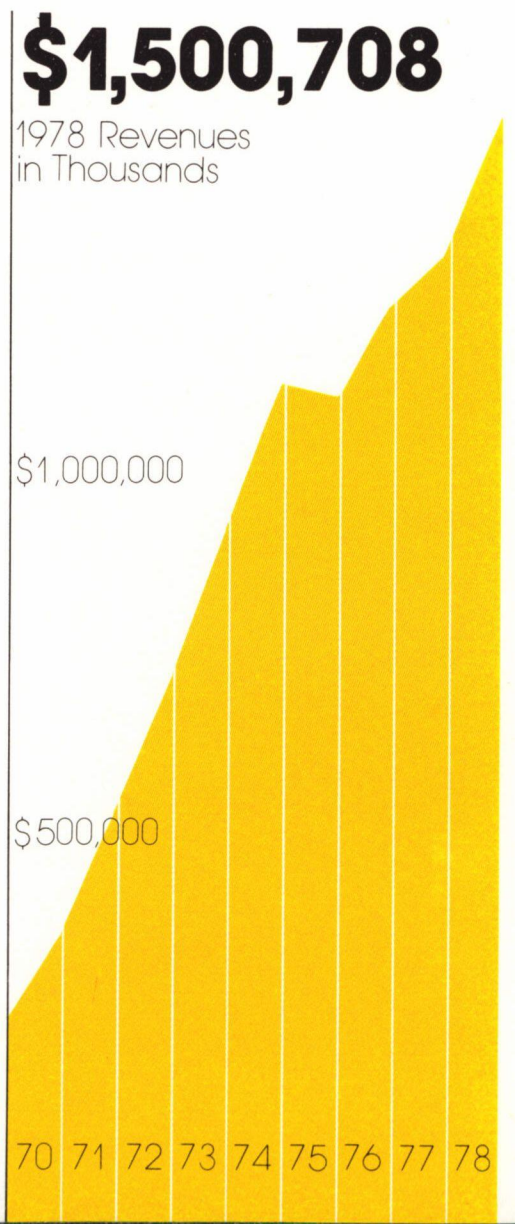
While there are many reasons being offered for an unreasonably high rate of inflation, which debilitates the productive capacity of the people of this country, a primary source is government at all levels.

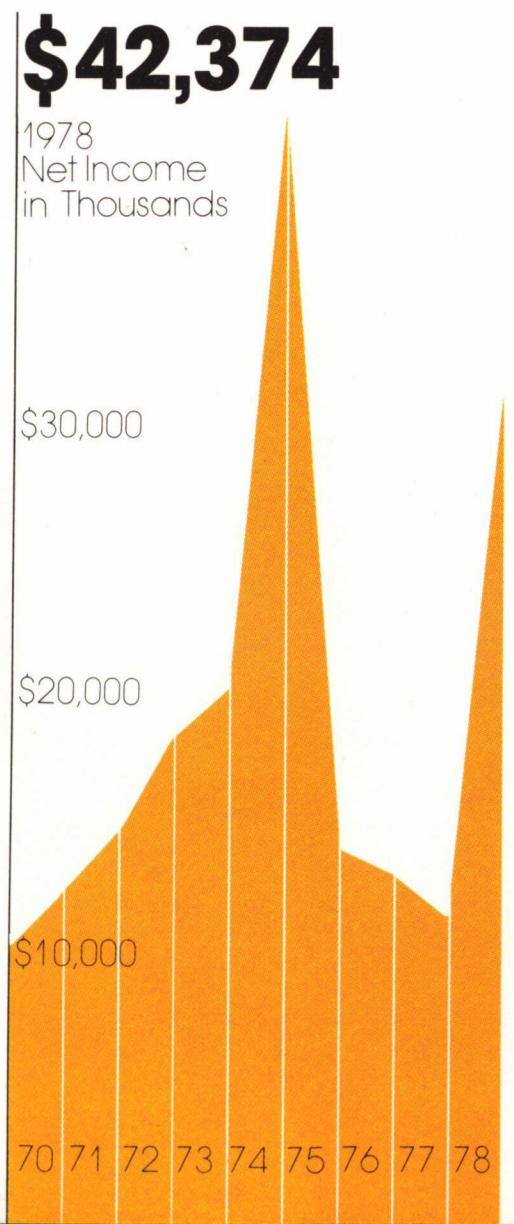
Of particular concern is the Federal Government, which is the sole source of money supply; which has consistently operated at a deficit and through its borrowings made funds more expensive for everyone; which has inflicted a level of taxes that makes it unattractive to place capital at risk or to make an extra effort to produce through individual effort; and which has adopted a regulatory attitude over the entire country, building in the process a bureaucracy that is a threat to the desire of people to succeed as individuals.

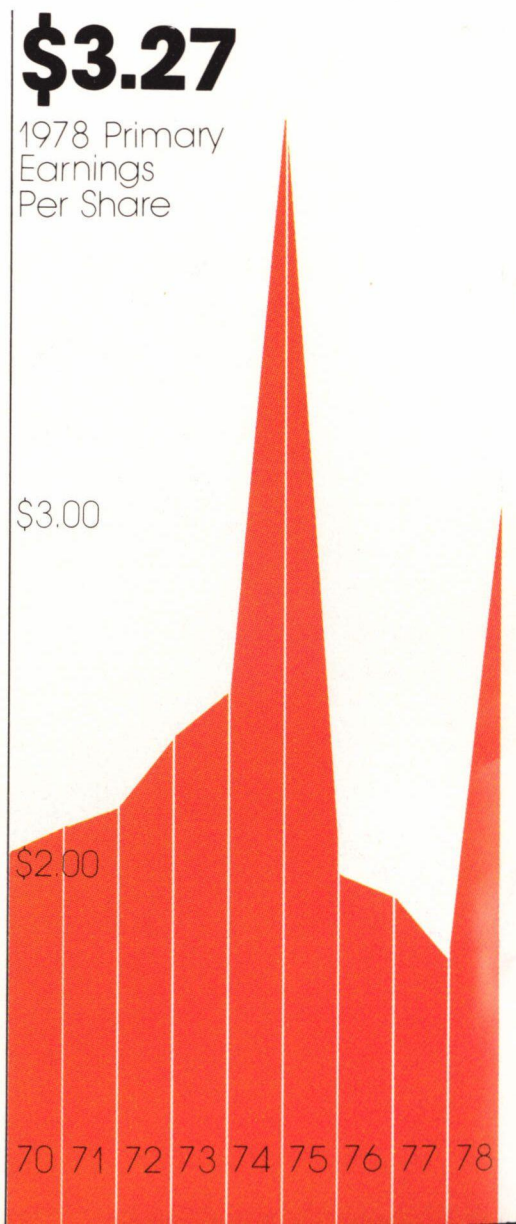
Individuals built what has been the most respected, productive, stable and free country in the world. That status now is threatened, particularly by spiralling inflation rates traceable to a government grown too large.

There are indications of a revolt against the bureaucracy, a movement in "Grass Roots America" for a return to common sense government. A growing segment of the public is disenchanted with big government, its stifling bureaucracy, its excessive spending, its costly regulations and the enervating tax of inflation that is the price of it all.

It is a movement in which all shareholders of Amfac have an important stake in seeing it succeed.









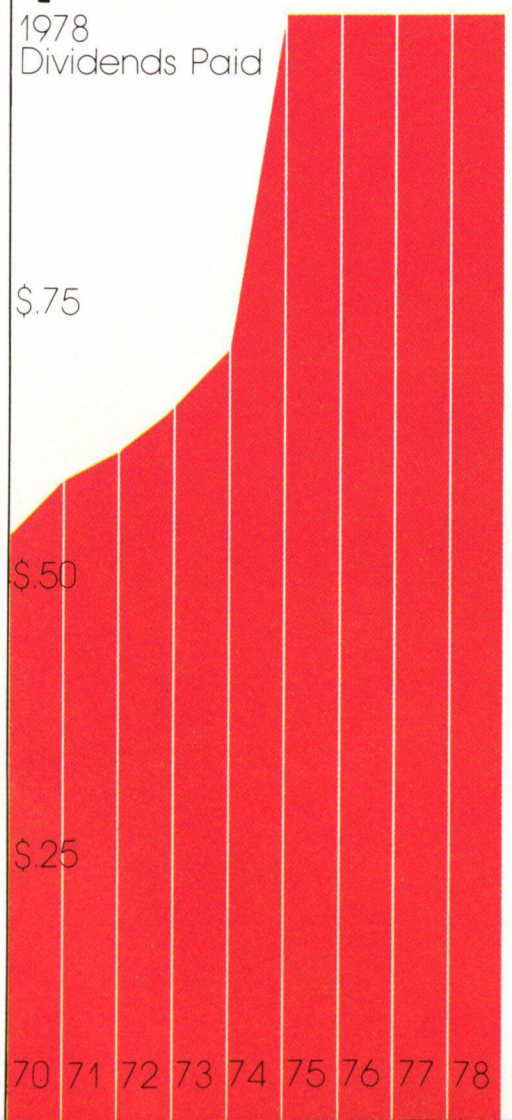
I have written President Carter assuring him that Amfac will comply in every way it can with the Administration's wage-price guidelines.

Inflation may never be completely eliminated in a growing economy, but it can be returned to manageable levels that will not inflict the cruelest of all taxes: Depreciation of the value of one's income or savings with no commensurate return.

Henry A. Walker, Jr.
Chairman and President
February 6, 1979

$1.00

1978
Dividends Paid



Food

Continued expansion of its significant share of the highly competitive markets for its specialized quality products will be the focus of the Food Group in 1979. The Group also will continue to emphasize new product development for its current businesses.

The Food Group will accelerate its search for suitable acquisitions in support of existing operations and in segments of the food business in which it does not now participate. This is an effort to provide further balance, diversity and stability.

These programs are designed to continue improvement in the Group's profits. Pre-tax earnings in 1978 were up 74 percent over 1977, reaching a level of $28,147,000, including $3,700,000 on the sale of Columbia River Farms. Each of the two years included virtually equivalent charges to earnings relating to last in, first out inventory reserves. Revenues in 1978 were up 29 percent to $313,493,000.

Lamb-Weston had its most successful year in 1978 when revenues reached $191,715,000, up 19 percent over 1977. Two expansion projects implemented in 1978 will increase Lamb-Weston's frozen potato products capacity by about 25 percent when fully operational in mid-1979.

Lamb-Weston, which provides approximately 40 percent of the frozen french fried potatoes used by 28 of the largest fast-food operators, will continue its efforts to diversify its products and their sales among a greater number of customers.

Pacific Pearl Seafoods' pre-tax earnings, whose gains have surpassed those of revenues for several years, were 50 percent higher in 1978 than in 1977. A strong new-products effort begun in 1978 will be expanded in 1979. Seven processing plants in Alaska and the one in Washington were expanded or modified to provide for product diversification, including salmon, herring and halibut. This will provide maximum flexibility in the production of traditional shellfish items as well as selected finfish lines and a number of new products.

Under the names of Wakefield in frozen products and Pacific Pearl in canned products, the division has the leading labels for Alaskan shellfish items in both the domestic retail and food service markets and in several major export markets.

Monterey Mushrooms, whose production capabilities now are 12 times what they were when acquired in 1975, will continue to expand its plant and improve operating efficiencies in 1979.

Using the most advanced technology in the industry, the division has been obtaining several times the national average in production per square foot of growing area. During the second half of 1979, Monterey Mushrooms will open its newest plant.

The Food Group has established a new subsidiary,

1,965,000,000
pounds of raw potatoes processed

416,560,000
mushrooms sold





Amycel, to operate a new mushroom spawn plant scheduled to open in late 1979. Amycel has an exclusive license for North America from the world's leading producer of mushroom spawn, Somycel of France.

After a difficult 1978, Fisher Cheese expects to show important operating improvements in 1979 with further elimination of a number of marginal products. Priorities for 1979 will include continued development of the division's retail, industrial and cheese-substitute segments, its best long-term growth opportunities.

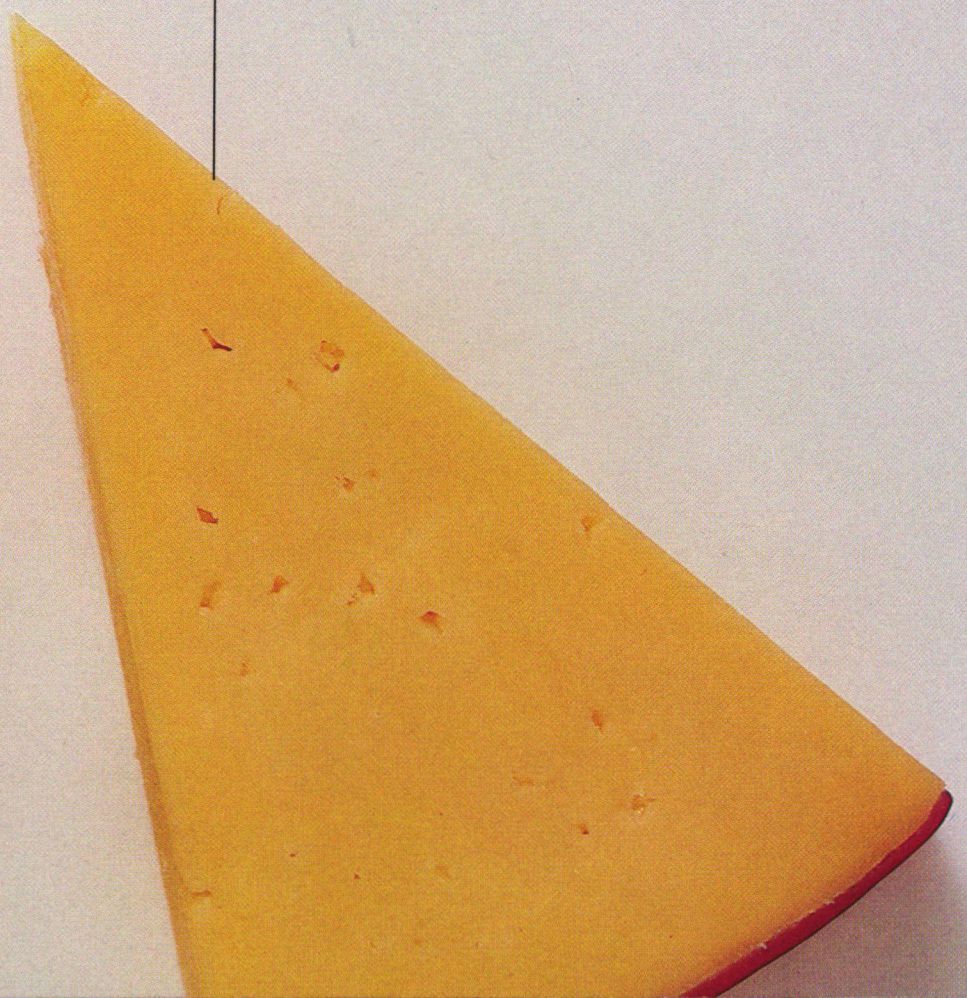
International Shellfish Enterprises, acquired early in 1978, has provided Amfac with increased knowledge of aquaculture and will be a base for other ventures in this rapidly expanding field.

The Food Group will continue its aggressive pursuit of profit opportunities and expects to maintain its corporate lead in operating earnings in 1979.

56,739,000
pounds of raw seafood processed



47,184,000
pounds of cheese produced



Distribution

Wholesale merchandising of a selected group of products is one of the accelerating growth businesses of Amfac. The upward trend of the Distribution Group is expected to continue through 1979 as each of the four operating divisions improves its performance in current market areas and makes planned extensions into other locations which have been identified as profitable growth opportunities.

The bulk of this expansion will remain in the states west of the Mississippi River, where many growing cities and towns still are unserved by Amfac. New branches will be opened in existing or nearby market areas or will be acquired in market areas not now served by the particular division.

Although the wholesaling industry is highly competitive, all four divisions have grown and prospered in this environment. The decentralized, small-branch approach to serving the specific needs of its customers in each market has made each division well-established and highly visible in its industry. Each division expects in 1979 to improve on its 1978 results, which collectively included pre-tax earnings of $21,638,000 on revenues of $605,919,000.

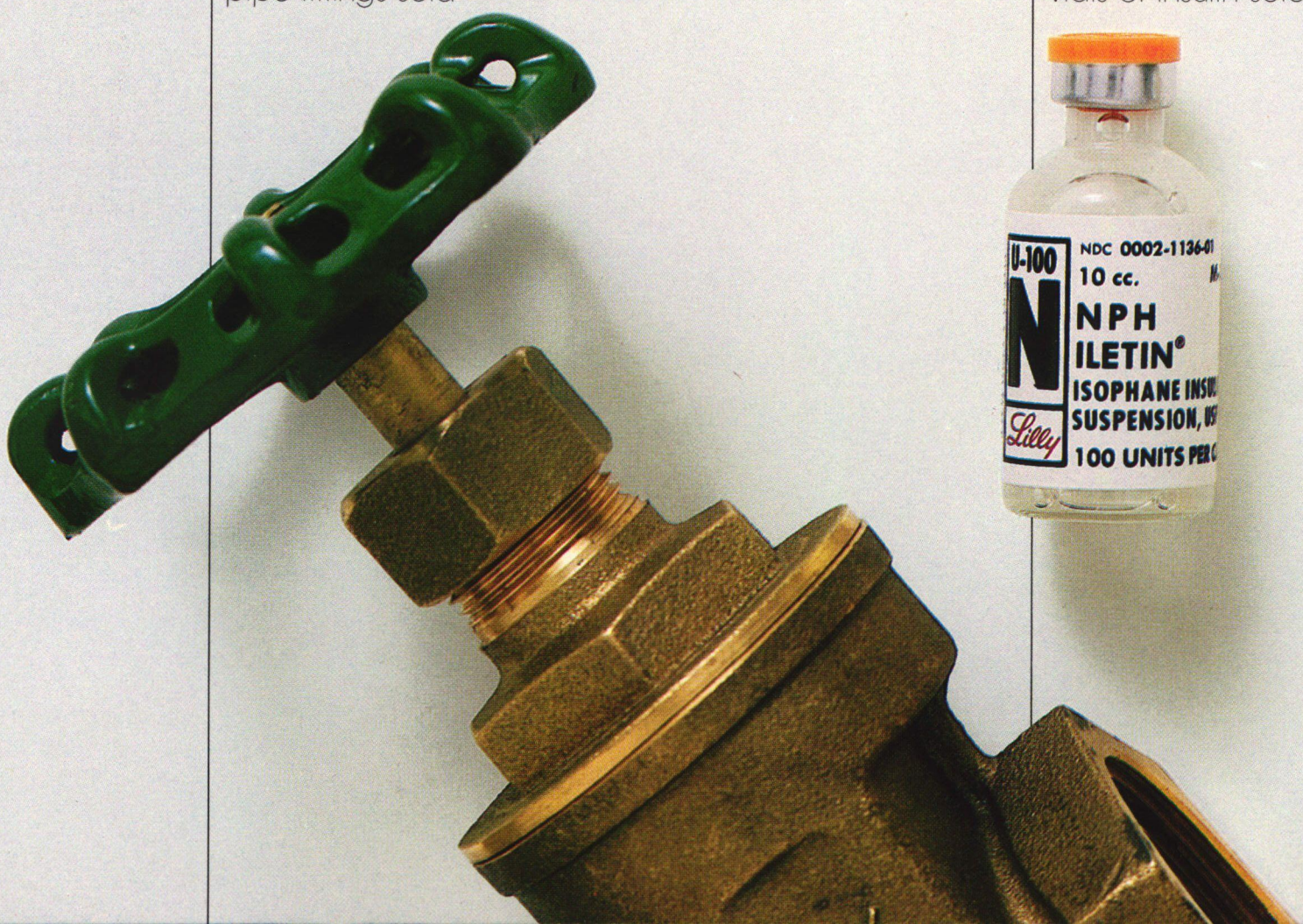
Amfac Drug Supply completed its most successful year in history. With the exception of opening a new branch in Chicago, its success was the result of greater market penetration, tight control over operating expenses and more efficient employment of its assets. Trends in the marketing environment portend a favorable future for pharmaceutical wholesaling. Manufacturers who have a dual sales policy now are directing an increased percentage of their business through distributors. Some drug chains with central warehousing are finding that they can obtain better service levels with fewer dollars invested if they utilize a pharmaceutical wholesaler such as Amfac Drug. The division's steady, dependable growth is expected to continue.

In 1978, Amfac Electric Supply led the Group in total revenue increase. It fielded a division marketing force to build a more consistent sales image in its varied market areas and strengthened its management training programs. Energy-saving products being stressed by the division will provide additional opportunities to improve on the strong increase in earnings already expected by this division in 1979.

The Group's youngest division Amfac Mechanical Supply, spent much of 1978 reorganizing its management and control systems to enable it to begin a major expansion effort into new markets already served by its sister divisions. Amfac Mechanical now is positioned to grow to equal the size of Amfac Drug and Amfac Electric over the next several years. An important segment of this division's strength, its specialty hydraulics department, will be a major part of its projected profitable growth.

19,674,000
pipe fittings sold

1,252,000
vials of insulin sold





Amfac Distribution, the Group's Hawaii-based division, is experiencing a resurgence of the State's construction industry and looks forward to a more mature economy in the future compared to the more cyclical conditions faced in the past. Diversification into marine products and services during the prior year and addition of other new products also served to reverse the downward trend in revenues experienced in recent years in this relatively small market. A branch was opened in Guam, providing a base to serve the South Pacific.

Based on its demonstrated abilities to prosper in this highly competitive industry, the Distribution Group will continue to grow in each of its divisions in 1979, despite an expected softening of the construction industry. The opportunities for expansion in the West are many and varied, and the Group will judiciously select those best suited for its orderly growth.

20,613,000
board feet of lumber sold



16,500,000
lamp bulbs sold



Fred Harvey and Island Holidays each anticipates improvement in 1979 on its 1978 performance, when they provided the Hospitality Group with a contribution to earnings of $26,605,000 on revenues of $175,085,000, gains of 14 and 9 percent, respectively.

Fred Harvey had the most profitable year in its history while the 1978 pre-tax earnings of Island Holidays were slightly less, primarily because of the December 1977 sale of the Kaanapali Beach Hotel, which the division continues to manage.

Each division has compiled considerable experience under management contracts and will aggressively pursue opportunities which will provide new growth potential without major capital expenditures for facilities. Island Holidays' latest management contract is for the Waikiki Malia, a 328-room hotel to open in early 1979. Fred Harvey added the 258-room Antioch Motor Lodge in Kansas City, Mo. to its management contract list in 1978.

Construction is underway at the Dallas/Fort Worth International Airport, fourth busiest in the country, of what will be the largest airport resort facility in the world. This includes an 800-room addition to the present 600-room Airport Marina Hotel and a 260-acre sports complex that will have 27 holes of golf, tennis and racquetball courts, clubhouses, jogging track, par course and picnic areas. The completed hotel will include 125,000 square feet of meeting and exhibit space. The entire project will be fully operational in mid-1980.

Fred Harvey also anticipates start of construction early in 1979 of a new executive conference center and additional tennis courts at Silverado Country Club and Resort and the replacement by 1980 of certain visitor accommodations and employee housing at the Grand Canyon. Studies are being made to determine the feasibility of 200-room additions to the Airport Marina Hotels near the San Francisco and Albuquerque International Airports.

The primary expansion project for Island Holidays is the long-awaited proposed four-story 461-room hotel at Poipu Beach on the Island of Kauai. Hawaiiana restoration work continues at the Keauhou Beach and King Kamehameha Hotels at Kailua-Kona on the Island of Hawaii.

Both operating divisions were able to improve their occupancy rates and their average room rates in 1978, aided by an aggressive joint marketing effort. This program will be strengthened further in 1979, with concentration on certain market segments determined by changes in travel patterns of guests of Fred Harvey and Island Holidays.

Island Holidays continues to benefit from the steady improvement in the number of visitors to Hawaii, which reached 3,679,207 in 1978, a gain of 7.2 percent over the previous year. The number of

3,417,593
beds made

85,000
tour packages sold by Island Holidays



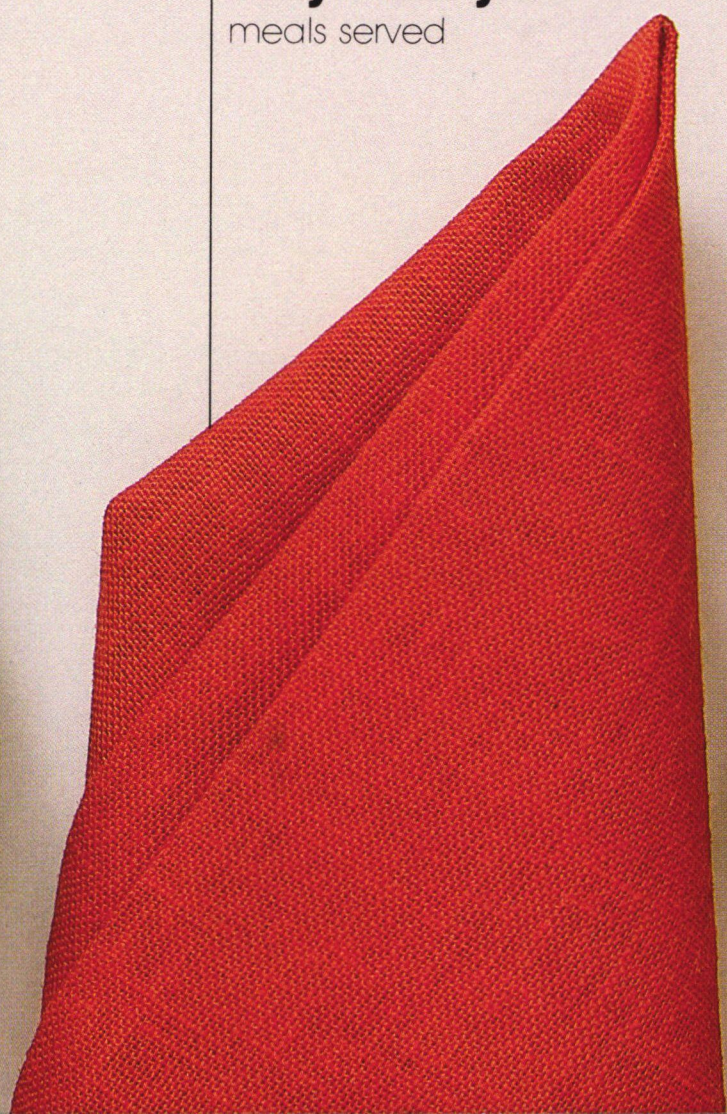
visitors to Hawaii is expected to continue to climb in 1979 even should a recession in the United States develop. While there have been increases in the room rates at all Hawaii hotels, they remain at a level which makes them especially attractive compared to those available at competing resorts throughout the world.

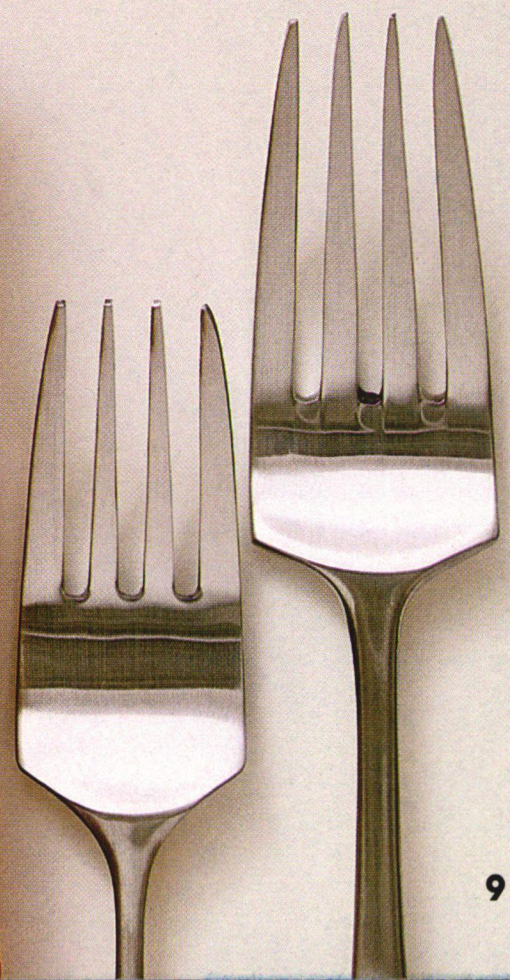
Following the success obtained from its first management contract outside of North America, the Hospitality Group is developing a program to provide management services and technical assistance to international clients who have recognized the high quality level of services the Amfac operations offer to the traveler. This program has been made possible through the strengthening of the management teams at Fred Harvey and Island Holidays.

159,632
rounds of golf on 5 golf courses

12,080,000
meals served







Implementation of a new Retail Group policy, which limits stores in the American West to a narrower geographic area, is bringing improvement to Amfac's prospects in that segment of its businesses. By 1981, Liberty House of California should be in a profitable position and will be providing strong support to the impressive earnings record of Liberty House of Hawaii. Together they would join Food, Hospitality and Distribution to form the cornerstones of Amfac's future growth.

In 1978, the Retail Group increased its contribution to Amfac earnings by 20 percent although revenues declined by 2 percent because of the elimination of sales from the five stores in the Pacific Northwest and six stores in the Southwest sold or closed during the year. The pre-tax earnings of $13,494,000 on revenues of $258,875,000 are after a $1,000,000 loss from disposition of the stores.

On a comparable store basis, Liberty House of California had a sales increase of 14 percent in 1978 and losses of the stores remaining in the division were reduced a significant amount. Continued improvement is anticipated throughout 1979 and 1980.

The current 10 Liberty House of California stores will be joined by a 100,000-square-foot store in Reno, Nev. in early 1979 and an 80,000-square-foot store in downtown Sacramento, Calif. in early 1981. In anticipation of the division reaching a proper earnings level, locations are being sought in what is now considered the natural market area for Liberty House of California as its cautious expansion plan is implemented in selected growth communities of Northern California within a 200-mile radius of San Francisco.

Liberty House of Hawaii is embarked on an expansion program designed to retain its position as the dominant department and specialty store in the State. These plans include replacement of one store, enlargement of four others, the addition of two new department stores in major growth areas, a number of new resort shops and the renovation and refurbishing of several properties.

Construction is underway in downtown Honolulu on the first phase of an 80,000-square-foot store that will replace the one on the site first occupied by Amfac's predecessor company in 1850. The first increment will open in late 1979 and the second in late 1980.

The flagship Ala Moana store will be enlarged in early 1980 by 80,000 square feet with the addition of a fourth floor to its present 237,000-square-foot facility. Another 21,000 square feet are being added to the 40,000-square-foot Kaahumanu store on the Island of Maui and an 8,000-square-foot expansion is planned for the 12,000-square-foot store in the Company's King Kame-

766,219
open charge accounts

20,443,787
sales transactions





hameha Hotel at Kailua-Kona on the Island of Hawaii. Growth of sales at the Pearlridge store in Honolulu has spurred study of a possible third floor there. Several sites are being evaluated for potential additions to the present 26 highly profitable resort and specialty stores. New department stores still are being planned for Kaneohe on the Island of Oahu and at Hilo on the Island of Hawaii when suitable sites are available.

The single unit Kauai Stores, included in Liberty House of Hawaii statistics for reporting purposes, continues to provide steady earnings for the Company.

442,000
dresses sold



Agriculture

Earnings from the Agriculture Group's new nursery division reduced by more than two-thirds the impact of losses by Amfac's traditional sugar business in 1978. An influx of low-cost foreign product in a year of world-wide surplus was the principal factor causing the depressed sugar market nationally.

The Group's pre-tax loss of $1,328,000 came on a 3 percent gain in revenues to $111,624,000 and included a pre-tax loss of $4,263,000 from sugar. Had the same support level been available in 1978 as 1977 — 13.5 cents a pound — the Agriculture Group would have had a small pre-tax profit.

An extensive expansion program is underway at all three Amfac nurseries in California, Hawaii and Oregon to capitalize on this rapidly growing industry. Studies continue on a number of possible acquisitions as the Company moves forward in the development of a nursery business that will be national in scope and an industry leader.

The sugar division, with 654,904,000 pounds of raw sugar in 1978, had to contend with the dual weather problems of harvesting a crop adversely affected by drought at a time of unusually heavy and lengthy rainfall. Future crops appear promising, but a return to price levels that will make the Company's sugar operations profitable remains in the future and depends a great deal on government actions.

Sugar will remain an important part of Amfac's business since it normally is profitable and returns enough to cover land charges and carrying costs on the heavy investment in plant and equipment.

Puna Papaya is the largest grower of papaya in the world and expects to improve its profitability by processing into frozen papaya puree much of the fruit now discarded because it does not meet fresh product marketing standards.

Asset Management

Amfac is a major landowner in Hawaii and California and for many years has been active in the planned development of a small portion of this real estate. As a result of these activities, land values are increased substantially each year. The Company anticipates harvesting, on average, between $10,000,000 and $15,000,000 of these values annually. These funds will be available to finance a portion of the Company's future growth.

The Asset Management Group had pre-tax earnings of $21,710,000 in 1978, a gain of 22 percent over 1977.

The most significant Amfac property interest is the Kaanapali Beach Resort on the Island of Maui. Years of investment in this property began to pay appropriate returns in 1977 with the sale of the Kaanapali Beach Hotel for $21,500,000, which provided 61 cents per share after tax that year. In 1978, the sale of 15 acres of undeveloped land for $14,100,000 contributed an after-tax profit of 62

654,904,000
pounds of sugar produced

2,856,150
plants sold





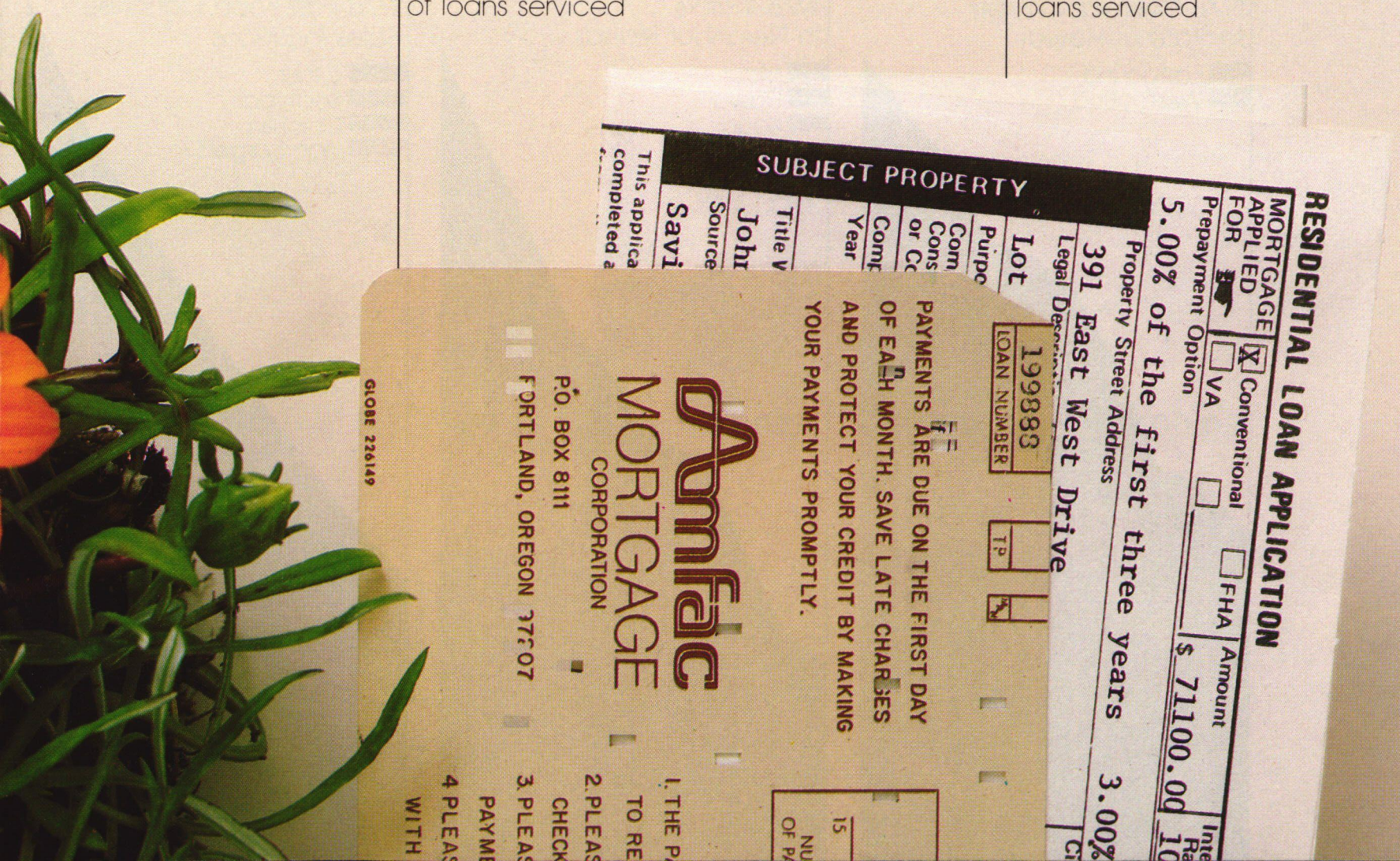
cents a share. An agreement has been reached for the sale in 1979 of 35.3 acres underlying the Sheraton Maui and Maui Surf hotels and an option for the sale in 1980 of the 8.5-acre Whalers Village Shopping Center at Kaanapali. These sales will bring Amfac $11,500,000 in 1979 and $13,500,000 in 1980, with up to another $6,000,000 to be earned by 1983 if certain cash flow levels are reached.

Development of Kaanapali, along the ocean below the sugarcane fields of Pioneer Mill Co. (left), continues. Relocation of the airport will open up about 90 beachfront acres. Hawaiian Sea Village, for the preservation of the living arts and crafts of Hawaii, will be built by Amfac on a portion of the present airstrip site.

Amfac Mortgage Corp. had record earnings in 1978 and Amfac Financial Corp. its second best year in history. Interest yields of the two divisions improved and land development profits were higher.

$1,290,000,000
of loans serviced

44,953
loans serviced



A Look Ahead

Amfac is financially strong, increasingly profitable and believes it will continue to grow in the businesses that have evolved from the expansion program started over ten years ago.

During the past decade, growth in size was of paramount importance to the maintenance of Amfac as an independent entity. The era of growth for growth's sake is over. The Company will budget over $100,000,000 for capital expenditures in 1979, which Amfac's strong financial position can support. These investments will provide the base for future growth. At the same time, Amfac will maintain its efforts to further improve the return shareholders receive on their investments in the Company.

For the second consecutive year, Amfac had no short-term borrowings as of December 31 and efforts will be made to extend that significant accomplishment. During the year 1978, Amfac made only minimal use of such short-term funds and for most of the 12 months had significant amounts of cash invested. At year-end, the Company had $28,632,000 in cash and short-term investments.

The Company's total debt to total capital declined to 48 percent from the previous year's 52 percent. The return from continuing operations on shareholders' beginning-of-the-year equity improved to 12.9 percent from 10.2 percent.

Future growth will be selective in nature, designed to fit within the pattern of Amfac's current businesses and with the potential to improve earnings and fiscal stability.

Expansion will continue to be emphasized in the western portion of the continental United States. Selected businesses will expand in certain markets of Hawaii and Alaska.

Three cornerstones have been laid solidly in place — Food Processing, Hospitality Services and Wholesale Merchandising. A fourth — Retail Merchandising — has the potential to become the fourth cornerstone of Amfac's future if it achieves a satisfactorily profitable position in the near future.

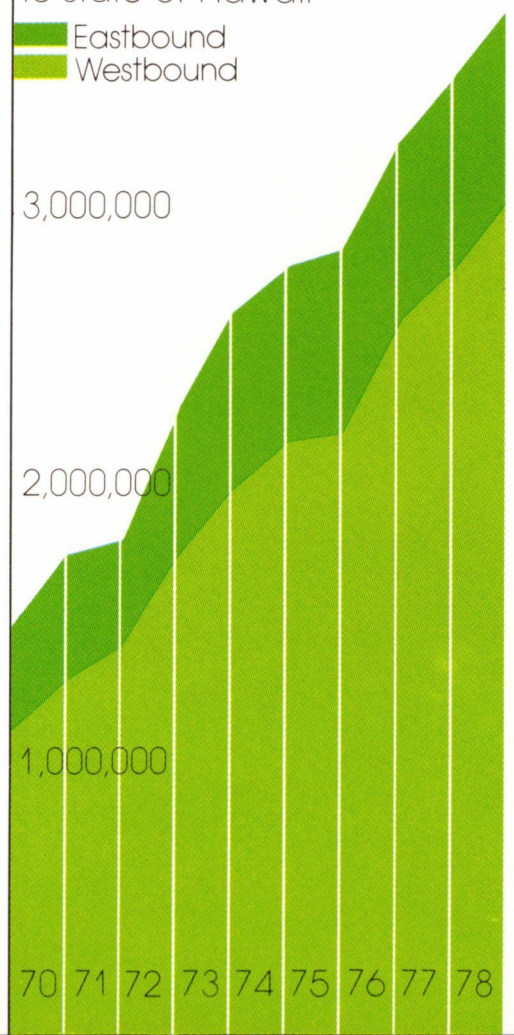
These primary businesses — the bases for the Company's development — will receive strong support in coming years from a steady flow of earnings from land operations, the expanding and profitable new nursery business and improved results from sugar.

Amfac is determined to become a major factor in the selected market segments it has delineated for its future. It already has achieved that status in a majority of its businesses and others are on the verge of reaching that plateau.

Amfac has the resources available to support its growth objectives that have been determined to be appropriate and accomplish them to the benefit of the Company's shareholders.

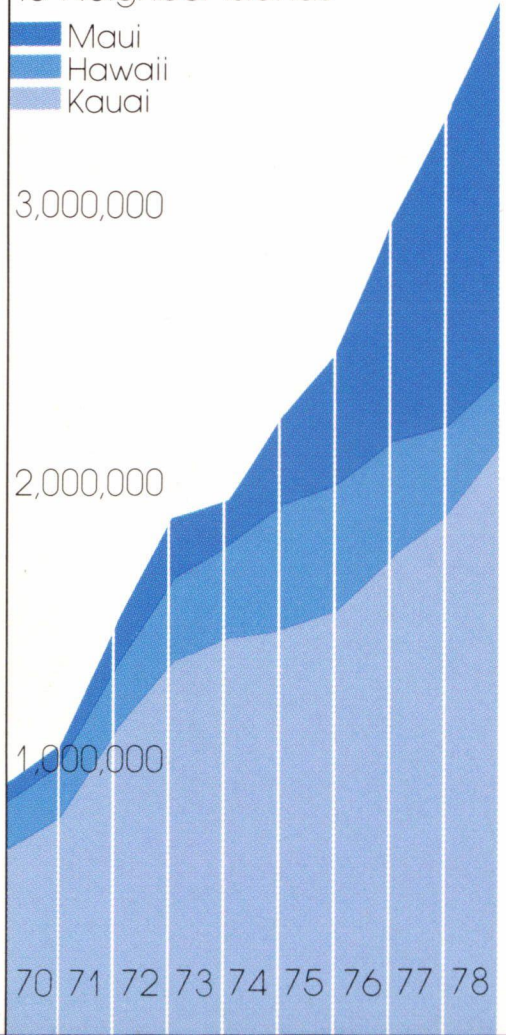
3,679,207

1978 Overnight Visitors to State of Hawaii



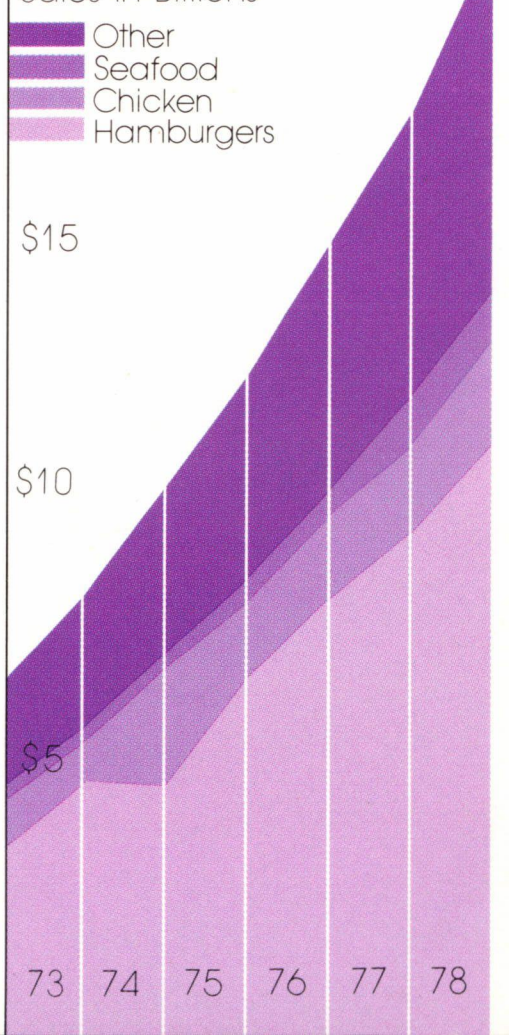
3,176,243

1978 Visitors to Neighbor Islands



$20.4

1978 Fast Food Franchise Sales in Billions



Constructive involvement in customer, employee, cultural, educational, civic and philanthropic affairs is a high priority effort by Amfac in the more than 150 communities in which the Company operates.

Improvements continue to be made in application of affirmative action programs, in working conditions and in the quality of facilities in which Amfac's many publics are served.

A continuing interest and participation in civic affairs, especially those of a political nature, are being fostered among all employees and their communities.

An integral part of good corporate citizenship is support of cultural, educational and philanthropic endeavors which improve the environment of the people. In 1978, Amfac contributed $1,000,000 to Amfac Foundation, set up in 1974 as an independent vehicle through which grants may be made.

While these increased external efforts are being made at all levels, Amfac continues to strengthen the administration of the Company to assure a sound internal organization capable of developing the financial results anticipated in the years ahead.

A committee of the Board of Directors is studying the current organizational structure and is expected to make a number of recommendations that will provide the basic guidance in continued development of the Company.

Those decisions could involve successors to Gilbert E. Cox, who took early retirement as President in mid-1978 and resigned as a Director to become President, Chief Executive Officer and a Director of Alexander & Baldwin, Inc., and E. Laurence Gay; who relinquished at the end of 1978 his positions as Vice Chairman and Chief Finance and Administrative Officer. Mr. Gay remains a Director, Chairman of the Finance Committee and a consultant to Amfac.

Henry A. Walker, Jr., Chairman and Chief Executive Officer, was given the added responsibilities of President until a successor can be identified. Senior Vice President Richard A. Hagberg was appointed Chief Finance Officer. Thomas R. d'Arcambal, Senior Vice President and Controller, was appointed Chairman of Amfac's Operations and Financial Review Committee. This important committee provides much of the internal discipline of the Company and is instrumental in the decision making process.

Mr. Cox' position on the Board of Directors was filled in early 1979 by the election of Lyle L. Guslander, who has retired as Executive Vice President and Chairman of the Hospitality Group. Vice President Ronald C. Barr has succeeded Mr. Guslander as Hospitality Group Chairman.

Donald C. Onasch, Chairman of the Retail Group, was promoted to Executive Vice President. Robert Z. Rostron was named Executive Vice President and Chairman of the Asset Management Group upon the resignation of Paul R. Cassiday, who has been appointed a trustee of the Campbell Estate.

Promoted to Senior Vice President during 1978 were Harry W. Brooks, Jr., director of public affairs; Daniel A. Curry, general counsel; Ronald R. Sloan, director of administration; and Wallace S. Willis, administrative assistant to the Chairman and director of public relations.

Helen P. Goldsmith, director of consumer and government affairs, became the first woman named a Vice President and Charleen K. Ikeda was named the first woman Corporate Secretary of Amfac.

Promoted to Vice President were Charles H. Greene, Jr., director of management services; Frederick J. Murata, director of corporate audit; Robert B. O'Neill, associate general counsel; and Lawrence P. Perry, director of employee relations – Hawaii.

Energy

Amfac for a number of years has made major efforts to conserve energy at its diverse operations. The results have been encouraging in ways other than control of expenses. Skillful use of contemporary ideas and methods make it possible to maintain efficiency and improve safety to customers and employees while reducing the amounts of energy required to meet their needs.

With these on-going programs in place, the Company now is applying its knowledge and resources to the development of new methods for the production of energy in Hawaii as part of a state-wide effort to curtail use of imported fossil fuels. A special department has been formed in the Agriculture Group to search for means of converting wasted or unused energy into useful electric power.

Electric energy production programs include more efficient and intensive use of sugarcane fibers (bagasse), a traditional fuel for power generation at Hawaii sugar companies; combining solid municipal refuse with bagasse and leafy cane trash as fuel; and use of geothermal steam.

The largest project, a $25,000,000 power plant at The Lihue Plantation Co. on the Island of Kauai, is a three-way venture with Foster Wheeler Corp. and Kauai Electric Co. Foster Wheeler is financing and will own the 20,000-kilowatt plant. Lihue Plantation will operate it, supply the bagasse for the boiler and receive steam and electricity for sugar processing while delivering electricity to Kauai Electric.

The plant is designed to burn leafy cane trash, wood chips and prepared municipal refuse in the future.

Oahu Sugar Co. is working with Combustion Engineering Corp. on a proposal to construct a power plant, fueled by municipal refuse and sugarcane leaf trash, at Oahu Sugar's mill site. The project would be funded by the City and County of Honolulu, with bonds to be retired with earnings derived from fees and electricity sales.

Pioneer Mill Co. and Maui Electric Co. are studying the possibility of a new electric power plant adjacent to Pioneer's Lahaina factory. Pioneer would be able to utilize waste heat from the generators to provide steam for sugar processing. This efficient system would reduce the net consumption of oil on Maui.

Puna Sugar Co. is participating in a federally-funded study from which preliminary data indicate that use of geothermal steam in Puna Sugar's existing facilities on the Island of Hawaii will permit generation of additional power for Hawaii Electric Light Co.

These Amfac projects are designed to reduce or eliminate the use of imported oil in the State of Hawaii and thereby bring the State closer to its goal of energy self-sufficiency.

Accounting Policies

Accounting policies significant to understanding Amfac's financial statements are:

The consolidated financial statements include the accounts of all subsidiaries except for financing subsidiaries, principally Amfac Financial Inc. Significant intercompany transactions and balances are eliminated.

Amfac sells its sugar to California and Hawaiian Sugar Company (C and H), a nonprofit agricultural cooperative. Estimated sugar profits from Amfac's share of C and H's unsold sugar are deferred until sales are made by C and H; any estimated losses anticipated from ultimate sale by C and H are accrued when Amfac delivers its sugar to C and H.

Leased department sales are included in revenues of retail operations in conformity with trade practice.

Real property sales are recognized when sufficient cash is received, collection of the balance is reasonably assured and risks of ownership have passed to the buyer.

Pension costs, including prior service costs amortized over 30 years or less, are funded as accrued.

Investment tax credits are accounted for as a reduction of tax expense in the year the related asset is placed in service. Deferred income taxes are provided on items recorded in different periods for tax than for financial reporting purposes.

Primary earnings per share is based on the average number of outstanding shares of common stock and dilutive common stock equivalents (preferred stock and stock options). Fully diluted earnings per share assumes the conversion of convertible debentures and elimination of related interest expense after income taxes.

Inventories are stated at the lower of cost or market. Cost of most processed food, raw material and supply inventories is determined using the last-in, first-out (LIFO) inventory method. Inventories in retail stores are determined by the retail method. Costs of other inventories are determined by the first-in, first-out (FIFO) or average methods.

All crop costs of growing sugarcane are charged to expense in the year incurred.

Investments in partnerships, joint ventures and common stock of nonconsolidated affiliates over which Amfac exercises significant influence are accounted for by the equity method. Amounts withheld by and added to the capital of C and H are accounted for as an additional investment in C and H. Other investments are stated at lower of cost or estimated realizable value.

Property, plant and equipment are stated at cost. Interest on funds borrowed for construction of major capital projects costing over $1,000,000 is capitalized during the construction period. Depreciation is based on the straight-line method over the estimated economic lives of 20-40 years for land improvements, 25-40 years for buildings, 3-18 years for machinery and equipment, or the lease term if less. Maintenance and repairs are charged to operations. Renewals and betterments are capitalized. No gain or loss is reflected in income on operating properties that are retired or disposed of in the normal course of business. Gains or losses on identified abnormal retirements are reflected in income.

Amfac, Inc. and Consolidated Subsidiaries

Statements of Income
All Dollars Reported in Thousands

Year Ended December 31	1978	1977
Revenues	**$1,500,708**	$1,322,107
Costs and Expenses:		
Cost of sales	**1,038,049**	903,697
Selling, general and administrative	**333,558**	307,386
Depreciation and amortization	**32,816**	29,831
Interest	**30,575**	33,981
Total	**1,434,998**	1,274,895
Income Before Income Taxes	**65,710**	47,212
Income Taxes	**26,500**	15,850
Income from Consolidated Continuing Operations	**39,210**	31,362
Net Income of Amfac Financial Inc.	**3,164**	1,383
Income from Continuing Operations	**42,374**	32,745
Loss from Discontinued Operations	**–**	(17,600)
Net Income	**$ 42,374**	$ 15,145
Primary Earnings Per Share:		
Income from continuing operations	**$ 3.27**	$ 2.58
Loss from discontinued operations	**–**	(1.43)
Net income	**$ 3.27**	$ 1.15
Fully Diluted Earnings Per Share:		
Income from continuing operations	**$ 3.08**	$ 2.44
Loss from discontinued operations	**–**	(1.30)
Net income	**$ 3.08**	$ 1.14

Statements of Earnings Reinvested

Balance, Beginning of Year	**$ 233,316**	$ 226,125
Restatement for Capital Leases	**(10,414)**	(9,555)
As restated	**222,902**	216,570
Minor Businesses Pooled	**(1,618)**	4,304
Net Income	**42,374**	15,145
Cash Dividends Declared:		
$2.50 Preferred	**(95)**	(95)
$1.00 Series B Preferred	**(927)**	(927)
Common ($1.00 per share)	**(12,366)**	(12,095)
Balance, End of Year	**$ 250,270**	$ 222,902

See notes to financial statements on pages 17 and 21 through 25.

Amfac, Inc. and Consolidated Subsidiaries

Balance Sheets
All Dollars Reported in Thousands

	December 31	1978	1977
Assets	**Current Assets:**		
	Cash and marketable securities	**$ 28,632**	$ 11,841
	Receivables – net	**202,248**	214,793
	Inventories	**236,406**	207,962
	Prepaid expenses	**13,083**	14,343
	Total current assets	**480,369**	448,939
	Investments:		
	Amfac Financial Inc.	**31,023**	27,859
	California and Hawaiian Sugar Company	**17,407**	14,824
	Other, principally joint ventures	**8,272**	8,355
	Total investments	**56,702**	51,038
	Property, Plant and Equipment:		
	Land and land improvements	**102,553**	104,069
	Buildings	**222,601**	239,590
	Machinery and equipment	**271,406**	258,408
	Construction in progress	**20,731**	10,157
	Total	**617,291**	612,224
	Less accumulated depreciation and amortization	**226,124**	214,245
	Property – net	**391,167**	397,979
	Long-Term Notes Receivable	**23,042**	16,693
	Other Assets	**5,205**	4,522
	Total	**$956,485**	$919,171
Liabilities	**Current Liabilities:**		
	Current portion of long-term debt	**$ 12,771**	$ 9,148
	Accounts payable and accrued expenses	**159,370**	139,135
	Income taxes – including deferred taxes of $33,394 and $34,327	**45,363**	36,030
	Total current liabilities	**217,504**	184,313
	Deferred Income Taxes	**34,770**	25,421
	Other Deferred Credits	**3,607**	5,340
	Long-Term Debt – including capital lease obligations of $120,394 and $140,532	**343,535**	375,666
	Stockholders' Equity	**357,069**	328,431
	Total	**$956,485**	$919,171
Stockholders' Equity	Preferred Stock – authorized 5,000,000 shares of no par value; $2.50 cumulative convertible (convertible into 1.2 common shares and redeemable at $40 per share; aggregate involuntary liquidation value, $1,523) shares issued and outstanding, 38,076	**$ 610**	$ 610
	Series B $1.00 cumulative convertible (convertible into 5897 common shares and redeemable at $25 per share; aggregate involuntary liquidation value, $23,180) shares outstanding, 927,208 and 927,308	**14,328**	14,330
	Common Stock – authorized 20,000,000 shares of no par value, shares issued and outstanding, 12,383,363 and 12,327,695	**91,984**	90,712
	Earnings Reinvested – $57,000 available for cash dividends under most restrictive terms of indebtedness agreements	**250,270**	222,902
	Cost of Treasury Shares (6,667 Series B preferred shares)	**(123)**	(123)
	Total	**$357,069**	$328,431

See notes to financial statements on pages 17 and 21 through 25.

Amfac, Inc. and Consolidated Subsidiaries

Statements of Changes In Financial Position

All Dollars Reported in Thousands

	Year Ended December 31	1978	1977
Sources of Funds	Internally generated funds:		
	Net income	**$ 42,374**	$ 15,145
	Depreciation and amortization	**32,816**	31,219
	Deferred income taxes – noncurrent portion	**9,349**	(187)
	Write-off of excess of cost over equity acquired (goodwill)	**–**	21,323
	Decrease (increase) in undistributed earnings of nonconsolidated companies	**(5,765)**	4,859
	Total from operations	**78,774**	72,359
	Additions to long-term debt (including capital leases of $5,552 in 1978 and $4,097 in 1977)	**5,843**	39,466
	Issuance of capital stock for businesses acquired	**–**	4,826
	Property sales and retirements	**39,056**	24,212
	Total	**123,673**	140,863
Applications of Funds	Property additions:		
	Businesses acquired	**407**	2,093
	Existing businesses (including capital leases of $5,552 in 1978 and $4,097 in 1977)	**64,653**	53,732
	Reduction of long-term debt	**37,974**	47,862
	Cash dividends on capital stock	**13,388**	13,117
	Increase (decrease) in noncurrent receivables	**6,349**	(15,099)
	Increase (decrease) in deferred charges	**686**	(5,019)
	Other – net	**1,977**	(1,359)
	Total	**125,434**	95,327
	Increase (Decrease) in Working Capital	**$ (1,761)**	$ 45,536
Working Capital Changes	Current assets – increase (decrease):		
	Cash and marketable securities	**$ 16,791**	$ (6,961)
	Receivables	**(12,545)**	35,141
	Inventories	**28,444**	15,419
	Prepaid expenses	**(1,260)**	(1,444)
	Change in current assets	**31,430**	42,155
	Current liabilities – increase (decrease):		
	Notes payable and current portion of long-term debt	**3,623**	(26,882)
	Accounts payable and accrued expenses	**20,235**	11,675
	Current income taxes:		
	Currently payable	**10,266**	(945)
	Deferred	**(933)**	12,771
	Change in current liabilities	**33,191**	(3,381)
	Increase (Decrease) in Working Capital	**$ (1,761)**	$ 45,536

See notes to financial statements on pages 17 and 21 through 25.

Accounting Changes

Certain accounting changes were adopted in 1978 and 1977 to conform with recently adopted accounting standards and to improve financial reporting.

In 1978, Amfac retroactively capitalized all capital leases (those which transfer substantially all of the benefits and risks incident to ownership of the property to the Company) in accordance with Financial Accounting Standards Board Statement No. 13. The amount capitalized is the lower of the present value of net minimum lease payments or fair value of the asset. The capitalized asset is included in property, plant and equipment and depreciated over the lease term. The lease obligation is included in long-term debt and rental payments are allocated as a reduction of the lease obligation and to interest expense. Prior period financial statements have been restated. In restating the income statements, depreciation and interest expense exceeded the previously recorded minimum lease rentals and, accordingly, previously reported net income decreased $859 ($.07 per share) for 1977 and $9,555 for prior years.

In 1977, Pacific Pearl Seafoods, a consolidated subsidiary, changed to the last-in, first-out (LIFO) method for pricing processed food, raw material and supply inventories, from average, FIFO, or identified cost methods. This change was made to reduce the impact of price level increases on inventory valuations and to generally improve the matching of costs with revenues. The effect of the change was to reduce 1977 net income by $3,210 ($.26 per share).

Significant Transactions

During 1978 and 1977, certain significant transactions took place which are reflected in the financial statements and affect the comparability of the statements.

Amfac disposed of certain of its retail store operations in both 1978 and 1977. In 1978, the 11 Liberty House stores in the southwestern and northwestern parts of the United States were sold. In 1977, one Liberty House store in California and Joseph Magnin Co., Inc. (JM), a subsidiary which operated 49 specialty stores in California, Nevada, Colorado, Utah and Hawaii, were sold. The sales of the Liberty House stores did not materially affect net income. However, the sale of JM in 1977, which is subject to future price adjustment, resulted in a net loss in 1977 of $17,600, or $1.43 per share, and is reflected in the financial statements as a discontinued operation. JM's 1977 net operating income of $279, which it earned prior to its sale on total revenues of $89,364, is reflected as a reduction of the loss.

During 1978, Amfac sold its farming operation located in Washington and realized a $2,478 after tax gain, or $.19 per share.

The price Amfac receives for its sugar crop has had a significant effect on its net income and the comparability of its financial statements from year to year. During 1977, Federal sugar price support payments resulted in $8,162 of additional net income, or $.66 per share, but did not add materially to Amfac's 1978 net income.

Amfac develops and sells real estate properties located principally in Hawaii. Significant property sales during 1978 and 1977 contributed $7,997 and $7,493 to net income, or $.62 and $.61 per share, respectively.

Rent Expense

The Company rents various facilities and equipment under operating leases, which unlike capital leases are not included in Amfac's balance sheets. Most operating leases provide for renewal options and minimum rentals plus contingent payments based on revenues or profits. Operating lease rent expense in 1978 and 1977, respectively, included $12,808 and $16,447 for minimum rentals and $12,921 and $10,903 for contingent payments. Rent expense also included $2,983 in 1978 and $2,342 in 1977 representing contingent payments under capital leases.

Future minimum lease payments under operating leases having initial or remaining noncancelable lease terms in excess of one year aggregate $168,136 and are due as follows: 1979, $16,422; 1980, $14,073; 1981, $12,413; 1982, $11,075; 1983, $9,933; and thereafter, $104,220.

Employee Benefit Plans

Pension and compensation plans cover most full-time employees and provide benefits based on length of service and compensation levels. Pension expense, including amortization of prior service costs, totaled $8,300 and $8,000 for 1978 and 1977, respectively. Based on most recent actuarial valuations (December 31, 1977), vested benefits for certain plans exceeded the fair value of plan assets by $20,600 and unfunded prior service costs totaled $33,100.

Under Amfac's stock option plans, non-qualified options have been granted to purchase Amfac's common stock at not less than the market price at date of grant. Options become exercisable over five years from date of grant. At December 31, 1978, options to purchase 24,730 shares of common stock at prices ranging from $34.00 to $41.00 were outstanding and exercisable. At the end of 1977, options to purchase 81,486 shares at $12.63 to $41.00 per share were outstanding, of which 72,795 were exercisable. During 1978 and 1977, options to purchase 7,500 shares and 3,750 shares, respectively, at $12.63 per share were exercised. Amfac may grant additional options up to 150,379 shares. Amfac also has a stock performance unit plan. Payments under this plan were not material in 1978 or 1977.

Income Taxes

Income tax expense for 1978 and 1977 includes $22,550 and $13,010, respectively, for Federal income taxes and $3,950 and $2,840, respectively, for state income taxes. Amfac's effective Federal income tax rate was 36.5% in 1978 and 29.3% in 1977, which is less than the normal 48% statutory rate. The lower effective tax rates result principally from tax benefits relating to investment tax credits (1978, $2,779; 1977, $5,496) and income subject to capital gains tax.

Amfac uses certain available accounting methods for tax purposes which differ from those used in the accompanying financial statements. As a result, Amfac has been able to defer paying $8,416 of 1978 taxes and $12,584 of 1977 taxes to future periods. The principal differences include the use of accelerated depreciation methods, deferral of profit on installment sales, and deferral of sugar revenues.

Amfac Financial Inc.

The balance sheets and statements of income of Amfac Financial Inc. (AFI) are not combined with the consolidated financial statements because the nature of its financing operations differ materially from those of the consolidated companies. Instead, Amfac includes its equity investment in AFI in the consolidated balance sheets and reports the net income of AFI on a single line in the consolidated statements of income. Condensed balance sheets and statements of income of AFI are set forth below:

AFI Condensed Balance Sheets

December 31	**1978**	1977
Assets:		
Cash and marketable securities	**$ 28,623**	$ 12,967
Receivables, less unearned finance charges and allowance for losses	**263,595**	215,535
Real property developments	**19,417**	29,319
Other assets	**18,109**	20,326
Total	**$329,744**	$278,147
Liabilities:		
Notes payable banks – average rate 12% and 8%	**$121,304**	$113,450
Notes payable other – average rate 9¼% and 7¾%	**34,429**	12,821
Investment certificates – average rate 7⅝% and 7¼%	**97,518**	85,732
Accounts payable, income taxes and other liabilities	**21,408**	14,378
Long-term debt – average rate 8¼%	**24,062**	23,907
Stockholder's Equity (including undistributed earnings of $17,843 and $14,679)	**31,023**	27,859
Total	**$329,744**	$278,147

AFI Condensed Statements of Income

	1978	1977
Revenues	**$ 64,333**	$ 52,481
Costs and Expenses:		
Interest	**19,910**	16,716
Other costs and expenses	**39,297**	33,407
Income taxes	**1,962**	975
Net Income ($5,967 of dividends paid in 1977)	**$ 3,164**	$ 1,383

From time to time, AFI makes construction loans ($8,413 in 1978) to other subsidiaries of Amfac and to affiliated real property development joint ventures. Interest and loan fees are charged to affiliates consistent with market conditions and totaled $5,140 and $5,709 during 1978 and 1977, respectively. Amfac, Inc. has agreed to maintain a minimum level of net worth and subordinated indebtedness of a consolidated subsidiary of AFI in connection with a $6,100 loan of that subsidiary.

Financing

Amfac finances a portion of its operations by borrowing on long-term notes and debentures and with capital lease obligations. Property, plant and equipment, having an original cost of $60,000 in 1978 and $81,000 in 1977, has been pledged as collateral for mortgage and certain other loans. Properties having an initial capitalized cost of $132,367 in 1978 and $153,544 in 1977 are financed by capital leases. At December 31, 1978 and 1977, Amfac's long-term debt consisted of the following:

December 31	**1978**	1977
Notes and Mortgage Loans:		
5% Notes due through 1982	**$ 9,777**	$ 11,403
7½% Notes due through 1992	**21,150**	22,500
8⅜% Notes due through 1993	**47,625**	48,750
8¾% Notes due through 1984	**10,000**	10,000
9½% Notes due 1981 through 1996	**75,000**	75,000
Mortgage loans, average rate 7%, due through 2004	**11,329**	12,413
Other, average rate 7½% and 8%, due through 1997	**8,860**	12,166
Total notes and mortgage loans	**183,741**	192,232
Convertible Subordinated Debentures:		
5% due 1989 (initial conversion price $35.7143)	**15,086**	15,086
5¼% due 1994 (initial conversion price $43.67)	**35,000**	35,000
Total convertible subordinated debentures	**50,086**	50,086
Obligations Under Capital Leases (net of imputed interest)	**122,479**	142,496
Total	**356,306**	384,814
Less Amount Due Within One Year	**12,771**	9,148
Total long-term debt	**$343,535**	$375,666

The above debt is due in future years as follows:

	Notes and Mortgage Loans	Debentures	Capital Leases
1979	$ 10,121	$ 500	$ 12,466
1980	9,691	2,250	12,515
1981	14,503	2,250	12,415
1982	16,625	2,250	12,229
1983	13,095	2,250	12,067
Thereafter	119,706	40,586	269,240
Total	$183,741	$ 50,086	330,932
Less Amounts Included in Payments For:			
Maintenance and other services			2,639
Imputed interest			205,814
Net			$122,479

Amfac also utilizes bank lines of credit for its daily cash requirements. Lines of credit available to Amfac totaled $100,000 at December 31, 1978 and 1977, none of which was in use. Borrowings on the lines during 1978 and 1977, respectively, averaged $1,600 and $37,100 daily at interest rates of 9½% and 7¼%, peak month-end borrowings were $28,100 and $56,900, respectively. One credit line totaling $30,000 provides that Amfac may convert any loans outstanding prior to April 30, 1979 into three-year term loans. In connection with certain credit lines, Amfac has informally agreed to pay fees or maintain compensating balances. Such balances were approximately $4,000 at December 31, 1978 and 1977.

Segment Information By Operating Groups

The Company operates in six industry groups. The Distribution Group is a wholesaler of pharmaceuticals, electrical and mechanical supplies, and construction materials. The Retail Group operates department stores, resort and specialty shops. The Food Group processes food products such as potatoes, cheese and seafood and grows mushrooms. The Hospitality Group operates hotels, restaurants and retail shops, tour buses and sells packaged tours. The Agriculture Group grows and processes sugarcane and papaya, and operates plant nurseries. The Asset Management Group develops real property and its nonconsolidated subsidiary, Amfac Financial Inc. (AFI), engages in lending, leasing and mortgage servicing activities. Substantially all of Amfac's operations are located in the western United States.

Below are set forth the revenues and the contribution to the net income of the Company of each of the industry groups. Contribution represents total revenues less operating expenses. In computing contribution, unallocated corporate expense, interest and income taxes have been excluded. Asset Management amounts include consolidated property development operations; net income of AFI is shown separately.

	1978		1977	
	Revenues	Contribution	Revenues	Contribution
Food	$ 313,493	$ 28,147	$ 243,687	$ 16,175
Hospitality	175,085	26,605	161,093	23,259
Distribution	605,919	21,638	508,767	18,602
Asset Management	33,760	16,584	34,389	15,410
Retail	258,875	13,494	265,277	11,270
Agriculture	111,624	(1,328)	108,369	4,744
Corporate	1,952	—	525	—
Total	$1,500,708	105,140	$1,322,107	89,460
Corporate Expenses — net		(8,855)		(8,267)
Interest Expense		(30,575)		(33,981)
Income Taxes		(26,500)		(15,850)
Income from Consolidated Continuing Operations		39,210		31,362
Net Income of Amfac Financial Inc.		3,164		1,383
Income from Continuing Operations		42,374		32,745
Loss from Discontinued Operations		—		(17,600)
Net income		$ 42,374		$ 15,145

Restatement of 1977 to capitalize leases increased the contribution of the Retail Group $4,937 and the Hospitality Group $4,565. Other groups were not materially affected.

Total assets at the balance sheet dates and the capital expenditures for property additions, and the depreciation and amortization provided during the year by each of the industry groups are set forth below.

	Total Assets December 31				Capital Expenditures Year Ended December 31				Depreciation and Amortization Year Ended December 31			
	1978		1977		1978		1977		1978		1977	
Food	$177,442	18%	$137,691	15%	$23,919	37%	$22,820	41%	$ 9,147	28%	$ 7,223	23%
Hospitality	158,517	17	157,448	17	7,850	12	11,097	20	8,599	26	7,952	26
Distribution	199,833	21	165,984	18	4,289	7	2,050	3	1,714	5	977	3
Asset Management	86,658	9	90,773	10	5,502	8	2,569	5	833	3	645	2
Retail	146,475	15	191,094	21	7,902	12	2,300	4	5,053	15	6,212	20
Agriculture	140,283	15	136,002	15	12,924	20	10,506	19	7,058	22	6,461	21
Corporate	47,277	5	40,179	4	2,674	4	4,483	8	412	1	1,749	5
Total	$956,485	100%	$919,171	100%	$65,060	100%	$55,825	100%	$32,816	100%	$31,219	100%

Agriculture Group assets include $16,786 and $25,600 receivable from C and H in 1978 and 1977, respectively.

Substantially all food inventories are valued at the lower of cost (last-in, first-out) or market. If the first-in, first-out method of inventory valuation had been used, total assets would have been $20,760 higher at December 31, 1978 and $15,442 higher at December 31, 1977.

Contingent Liabilities

Amfac is contingently liable on its guarantee of an $8,696 mortgage loan (also guaranteed by UAL, Inc.) on the 500-room Waikiki Beachcomber Hotel, a 50% joint venture operated by Amfac, and on guarantees of other loans totaling $22,408, including the $6,100 loan of a consolidated subsidiary of Amfac Financial Inc.

Amfac is involved in various matters of litigation and other claims. Management, after consultations with legal counsel, is of the opinion that Amfac's liability, if any, when ultimately determined, will not have a material adverse effect on Amfac's financial statements.

Stockholders' Equity

During 1978 and 1977, Amfac issued 47,981 and 600,000 shares, respectively, of its common stock to acquire businesses. The acquisitions were accounted for as poolings of interests. Prior period financial statements were not restated because the effect would not be material. The accumulated earnings or losses of the acquired businesses are reflected in the statements of earnings reinvested in the year of acquisition. The remaining capital of the acquired companies (1978, $1,175; 1977, $522) was credited to Amfac's common stock account.

Common stock is also issued upon exercise of stock options, in connection with the stock performance unit plan and upon conversion of debentures and preferred stock for which 1,991,717 shares of common stock were reserved at December 31, 1978. During 1978 and 1977, respectively, 7,687 and 3,921 shares were issued for these purposes and $97 and $52 were credited to stockholders' equity.

Unaudited Replacement Cost Information

Amfac is required to include in its Annual Report to the Securities and Exchange Commission (Form 10-K) certain detailed replacement cost information about inventories, cost of sales, productive facilities and depreciation. A copy of Amfac's Form 10-K is available on request.

Amfac's operating costs have increased as a result of inflation. The merchandising groups generally price their products on the basis of costs incurred and therefore earnings for those groups are not materially affected by inflation. Sales prices of Amfac's other products and services are established primarily on the basis of competitive market conditions, rather than directly on costs incurred. Consequently, the impact of inflation on earnings for Amfac's other operations is not readily determinable.

Management's estimate of replacement costs is substantially in excess of reported amounts for property, plant and equipment, which would result in a substantial increase in depreciation assuming all existing facilities were to be replaced at December 31, 1978. The decision to replace productive capacity will be made by management at an undetermined future time based on its expectations of attaining a reasonable return on such future investments. The estimated replacement cost for inventories approximates the reported amount before LIFO reserves.

Unaudited Quarterly Financial Data

See Quarterly Financial Data on page 29.

Auditors' Opinion

To the Stockholders and Directors of Amfac, Inc.:

We have examined the balance sheets of Amfac, Inc. and its consolidated subsidiaries as of December 31, 1978 and 1977 and the related statements of income, earnings reinvested, and changes in financial position for the years then ended. Our examinations were made in accordance with generally accepted auditing standards and, accordingly, included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

In our opinion, such financial statements present fairly the financial position of Amfac, Inc. and its consolidated subsidiaries at December 31, 1978 and 1977 and the results of their operations and the changes in their financial position for the years then ended, in conformity with generally accepted accounting principles applied on a consistent basis after giving retroactive effect to the change, with which we concur, in the method of accounting for certain leases as described in the Accounting Changes note to the financial statements.

DELOITTE HASKINS & SELLS
Honolulu, Hawaii
January 17, 1979

Five-Year Summary of Revenues and Contribution of Operating Groups

All Dollars Reported in Thousands (1976 to 1974 unaudited):

	1978		1977		1976		1975		1974	
	Amount	**%**	Amount	%	Amount	%	Amount	%	Amount	%
Revenues:										
Food	**$ 313,493**	**21%**	$ 243,687	18%	$ 215,118	18%	$ 138,190	13%	$ 128,520	12%
Hospitality	**175,085**	**12**	161,093	12	141,865	12	119,122	11	110,060	10
Distribution	**605,919**	**40**	508,767	39	451,058	38	408,500	39	374,096	35
Asset Management	**33,760**	**2**	34,389	3	18,030	2	17,672	2	29,027	3
Retail	**258,875**	**17**	265,277	20	251,965	22	232,576	22	210,453	19
Agriculture	**111,624**	**8**	108,369	8	89,131	8	140,379	13	221,846	21
Corporate	**1,952**	**–**	525	–	590	–	617	–	585	–
Total	**$1,500,708**	**100%**	$1,322,107	100%	$1,167,757	100%	$1,057,056	100%	$1,074,587	100%
Contribution:										
Food	**$ 28,147**	**27%**	$ 16,175	18%	$ 22,108	37%	$ 15,358	15%	$ 5,828	4%
Hospitality	**26,605**	**25**	23,259	26	18,338	31	12,527	13	9,397	6
Distribution	**21,638**	**20**	18,602	21	12,142	20	14,056	14	13,906	9
Asset Management	**16,584**	**16**	15,410	17	5,542	9	5,073	5	(1,614)	(1)
Retail	**13,494**	**13**	11,270	13	11,057	19	9,422	10	5,335	3
Agriculture	**(1,328)**	**(1)**	4,744	5	(9,624)	(16)	42,611	43	129,797	81
Other	**–**	**–**	–	–	–	–	–	–	(3,205)	(2)
Total	**105,140**	**100%**	89,460	100%	59,563	100%	99,047	100%	159,444	100%
Corporate Expenses – net	**(8,855)**		(8,267)		(8,578)		(8,007)		(7,081)	
Interest Expense	**(30,575)**		(33,981)		(30,516)		(26,502)		(29,339)	
Income Taxes	**(26,500)**		(15,850)		(5,200)		(30,600)		(62,850)	
Income from Consolidated Continuing Operations	**39,210**		31,362		15,269		33,938		60,174	
Net Income of Amfac Financial Inc.	**3,164**		1,383		1,371		2,329		2,068	
Income from Continuing Operations	**42,374**		32,745		16,640		36,267		62,242	
Income (Loss) from Discontinued Operations	**–**		(17,600)		877		(101)		(6,798)	
Income Before Cumulative Effect on Prior Years of Accounting Changes	**42,374**		15,145		17,517		36,166		55,444	
Cumulative Effect of Accounting Changes	**–**		–		–		(17,407)		–	
Net Income	**$ 42,374**		$ 15,145		$ 17,517		$ 18,759		$ 55,444	
Primary Earnings Per Share:										
Income from continuing operations	**$ 3.27**		$ 2.58		$ 1.33		$ 3.06		$ 5.41	
Net income	**3.27**		1.15		1.41		1.58		4.82	
Market Data:										
Common stock price range	**20½-14½**		17⅛-13⅞		19⅞-13		22-13¾		21⅜-12⅝	
Book value per share at year-end	**$ 26.84**		$ 24.64		$ 25.32		$ 25.71		$ 25.14	
Return on Beginning of Year Stockholders' Equity:										
Continuing operations	**12.9%**		10.2%		5.3%		12.1%		24.5%	
Total	**12.9%**		4.7%		5.6%		6.2%		21.8%	
Common Shares Outstanding at End of Year	**12,383**		12,328		11,724		11,244		10,956	

Management's Analysis of the Summary of Operating Groups
(Unaudited)

1978 Compared To 1977

Revenues: Amfac's revenues passed the billion and a half level for the first time in 1978, a 14% increase over 1977. The Food and Distribution Groups were the principal contributors with sales increases of 29% and 19%, respectively.

1978 was a record sales year for both the Lamb-Weston and Pacific Pearl Seafoods divisions of the Food Group. Lamb-Weston's sales increased 19% over 1977, primarily due to the addition of a potato processing plant early in the year, while Pacific Pearl Seafoods' increased 58% due to a new plant and greater supplies of crab. The effect on revenues of price increases was nominal for potato products and was 20% for seafood products. Food Group revenues also include the gain on the sale of Columbia River Farms during the second quarter.

Hospitality Group revenues increased $14 million, or 9%, despite the sale of the Kaanapali Beach Hotel in December 1977. Revenues generated by comparable hotels increased 15% for the year as a result of both higher occupancies and rates.

Revenue increases were posted by each of the distribution divisions on increased volume and selling prices of existing distribution branches. During 1978, there were no significant acquisitions or other changes in the number of distribution outlets.

Retail sales decreased as a result of the sale of five stores in the Pacific Northwest in April and six stores in the Southwest in August 1978, and one store in California sold in December 1977. Sales at comparable retail outlets increased 13% over 1977.

Contribution: Five of Amfac's six operating groups increased their profit contribution in 1978. Higher production, partially due to the addition of both a potato and a seafood processing plant early in the year, and increased plant utilization by Lamb-Weston and Pacific Pearl Seafoods, helped produce improved margins. These divisions, combined with the gain on the sale of Columbia River Farms of $3.7 million, led the Food Group in achieving a $12 million increase in contribution.

The Hospitality Group increased its profit contribution $3.3 million, or 14%, as a result of increases in both occupancy and room rates. This contribution improvement was achieved despite the sale of the Kaanapali Beach Hotel in December 1977, which caused a drop in contribution of over $1 million, net of management fees, in 1978.

The contribution of the Distribution Group increased consistent with its revenue gains.

1978 contribution from property sales by the Asset Management Group included $11.9 million relating to the sale of 15 acres on Maui, while 1977 included the gain on the sale of the Kaanapali Beach Hotel of $11.3 million. Amfac Financial Inc. posted almost a $2 million increase in net income due to increased loan volume and improved performance by its real estate joint ventures.

The Retail Group increased contribution $2 million through improved margins. The group's contribution would have been $1 million higher except for losses incurred in disposing of 11 Liberty House stores in the Pacific Northwest and Southwest during the year.

The Agriculture Group was faced with depressed sugar prices and minimal Federal price support payments during 1978 which resulted in a $6 million decline in its contribution.

Other Expenses: Net Corporate expenses increased moderately in 1978. Expense increases included a $1 million donation to Amfac Foundation. However, net expenses were offset by a $1.1 million increase in income from short-term investments. Interest expense declined as a result of reduced short-term borrowings. Such borrowings averaged only $1.6 million daily in 1978 as compared to $37.1 million in 1977.

Income taxes increased as a result of higher taxable income. In addition, a reduction in available investment tax credits and proportionately less capital gains income in 1978 resulted in an approximate 7% increase in the effective tax rate.

1977 Compared To 1976

Revenues: Amfac's revenues increased 13% over 1976 with increases of 13% or more in five of its six operating groups.

Food revenues increased 13% as a result of a seafood company acquired June 30, 1976, and to a lesser extent because of increased sales of other food products as selling prices remained relatively unchanged.

Hospitality revenues increased 14% as a result of additional hotel rooms, increased rates and occupancy.

Distribution Group revenues increased 13% through higher volume and selling prices at existing branches since there were no significant changes in the number of distribution outlets during 1977.

Asset Management revenues include $11.3 million for the gain on the sale of the Kaanapali Beach Hotel in December 1977.

Retail sales increased as a result of increased volume and selling prices at existing stores.

Sugar revenues increased primarily as a result of the Federal Government's sugar price support program. Sugar sold declined because fewer acres were harvested although yields were higher. The group's revenues also include the results of two nursery companies acquired in 1977.

Contribution: Five of the six operating groups increased their profit contribution in 1977.

The Food Group's contribution decreased 27% primarily due to the effect of the change to the LIFO inventory accounting method for seafoods. This effect was only partially offset by the full year results of a seafood company acquired in June 1976.

The Hospitality Group increased contribution $5 million, the result of increases in both room rates and occupancy on an increased number of hotel rooms.

The Distribution Group increased its contribution $6 million due to improved margins at existing branches.

The Retail Group contribution increased slightly as increased sales were partially offset by lower margins at certain department stores in the continental United States.

The Asset Management Group's contribution from property sales included $11.3 million for the gain on the sale of the Kaanapali Beach Hotel.

The Agriculture Group's contribution increased primarily as a result of the Federal Government's sugar price support program and includes the acquisition of two nursery companies during the year.

Other Expenses: Interest expense was higher as a result of increased long-term financing and higher average interest rates.

Amfac, Inc. and Consolidated Subsidiaries

Quarterly Financial Data

(Unaudited)
All Dollars Reported in Thousands

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year
1978					
Revenues	$315,463	$370,534	$380,185	$434,526	$1,500,708
Revenues less cost of sales	103,493	111,961	111,887	135,318	462,659
Net income (1)	6,437	8,405	10,528	17,004	42,374
Primary earnings per share (1)	.50	.65	.81	1.31	3.27
Fully diluted earnings per share (1)	.48	.61	.77	1.22	3.08
Dividends per common share	.25	.25	.25	.25	1.00
High and low closing stock price ranges: (3)					
Common	17-14½	20½-16¼	20-16¾	19⅛-15⅝	
$2.50 Preferred	No Trades	No Trades	No Trades	No Trades	
$1.00 Series B Preferred	12⅜-11⅜	13-11⅝	13-12½	12⅝-11	
1977					
Revenues	$284,566	$313,477	$350,669	$373,395	$1,322,107
Revenues less cost of sales	92,948	92,945	105,243	127,274	418,410
Net income (1) (2)	4,149	(10,949)	8,487	13,458	15,145
Primary earnings per share (1)	.32	(.91)	.67	1.07	1.15
Fully diluted earnings per share (1)	.31	(.91)	.63	1.00	1.14
Dividends per common share	.25	.25	.25	.25	1.00
High and low closing stock price ranges: (3)					
Common	17¼-14⅜	17⅛-14¾	17⅛-14	17-13⅞	
$2.50 Preferred	27½	No Trades	27	28	
$1.00 Series B Preferred	13⅛-12	13¼-11⅞	13¼-12	12¾-11⅝	

(1) Amounts originally reported for the first, second and third quarters of 1978 have been increased (decreased) for capitalization of all capital leases as follows: net income $(340), $1,108 and $(291), respectively; primary earnings per share $(.02), $.08, and $(.02), respectively; and fully diluted earnings per share $(.02), $.07 and $(.01), respectively. Amounts originally reported for the first, second, third and fourth quarters of 1977 have been increased (decreased) for capitalization of all capital leases as follows: net income $(375), $(415), $(314) and $245, respectively; primary earnings per share $(.03), $(.04), $(.02) and $.02, respectively; and fully diluted earnings per share $(.03), $(.04), $(.02) and $.02, respectively.

(2) Net income for the second quarter of 1977 includes the write-off of the goodwill relating to the sale of Joseph Magnin Co., Inc. Net income for the fourth quarter of 1977 includes the gain on the sale of the Kaanapali Beach Hotel.

(3) Amfac's common stock is registered on the New York and Pacific Stock Exchanges. The $1.00 Series B preferred stock is registered on the Pacific Stock Exchange and the $2.50 preferred is unlisted.

Statistical Summary

All Dollars and Square Footage Reported in Thousands

		1978	1977	1976	1975	1974
Food Group	Revenues	**$313,493**	$243,687	$215,118	$138,190	$128,520
	Lamb-Weston	**197,115**	162,139	154,001	126,685	121,098
	Monterey Mushrooms	**9,238**	4,378	2,860	1,229	—
	Pacific Pearl Seafoods	**60,881**	38,446	21,755	10,276	7,422
	Fisher Cheese	**46,259**	38,724	36,502	—	—
	Contribution (inc. LIFO)	**$ 28,147**	$ 16,175	$ 22,108	$ 15,358	$ 5,828
	Average Total Capital	**$132,740**	$109,136	$ 85,422	$ 72,943	$ 60,981
	Food Products Sold (thousand pounds)	**823,643**	727,553	673,458	512,216	514,848
Distribution Group	Revenues	**$605,919**	$508,767	$451,058	$408,500	$374,096
	Contribution	**$ 21,638**	$ 18,602	$ 12,142	$ 14,056	$ 13,906
	Average Total Capital	**$128,074**	$105,157	$ 93,141	$ 84,054	$ 74,204
	Amfac Electric Supply					
	Revenues	**$220,405**	$182,792	$160,806	$142,639	$145,548
	Branches	**59**	52	52	54	53
	Square footage	**830**	738	738	756	771
	States served	**12**	13	13	11	11
	Amfac Distribution					
	Revenues	**$ 57,136**	$ 42,387	$ 42,657	$ 57,032	$ 68,999
	Branches	**13**	10	6	6	7
	Square footage	**723**	716	689	689	737
	States served	**1**	1	1	1	1
	Amfac Drug Supply					
	Revenues	**$226,131**	$194,072	$184,219	$162,575	$147,081
	Branches	**34**	33	35	31	31
	Square footage	**372**	357	391	342	385
	States served	**29**	29	29	29	29
	Amfac Mechanical Supply					
	Revenues	**$102,247**	$ 89,516	$ 63,376	$ 46,254	$ 12,468
	Branches	**44**	37	34	19	4
	Square footage	**687**	602	667	402	77
	States served	**10**	10	9	8	1
Hospitality Group	Revenues	**$175,085**	$161,093	$141,865	$119,122	$110,060
	Contribution	**$ 26,605**	$ 23,259	$ 18,338	$ 12,527	$ 9,397
	Average Total Capital	**$136,660**	$145,743	$148,373	$133,748	$113,418
	Fred Harvey					
	Revenues	**$104,245**	$ 89,715	$ 79,488	$ 67,528	$ 64,550
	Hotel rooms	**4,804**	4,804	4,738	4,376	3,788
	Occupancy rate	**70.0%**	65.3%	63.2%	60.8%	65.1%
	Island Holidays					
	Revenues	**$ 70,840**	$ 71,378	$ 62,377	$ 51,594	$ 45,510
	Hotel rooms operated	**3,566**	3,568	3,575	3,494	3,183
	Occupancy rate	**86.5%**	84.4%	81.7%	81.5%	83.0%

		1978	1977	1976	1975	1974
Retail Group	Revenues	**$258,875**	$265,277	$251,965	$232,576	$210,453
	Contribution	**$ 13,494**	$ 11,270	$ 11,057	$ 9,422	$ 5,335
	Average Total Capital	**$137,417**	$162,699	$166,197	$163,247	$149,267
	Liberty House of Hawaii					
	Revenues	**$131,918**	$116,412	$105,350	$ 95,162	$ 84,856
	Number of stores	**32**	31	29	26	25
	Selling square footage	**582**	569	568	565	543
	Liberty House of California					
	Revenues	**$126,957**	$148,865	$146,615	$137,414	$125,597
	Number of stores	**10**	22	23	23	23
	Selling square footage	**1,134**	2,063	2,207	2,207	2,058
Asset Management Group	Revenues	**$ 98,093**	$ 86,870	$ 61,890	$ 58,956	$ 68,843
	Consolidated	**33,760**	34,389	18,030	17,672	29,027
	Real property sales	**22,166**	25,217	9,875	9,992	22,421
	Lease rentals	**5,811**	4,435	4,040	4,463	3,721
	Other	**5,783**	4,737	4,115	3,217	2,885
	Amfac Financial Inc.	**64,333**	52,481	43,860	41,284	39,816
	Amfac Financial Corp.	**17,410**	15,579	16,264	16,662	14,426
	Amfac Mortgage Corp.	**26,921**	25,258	21,203	21,382	23,344
	Amfac Properties	**3,284**	4,984	8,070	2,117	1,307
	Amfac Development	**16,718**	6,660	(1,677)	1,123	—
	Amfac Cattle	**—**	—	—	—	739
	Contribution	**$ 21,710**	$ 17,768	$ 7,959	$ 9,524	$ 2,425
	Consolidated	**16,584**	15,410	5,542	5,073	(1,614)
	Amfac Financial Inc.	**5,126**	2,358	2,417	4,451	4,039
	Average Total Capital	**$ 74,125**	$ 79,001	$ 86,333	$ 86,075	$ 85,299
	Mortgages Serviced	**$1,290,000**	$1,123,000	$1,068,000	$1,016,000	$938,000
	Offices	**39**	38	31	33	34
	States Served (incl. Guam)	**12**	12	12	11	11
	Land Holdings (acres)					
	Owned	**67,850**	67,213	67,446	68,067	68,075
	Leased	**98,384**	98,427	97,435	101,016	101,914
	Sold	**434**	746	1,205	600	553
Agriculture Group	Revenues	**$111,624**	$108,369	$ 89,131	$140,379	$221,846
	Sugar	**96,868**	97,086	87,244	139,901	221,271
	Nurseries	**11,709**	8,775	31	—	—
	Other	**3,047**	2,508	1,856	478	575
	Contribution (loss)	**$ (1,328)**	$ 4,744	$ (9,624)	$ 42,611	$129,797
	Average Total Capital	**$ 85,809**	$ 84,514	$ 72,225	$ 43,159	$ 93,109
	Raw Sugar Produced (thousand pounds)	**654,904**	646,496	653,278	711,506	603,040
	Average Return Per Pound	**13.1¢**	13.1¢	12.6¢	18.4¢	34.5¢
	Sugar Acres					
	Cultivated	**69,056**	69,238	69,524	68,441	68,889
	Harvested	**32,636**	31,940	33,054	34,382	28,353
	Amfac Nurseries					
	Container and field production acres	**707**	550	10	3	—
	Greenhouse square footage	**1,114,512**	313,516	52,330	10,000	—
	No. of plants in inventory	**14,034,189**	9,606,545	7,286,730	5,888,836	—
	No. of plants sold	**2,856,150**	2,161,545	1,917,665	1,649,817	—

Board of Directors

[3] HENRY A. WALKER, JR., 56
Chairman, President and Chief Executive Officer
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Honolulu, Hawaii

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Federal Affairs Coordinator
Tax Foundation of Hawaii
Honolulu, Hawaii

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Ainamalu Corp.
Public Cold Storage
Honolulu, Hawaii

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Retired Chairman
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Bank Holding Company
Pebble Beach, California

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Retired President and Chairman
Western Air Lines, Inc.
Los Angeles, California

[3,4] MYRON DU BAIN, 55
Chairman, President and Chief Executive Officer
Fireman's Fund Insurance Companies
San Francisco, California

[3] E. LAURENCE GAY, 55
Chairman, Finance Committee
Amfac, Inc.
San Francisco, California

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Attorney-at-Law
Cades Schutte Fleming and Wright
Honolulu, Hawaii

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Wailua, Kauai, Hawaii

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Investment Banking
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Aerospace Consultant
Honolulu, Hawaii

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Potlatch Corporation
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Ellen Newman Associates
Consumer Consultants
San Francisco, California

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Senator
Hawaii State Legislature
Honolulu, Hawaii

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Bank Holding Company
San Francisco, California

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Attorney-at-Law
Yamaguchi & Tanaka
Honolulu, Hawaii

C. HUTTON SMITH
Chairman Emeritus
Amfac, Inc.
Walnut Creek, California

[1] Member of Audit Committee
[2] Member of Compensation Committee
[3] Member of Finance Committee
[4] Member of Nominating Committee
[5] Elected January 19, 1979 on retirement as Executive Vice President and Chairman of Hospitality Group of Amfac, Inc.

Officers

HENRY A. WALKER, JR., 56
Chairman, President and Chief Executive Officer

JOHN L. BAXTER, JR., 58
Executive Vice President
Chairman, Food Group

DONALD C. ONASCH, 51
Executive Vice President
Chairman, Retail Group

JOHN P. RICHARDSON, 50
Executive Vice President
Chairman, Distribution Group

ROBERT Z. ROSTRON, 49
Executive Vice President
Chairman, Asset Management Group

JOHN W. SIEMER, 53
Executive Vice President
Chairman, Agriculture Group

HARRY W. BROOKS, JR., 50
Senior Vice President
Director, Public Affairs

DANIEL A. CURRY, 41
Senior Vice President
General Counsel

THOMAS R. d'ARCAMBAL, 47
Senior Vice President
Controller and Chief Accounting Officer

RICHARD A. HAGBERG, 60
Senior Vice President
Chief Finance Officer

RONALD R. SLOAN, 44
Senior Vice President
Director, Administration

WALLACE S. WILLIS, 61
Senior Vice President
Administrative Assistant to Chairman
Director, Public Relations

RONALD C. BARR, 41
Vice President
Chairman, Hospitality Group

HELEN P. GOLDSMITH, 35
Vice President
Director, Consumer and Government Affairs

CHARLES H. GREENE, JR., 60
Vice President
Director, Management Services

FREDERICK J. MURATA, 45
Vice President
Director, Corporate Audit

DONALD F. NICHOLSON, 61
Vice President
Corporate Policy Coordinator

ROBERT B. O'NEILL, 40
Vice President
Associate General Counsel
Assistant Secretary

LAWRENCE P. PERRY, 46
Vice President
Director, Employee Relations — Hawaii

TELLER WEINMANN, 59
Vice President
President, Amfac Merchandising Corp.

CHARLEEN K. IKEDA, 32
Secretary

VIVEK HEJMADI, 34
Treasurer

ELEANOR A. ELROD, 34
Assistant Vice President
Assistant General Counsel
Assistant Secretary

TOBY B. GILJE, 37
Assistant Vice President
Assistant to Chairman

GRAFTON JHUNG, 43
Assistant Vice President
Assistant Treasurer
Director, Investments and Investor Relations

DON W. LEIBENSBERGER, 47
Assistant Vice President
Assistant Treasurer
Director, Tax Services

KENNETH A. ODELL, 34
Assistant Vice President
Assistant General Counsel
Assistant Secretary

RALPH F. PERRY, JR., 51
Assistant Vice President,
Director, Risk Management

PAUL S. SAKUDA, 42
Assistant Vice President,
Director, Corporate Planning

BARBARA WILSON, 42
Assistant Vice President,
Assistant Secretary

GERALD K. HARBOTTLE, 35
Assistant Controller

JOHN E. LOOMIS, 58
Assistant Secretary

BEATRICE K. TANAKA, 56
Assistant Secretary

ROBERT R. FREEMAN, 35
Assistant Treasurer

WILLIAM A. KRUSE, 58
Assistant Treasurer

Transfer Agents

Common Stock:
Bishop Trust Co., Ltd., Honolulu
The Chase Manhattan Bank, New York.

$2.50 Cumulative Convertible Preferred Stock:
Bishop Trust Co., Ltd., Honolulu.

Series "B" Cumulative Convertible Preferred Stock:
Bishop Trust Co., Ltd., Honolulu

Registrars

Common Stock:
Hawaiian Trust Co., Ltd., Honolulu
Citibank, N.A., New York.

$2.50 Cumulative Convertible Preferred Stock:
Hawaiian Trust Co., Ltd., Honolulu.

Series "B" Cumulative Convertible Preferred Stock:
Hawaiian Trust Co., Ltd., Honolulu

Trustees

5% Convertible Subordinated Debentures Due March 1, 1989:
Crocker National Bank, San Francisco.

5¼% Convertible Subordinated Debentures Due 1994:
Citibank, N.A., New York.

Annual Meeting

The annual meeting of stockholders will be held at 4:30 p.m., H.S.T., on Thursday, April 26, 1979, in Amfac Center Plaza, 745 Fort Street, Honolulu.

S.E.C. Report

Additional information on Amfac is contained in the Company's Annual Report to the Securities and Exchange Commission (Form 10-K), which may be obtained without charge by writing to Amfac, Inc., Attention: Public Relations Department, P.O. Box 3230, Honolulu, Hawaii 96801.

Dividend Reinvestment

Amfac provides a service to owners of its common stock which permits cash dividends to be automatically reinvested in additional shares of Amfac common stock. The Company assumes all transaction costs related to this service, including brokers' commissions and bank service charges. For more information, please write to Amfac, Inc., c/o Corporate Trust Division, P.O. Box 2390, Honolulu, Hawaii 96804.

Amfac

Headquarters

700 Bishop Street
Honolulu, Hawaii
Telephone: (808) 546-8111

Mailing Address:
P.O. Box 3230
Honolulu, Hawaii 96801

Western Region Office

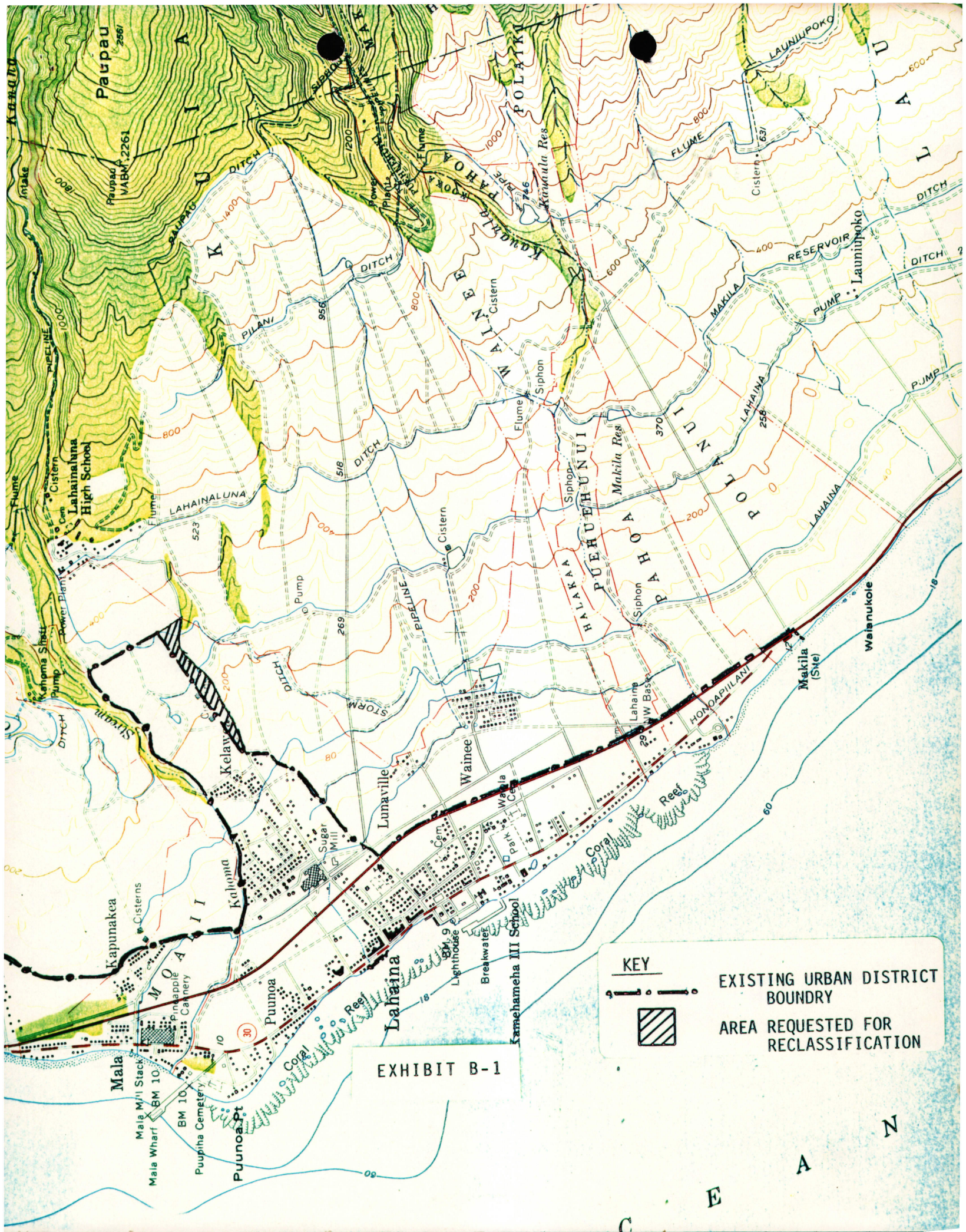
Fifty O'Farrell Street
San Francisco, California
Telephone: (415) 772-2000

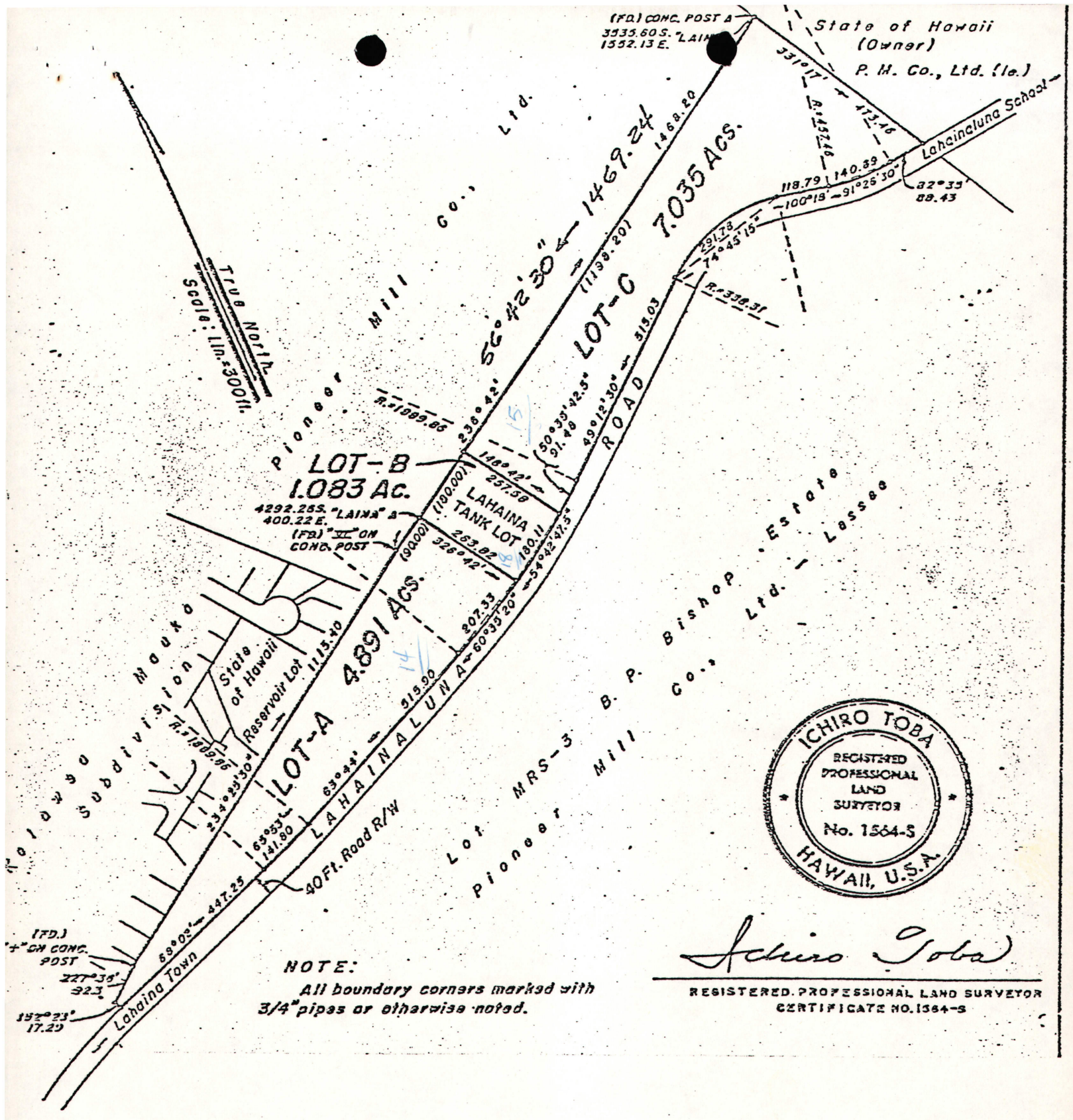
Mailing Address:
P.O. Box 7813
San Francisco, California 94120

Amfac

P. O. BOX 3230
HONOLULU, HAWAII 96801

BULK RATE
U.S. POSTAGE
PAID
AMFAC, INC.


KEY
EXISTING URBAN DISTRICT BOUNDRY
AREA REQUESTED FOR RECLASSIFICATION
EXHIBIT B-1
Paupau
Lahainaluna High School
Lahainaluna
Kelawea
Kahoma
Lahaina
Puunoa
Wainee
Launiupoko
Makila (Ste)
Waianukole
Kamehameha III School
Lighthouse
Breakwater
Coral Reef
Pineapple Cannery
Sugar Mill
Cemetery
Park
Cisterns
Siphon
Flume
Pump
Reservoir
Ditch
Pipeline
Power Plant
Storm
Lahaina W Basin
Honoapiilani
Pohaku Pl
Kauaula Res
Makila Res
Puehuehunui
Halakaa
Polaiki
Kauaula Pahoa
Launiupoko
Mala Wharf
Mala M/I Stack
Puunoa Pt
Puupiha Cemetery
Kapunakea
Cisterns
Kaanapali
Kahoma
Kelawea
Lahainaluna
Paupau
Launiupoko
Makila
Lahaina
Pohaku
Kauaula
Waianukole
Wainee
Lungaville
Mala
Puunoa
Lahaina
Coral Reef
Breakwater
Lighthouse
Kamehameha III School



ICHIRO TOBA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 1564-S
HAWAII, U.S.A.

NOTE:
All boundary corners marked with 3/4" pipes or otherwise noted.

Ichiro Toba

REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 1564-S

EXHIBIT B-2

EXHIBIT "C"

INFORMATION, DATA AND ANALYSIS
IN SUPPORT OF PETITION

I. PROPOSED DEVELOPMENT: EXTENSION OF RESIDENTIAL SUBDIVISION FOR EMPLOYEE HOUSING.

A. Description.

Tax Map Key 2-4-6-18:Parcel 14. As indicated on Map 1 attached to this Exhibit, the proposed development (the "Project") is an 11.926 acre extension of the Kelawea Mauka III residential subdivision, presently under construction, produced by moving the southeast boundary of the subdivision approximately 300 feet to the south to border on Lahainaluna Road. All of the 11.926 acres are presently within the Agricultural District.

Petitioner will subdivide approximately 8 of the 11 acres into residential lots having a minimum lot size of 6,500 square feet, yielding 39 lots in the configuration set forth in the preliminary development plan attached to this Exhibit as Map 2. The remaining approximately 4 acres will be graded and planted with grass for use as a passive park and dedicated to the County of Maui.
Petitioner will construct three-bedroom, single-family detached dwellings on the 39 lots as permitted in an R-1 zoning district under the Zoning Ordinance of the County of Maui. The houses will be of similar construction to those in the Kelawea Mauka I and II subdivisions adjacent to the Project site and will utilize construction materials and techniques designed to produce sound homes while minimizing costs.

B. Timetable.

Upon approval of the Urban District Boundary Amendment sought in this petition, Petitioner will promptly obtain zoning and

subdivision approval from the County of Maui.

Petitioner anticipates that construction of subdivision improvements will begin within one year of the Commission's approval of the Amendment sought in this petition. The first units completed in the Project are expected to be ready for occupancy within approximately one year of the start of construction.

C. Other Facilities in the Project.

In addition to the housing units, the Petitioner will construct a passive recreational park of approximately 4 acres on the site designated for park use on Map 2. Petitioner will grade the park and plant it with grass. The park will be dedicated to the County of Maui.

D. Project Development Costs.

Although actual project development costs are indeterminate at the time of this filing; Amfac, Inc. has committed to provide appropriately priced housing for employees of Pioneer Mill and of its Kaanapali Beach Resort. In order to meet this commitment, Amfac, Inc. has agreed to sell all of the units proposed for development under this petition and all other units to be developed in the initial phase of the Kelawea Mauka III Subdivision at a price to be set at no higher than 2% over cost. The specific terms and conditions of this commitment can be found in the Employee Housing Letter Agreement attached hereto as Exhibit 1.

E. Description of the Intended Market.

Housing units in the Project will be offered on a "first right of refusal" basis to employees of Pioneer Mill Company, Ltd., the Hyatt Regency Maui Hotel, and other Kaanapali Beach Resort employees pursuant to agreements reached between Petitioner and the International Longshoremen's and Warehousemen's Union (the "ILWU") and the County of Maui.

Fifty percent of the housing units in the proposed development will be marketed to ILWU Union members pursuant to an agreement between the ILWU and Amfac, Inc. (See Exhibit 4).

A portion of the housing units in the Project will be marketed exclusively to employees of the Hyatt Regency Maui Hotel in satisfaction of and in accordance with the Letter Agreement of May 19, 1978, with the County of Maui, which Letter Agreement is attached to this Exhibit as Exhibit 1.

All of the housing units in the Project will be developed and marketed in accordance with the terms of the Letter Agreement, which require that all housing units be sold at a price no higher than 2% over actual costs. Further, the Letter Agreement requires that all of the housing units in the proposed development be conveyed subject to an "anti-speculation" repurchase option in favor of the County of Maui. The repurchase option provision is set forth in Exhibit C to the Employee Housing Agreement (Exhibit 1).

II. PHYSICAL DATA ON THE SITE.

A. Drainage.

The Project site is presently drained by the Pioneer Mill irrigation system which collects runoff on the site.

Drainage for the proposed development will be integrated with the drainage system for the entire Kelawea Mauka Subdivision.

B. Topography and Soils.

The slope of the site of the proposed development ranges from 8% to 12%. The soils of the site are classified by the USDA Soil Conservation Service as "Wainee very stony, silt clay" on the 3 to 7% slopes and "Wainee very stony, silty clay" on the 7 to 15% slopes.

C. Land Study Bureau Agricultural Suitability Index.

The land study bureau has classified the previously cultivated portion of the site of the proposed development as Class B land, considered "good" for agricultural activity.

D. Analysis of Preliminary Development Plans in Relationship to Topography.

As illustrated on the preliminary development plan attached to this Exhibit as Map 2, house lots have been concentrated in areas of moderate slope to maximize use of the land and reduce the cost of construction. The irregular and steeper sloping portions of the site have been set aside for the passive park and open space use.

III. DEMOGRAPHIC DATA:

The growth comparisons, shown in Table 1 below, reflect the relative increases of 3 primary measures of the rate of growth of Maui County.

The rapid growth in visitor traffic has generated new employment opportunities causing the population of Maui County to increase.

As shown in Table 2, below, single family homes authorized since 1970 have not kept pace with the increased number of families. By the end of 1977, the net shortfall was equal to about 3,000 units, assuming all families required and desired single family homes.

Table 1
Maui County-Growth Comparisons

	VISITORS		POPULATION		EMPLOYMENT	
Year	No.	% Increase	No.	% Increase	No.	% Increase
1970	447,985		46,600		18,700	
1971	554,799	23.8	48,200	3.4	19,100	2.1
1972	710,050	28.0	50,600	5.0	19,630	2.8
1973	766,791	8.0	51,700	2.2	20,640	5.1
1974	852,201	11.1	52,400	1.4	20,780	.8
1975	931,863	9.3	55,000	5.0	21,190	2.0
1976	1,110,726	19.2	57,500	4.5	23,800	12.3
1977	1,256,263	13.1	60,000	4.3	25,100	5.5

Table 2
Maui County-Change Comparisons:Families/Homes

Year	Population	Family Size*	Families	Change	Single Family Permits	Net Change	Cum Net Change
1971	48,200	4.3	11,209	+490	669	+179	+179
1972	50,600	4.2	12,047	+838	832	(6)	+173
1973	51,700	4.0	12,925	+878	845	(33)	+140
1974	52,400	3.5	14,971	+2,046	589	(1,457)	(1,317)
1975	55,000	3.1	17,732	+2,761	797	(1,964)	(3,281)
1976	57,500	3.1	18,548	+816	873	+57	(3,224)
1977	60,000	3.1	19,355	+807	1,008	+201	(3,023)

*1971 estimated at 1970 census family size.1975 Census estimate. Other years extrapolated.

Table 3
1975 Population and Housing Characteristic Comparisons

	Maui County	Lahaina	Kihei-Kula	Wailuku-Waikapu	Kahului
Population	59,661	9,278	9,347	10,810	11,186
Median Age	29.2	29.3	31.9	35.2	28.8
% Born Out of State	31.0	44.0	51.8	19.0	21.4
% High School Grad.*	62.8	67.6	78.3	64.4	58.1
% Unemployment	6.5	1.8	7.3	5.7	4.0
Median Income	13,370	12,640	14,980	13,770	14,450
% Owner Occupied Homes	65.9	56.7	61.2	73.2	78.5

*Over 25

This shortage of housing is most sharply felt in the Lahaina District, the largest center of tourist oriented employment. The absence of new, appropriately priced housing in the Lahaina District has created an employee housing problem of critical proportions. The resulting demand for existing housing has pushed the resale prices for these units far beyond replacement costs, thereby compounding the problem. As a consequence, many persons employed in the Lahaina area have been forced to live in other Maui districts where affordable housing is available.

It is anticipated that the development of the Kelawea Mauka III subdivision, of which the units proposed to be developed under this petition are a part, will help to alleviate Lahaina's critical housing shortage, lessen the pressure on existing housing and allow more people to live within a reasonable distance of their place of employment.

IV. IMPACT ON PUBLIC FACILITIES AND SERVICES:

A. General.

The proposed project is an expansion of the larger Kelawea Mauka III Subdivision (now under development) and will net a maximum of only 39 additional households to the project area; therefore, the impact on public facilities and services will be relatively insignificant. Existing or planned facilities and services are adequate to meet the additional demand generated. In the letter attached to

this Exhibit as Exhibit 2, the County indicates its concurrence with this assessment of minimal impact.

B. Traffic Flow.

Traffic impact of the Project, which will add only 39 households to the Project vicinity, will be minimal. It is projected that existing and planned traffic and street improvements will handle any traffic generated by the Project. Efforts are being made to increase street capacity in the vicinity of the Project. Lahainaluna Road will be widened where it abuts the Project. The Dickenson Street extension, shown in the Lahaina General Plan, will serve the Project when it is completed.

C. Schools.

The Project will not require increased construction or operating expenditures for schools, beyond existing and planned levels. Capacity for pupils from the Project exists in Lahainaluna High and the newly completed Lahainaluna Intermediate School which is located directly above the Project.

D. Sewers.

Sufficient existing or planned public sewer and sewage treatment capacity exists to meet demand for these services and facilities generated by the Project. The new Lahaina Sewer System is scheduled to be in service by April 1, 1979. This capacity will be ready for utilization prior to completion of the Project.

E. Parks.

Sufficient parks and recreational areas exist in the Lahaina area to meet the needs of the 39 households expected to reside in the Project. Further, a four acre passive park will be constructed by Petitioner and dedicated to the County of Maui as part of the Project.

F. Water.

The Project will not have a significant impact on water demand in the Project area. The Project will serve existing residents, some of whom now reside in substandard housing units, and will not significantly add to the population of the Project area. Existing and planned improvements will meet all water demand generated by the Project.

G. Other Municipal Services.

Police and fire services are available in the Project vicinity and capacity exists to meet demand to be generated by the Project. County sanitation services and the Olowalu Landfill can meet demand generated by the Project. The Project area is already within the range of municipal services and the Project will not generate demands which cannot be met.

V. IMPACT ON REGIONAL RESOURCES:

A. Environmental Impact.

The Project will not have significant environmental impacts since it is a small incremental addition to a larger residential subdivision.

B. Impact on Agriculture.

As demonstrated in the Letter from Pioneer Mill Company, Ltd., attached to this Exhibit as Exhibit 3 , the Project will not reduce agricultural production or the net acreage under cultivation by Pioneer Mill. No "prime" agricultural land, under the Land Study Bureau's classification, will be lost to urban use.

C. Recreational Resources.

Capacity exists in recreational facilities in the Project area to meet demand generated by the Project. Further, the Project will include a four acre park which will be dedicated to the County of Maui.

D. Historic Sites.

No historic sites exist on the Project site.

E. Scenic Resources.

Since the Project is a small increment to a larger development, it will not impact significantly on scenic vistas in the Lahaina area. The project will be adjacent to existing urban residential development, including the existing Kelawea Subdivision and Lahainaluna School.

VI. EXISTING ADJACENT URBAN AREAS AND EMPLOYMENT CENTER

As shown on Map 1 attached to this Exhibit, the Project will be contiguous to an existing urban district containing the Kelawea Mauka Subdivision. Further, the Project will be adjacent to Lahainaluna School and will have ready access to employment centers at Pioneer Mill, Lahaina and Kaanapali, all of which are within a 10 minute commute from the Project.

VII. ECONOMIC AND SOCIAL GROUPS CONSIDERED

The Project is intended to provide housing for employees of Pioneer Mill Company, Ltd. and hotel employees at the Kaanapali Beach Resort. These groups would otherwise be unable to obtain affordable housing near their places of employment.

VIII. COUNTY GENERAL PLAN DESIGNATION

As shown on Map 3, attached hereto, the Maui County General Plan designates the Project area for residential and park use, the uses proposed by petitioner. The proposed development plan has modified the exact location and configuration of the respective uses within the Project site to better correspond to topographic and other site considerations; however, no amendment to the County General Plan is required.

IX. DEVELOPMENT SUPPORTIVE OF LONG RANGE PLANNING FOR THE AREA

The proposed development is consistent with the Maui County

General Plan and is a logical extension of the Kelawea Mauka III Subdivision (now under development).

Approximately 400 acres of land is General Planned for urban use directly adjacent to the Project, south of Lahainaluna Road (See Map 3).

Provisions have been made in the Project's development plans to incorporate that portion of the general planned Dickenson Street extension and for the widening of Lahainaluna Road where these access roads abut the property.

The Project is an action by the private sector, in cooperation with government, which supports the themes, goals, objectives and policies of the Hawaii State Planning Act, Chapter 226 of the Hawaii Revised Statutes. Specifically, the Project is strongly supportive of the following:

(1) objectives and policies for fostering agriculture under §226-7 by providing housing for plantation workers;

(2) objectives and policies for support of the visitor industry under §226-8, especially §226-8(b)(4) which calls for public/private cooperation in the development of visitor destination areas;

(3) objectives and policies for protecting the physical environment, especially §226-13(b)(7) which calls for locating new development in proximity to existing urban areas;

(4) objectives and policies for sociocultural advancement - housing, especially §226-19(b)(2) which calls for increasing opportunities for low and moderate income groups to obtain affordable housing and §226-19(b)(5) which calls for planning new housing

in connection with access to and needs of existing urban areas; and

(5) "priority directions" and "implementing actions" in connection with population growth and distribution, especially §226-104(a)(4) calling for the provision of adequate housing without fostering a population influx, §226-104(c)(2) providing for concentrating population in urban areas, and §226-104(c)(7) calling for private sector participation in providing infrastructure, and open spaces.

X. TIMING AND LOCATION

The timing and location of the Project is intended specifically to take advantage of the economies of scale which will result from the Project's consolidation into the larger Kelawea Mauka III Subdivision.

XI. ENVIRONMENTAL IMPACT STATEMENT

No Environmental Impact Statement is required in connection with the Project pursuant to Chapter 343 HRS.

Amfac
AMFAC, INC.
700 BISHOP STREET
P.O. BOX 3230
HONOLULU, HAWAII 96801
TELEPHONE: (808) 546-8111

May 19, 1978

County of Maui
Planning Commission of
the County of Maui
Wailuku, Maui, Hawaii 96793

Attention: Mr. Paul R. Mancini,
Corporation Counsel

Gentlemen:

At a regular meeting of the County of Maui Planning Commission ("Planning Commission") on November 22, 1977, a public hearing was conducted relative to Mr. Christoper B. Hemmeter's application for a Shoreline Management Act Permit ("Permit") to construct a resort hotel to be known as the "Hyatt Regency Maui" ("Hotel"), on approximately 18 acres of real property identified as Tax Map Key 4-4-06:31, Kaanapali, Maui. The Permit was unanimously approved by the Planning Commission subject to certain conditions. One such condition ("Condition 7 of the Report") established by the Planning Commission appeared as Paragraph 7 of the "Staff Report" dated November 22, 1977, prepared by the County of Maui Planning Department's staff, as revised by letter dated December 2, 1977, from Mr. Tosh Ishikawa, County of Maui Planning Director, to Mr. Christoper B. Hemmeter; this condition provides as follows:

> "7. That the applicant or the landowner of the project site submit to the Planning Commission prior to commencement of construction a firm and definitive commitment to provide appropriately priced housing to and for employees of the project at Kaanapali."

In satisfaction of this condition to provide the Planning Commission with a firm and definitive commitment to provide appropriately priced housing for employees of the Hotel, Amfac, Inc. ("Amfac"), landowner, and Hemmeter Maui Development Company ("Hemmeter"), applicant, hereby covenant and agree with the Planning Commission and County of Maui as follows:

EXHIBIT "1"

1. SCOPE OF PROJECT:

Amfac shall construct at the location set forth in paragraph 2 below, at the cost set forth in paragraph 3 below, and according to the timetable set forth in paragraph 4 below, an initial increment ("Increment I") of twenty-five (25) detached, single-family residences to meet the housing demand created by the employees of the Hotel.

In the event that the post-completion survey specified in Paragraph 5 identifies an additional housing demand created by employees of the Hotel, Amfac shall construct a second increment ("Increment II") of detached, single-family residences to meet the additional demand so specified in accordance with the terms and conditions of this letter agreement; provided that Increment II shall in no event exceed fifty (50) units.

Hemmeter covenants that the development and operation of the Hotel will create a new housing demand in the Kaanapali and Lahaina area of not more than seventy (70) units. Hemmeter further covenants and agrees that it shall not hire more than seventy (70) individuals who will at the time of being hired, require housing in the Kaanapali and Lahaina areas of Maui. In the event that the seventy-five (75) units from Increments I and II are insufficient to meet the demand identified by the survey, Hemmeter shall construct at a location as set forth in paragraph 2 below, at the cost set forth in paragraph 3 below, and according to the timetable set forth in paragraph 4 below a third increment ("Increment III") of detached, single-family residences to meet the additional demand so specified, provided that Increment III shall in no event exceed sixty-five (65) units.

Construction and completion of Increment I, and Increments II and III, if required, shall be conclusively presumed to satisfy "Condition 7 of the Report" and to meet the entire housing demand created by employees of the Hotel.

2. LOCATION OF PROJECT:

Increment I shall be constructed on a portion of that real property ("Property") identified by Tax Map Keys 4-5-15:01 and 4-6-18:14, Lahaina, Maui, to be part of a subdivision

known as "Kelawea Mauka III" and further identified in red on the maps attached as Exhibit "A" hereto.

In the event Increment II must be built pursuant to the terms of this letter agreement, Increment II shall also be constructed on a portion of that real property ("Property") identified by Tax Map Keys 4-5-15:01 and 4-6-18:14, Lahaina, Maui, to be part of a subdivision known as "Kelawea Mauka III" and further identified in red on the maps attached as Exhibit "A" hereto.

In the event Increment III must be built pursuant to the terms of this letter agreement, Hemmeter shall, within 90 days of determination of such need by the post-completion survey, identify and select a location of sufficient size to accommodate the number of units deemed necessary which comprise Increment III, and appropriately zoned to permit the development of Increment III. If development of Increment III requires real property be removed from agricultural use so that the growing of sugar cane must be curtailed, Hemmeter covenants and agrees that the Increment III property shall be replaced "acre for acre" with land equal in area to the property removed from agricultural use.

3. COST OF PROJECT:

Total cost of the project (Increment I, and Increments II and III, if required) will be largely dependent upon subdivision requirements under the Subdivision Ordinance of the County of Maui, as well as such standard development costs as design and engineering, labor, equipment and materials. Amfac and Hemmeter, subject to the terms and conditions of this letter agreement hereby undertake to provide "appropriately priced" detached, single-family residential housing the plans and specifications for which shall be subject to the review and approval by the County of Maui, by delivering and marketing to employees of the Hotel such housing with a profit margin not to exceed two percent (2%) of the costs set forth below. Costs shall include: (a) actual cost of the property, as described in Exhibit "B", (b) on-site improvements, including without limitation streets, sidewalks, curbs, gutters, utilities; (c) off-site improvements, including without limitation streets, sidewalks, curbs, gutters, utilities, park dedication and landscaping, water reservoir; (d) direct construction costs of all improvements; (e) architectural and engineering fees; (f)

bond fees; (g) reasonable closing and processing costs, including without limitation, escrow and loan fees paid to outside agencies, insurance, legal costs of drafting deeds, pro rata share of real property taxes; (h) costs of financing at reasonable interest rates. Amfac's costs shall not include: (a) project management fees; (b) accounting; (c) appraisals, except where required by lending institutions for mortgages charged by the lender directly to the individual buyer; (d) market studies; (e) other overhead.

In the event that the units constructed for Increment I, and Increments II and III, if required, are priced such that these units are beyond what the employees of the Hotel requiring housing can afford to pay, Amfac, with respect to Increments I and II, and Hemmeter with respect to Increment III only, shall develop a rental program with an option to purchase, or such other program as shall accomplish the objectives set forth in Condition 7 of the Report, provided that Amfac and Hemmeter may sell their units to the County at cost (as defined above) plus two percent (2%), in order that the County may administer the rental or sales program for said units.

All units comprising Increments I, II and III shall be conveyed subject to the condition set forth in Exhibit "C" attached hereto and made a part hereof by reference.

4. TIMETABLE OF THE PROJECT:

Amfac shall, subject to the provision of force majeure set forth below, construct and complete Increment I within the following time limits:

a. Within 90 days of executing this letter agreement, Amfac shall apply to the County of Maui ("County") for preliminary plat approval pursuant to Section 11-1.6 of the Permanent Ordinances of the County of Maui 1971. (All succeeding section references are to the Permanent Ordinances.)

b. Within 30 days of tentative approval of the preliminary plat by the County pursuant to Section 11-1.8, Amfac shall prepare and submit to the County detailed drawings of the plat, construction plans and specifications, together with all necessary changes required by the County, in full compliance with all the requirements of the subdivision ordinance.

c. Within 15 days following approval of the drawings, construction plans and specifications by the

County pursuant to Section 11-1.12, Amfac shall apply for a grading permit.

d. Within 30 days of issuance of the grading permit by the County, Amfac shall mobilize its construction force and commence grading and construction of site improvements, provided that Amfac shall have not less than 120 days following tentative approval of the preliminary plat to commence such site construction so as to have sufficient time to prepare the construction proposal, solicit construction bids, review proposals, award the bid, negotiate with a contractor and finalize the contract and supporting documentation.

e. Within 360 days following commencement of construction of site improvements, Amfac shall complete the construction of site improvements.

f. Within 180 days following commencement of site improvements, Amfac shall, subject to approval by the County pursuant to Section 11-1.18, make application for building permits necessary to accomplish residential development in the subdivision.

g. Within 15 days of building permit approval, Amfac shall commence construction of residential buildings within the subdivision.

h. Amfac shall complete Increment I within twelve (12) months following commencement of building construction.

i. Amfac shall complete construction of Increment I, at which time the units will be available for occupancy, not later than 24 months from the date the agreement is executed, which period is exclusive of the time required for County approvals.

In the event that the post-completion survey specified in paragraph 5 below requires additional housing be constructed in addition to the twenty-five (25) units from Increment I, Amfac shall, subject to the provision of force majeure set forth below, construct and complete Increment II to the extent of the number of units required by the survey, which number shall not exceed fifty (50) units for Increment II within the following time limits:

(a) Within 90 days of the issuance of the written report containing the recommendation of the post-completion survey for the number of additional units required, Amfac shall make application for building permits for such units necessary to accomplish resi-

dential development in the subdivision.

(b) Within 15 days of building permit approval, Amfac shall commence construction of the number of residential units required by the survey.

(c) Amfac shall complete Increment II to the extent of the number of units required within twelve (12) months following commencement of building construction.

(d) Amfac shall complete construction of Increment II not later than 15 1/2 months from issuance of the written report containing the recommendation of the post-completion survey, which period is exclusive of the time required for County approvals.

In the event that the post-completion survey specified in paragraph 5 below requires additional housing be constructed, in addition to the seventy-five (75) units from Increments I and II, Hemmeter shall, subject to the provision of force majeure set forth below, construct and complete Increment III, to the extent of the number of units required by the survey, which number shall not exceed sixty-five (65) units for Increment III, within the following time limits:

a. Within 90 days of final determination by the post-completion survey specified in paragraph 5 below of the number of additional housing units required, Hemmeter shall select a location for Increment III pursuant to paragraph 2 above, and apply to the County for preliminary plat approval pursuant to Section 11-1.6 of the Permanent Ordinances of the County of Maui 1971. (All succeeding section references are to the Permanent Ordinances.)

b. The time limits set forth in subparagraphs b, c, d, e, f and g above pertaining to Increment I shall govern the development and construction of Increment III, it being understood that in the earlier referenced conditions only Amfac is identified, and for purposes of this reference such conditions as to Increment III are intended to be performed by Hemmeter.

c. Hemmeter shall, following commencement of building construction, complete the requisite number of

housing units as required by the post-completion survey, completing up to 25 houses every four months until the necessary number of houses is completed, which number shall not exceed sixty-five (65) units for Increment III. Increment III shall be completed within 16 months of commencement of building construction.

d. Hemmeter shall complete construction of Increment III, if required, not later than 28 months from the final determination by the post-completion survey, which period is exclusive of the time required for County approvals.

Force Majeure. If any performance or condition required to be completed by Amfac or Hemmeter under the terms of this agreement is delayed by war, earthquake, fire, flood or other similar disaster, by strike in the State of Hawaii or on the Island of Maui, or by general transportation or shipping strikes, or by strikes which affect the delivery of materials critical to the Project, which conditions are not within Amfac's or Hemmeter's control and are not Amfac's or Hemmeter's fault, then the time for the completion of such performance or such condition shall be extended by a time period equal to the duration of such delay.

5. Amfac and Hemmeter shall retain prior to the opening of the Hotel a research firm or research consultant subject to the approval of the County of Maui through its Corporation Counsel, to conduct with the assistance of the Hotel a survey subsequent to opening and commencement of operations by the Hotel in order to determine the additional housing demand, if any, created by the employees of the Hotel in accordance with criteria established and mutually acceptable to Amfac, Hemmeter and the County of Maui. The firm or consultant shall prepare a written report within 120 days following the opening of the Hotel which report shall recommend the total number of residential housing units necessary to meet the identified demand. Amfac and Hemmeter agree to meet the additional demand identified by the survey in accordance with the terms and conditions of this letter agreement. If Amfac, the County of Maui, or Hemmeter disagree with the conclusions of the survey regarding housing demand, the matter shall be settled by final, binding arbitration, pursuant to Exhibit "D".

6. It is expressly understood and agreed that the conditions and terms of this letter agreement are reasonable and relate to the public health, safety and welfare of the County of Maui, and that the County shall have the right to enforce this letter agreement by appropriate action at law or suit in equity.

7. If any provision of this letter agreement is held invalid, the other provisions of this letter agreement shall not be affected thereby. If the application of this letter agreement, or any of its provisions, to any person or circumstance is held invalid, the application of this letter agreement and its provisions to other persons or circumstances shall not be affected thereby.

Should the terms of this agreement be acceptable, please indicate your acceptance by signing in the space provided.

Very truly yours,

AMFAC, INC.

By Ronald F. Ogilvie
Its VICE PRESIDENT

By Barbara Wilson
Its ASSISTANT SECRETARY

AND

HEMMETER MAUI ~~INVESTMENT~~ DEVELOPMENT COMPANY

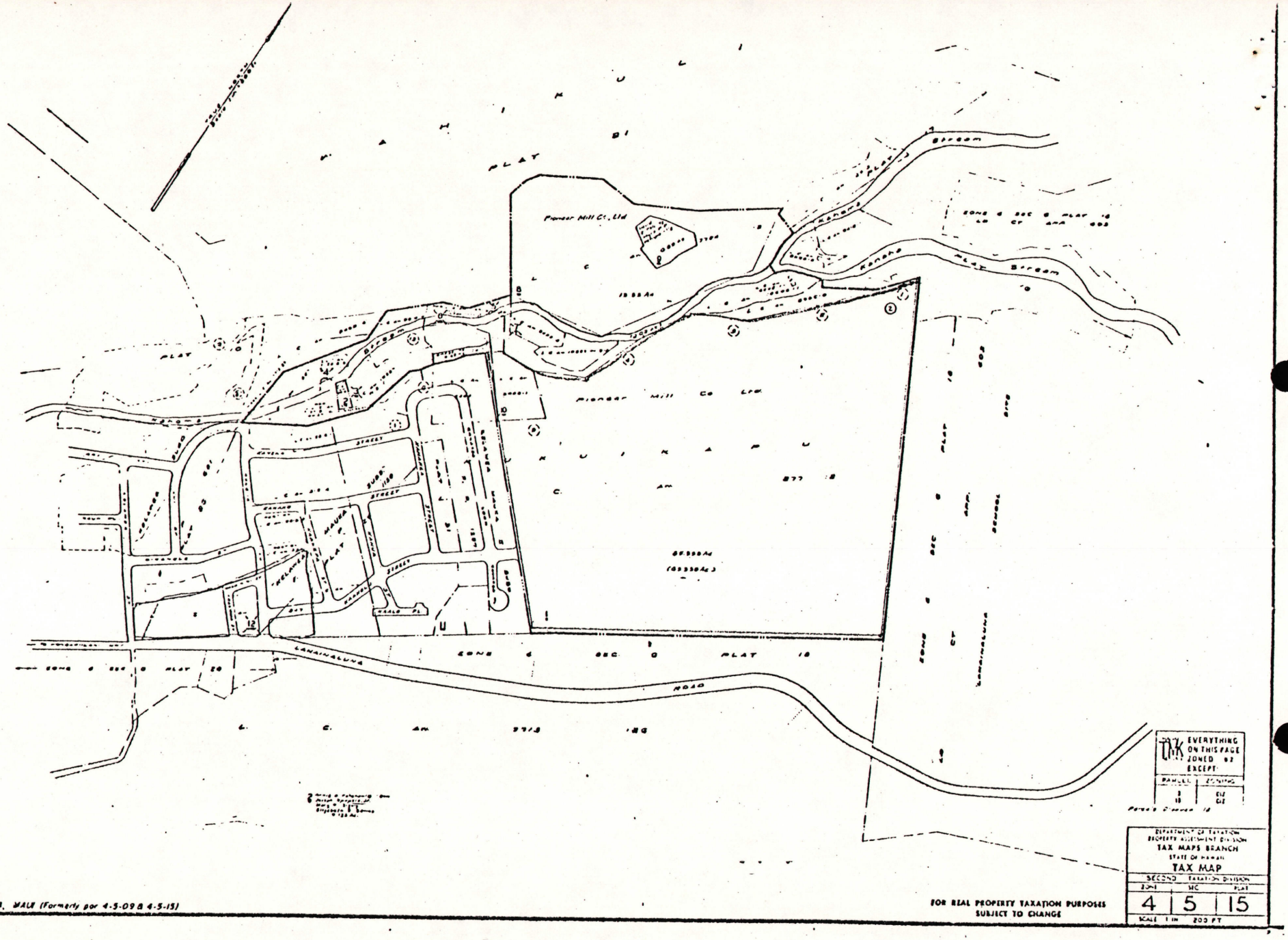
By
Its PARTNER

By
Its PARTNER

APPROVED AND ACCEPTED:

COUNTY OF MAUI
PLANNING COMMISSION OF THE COUNTY OF MAUI

By Paul R. Mancini
PAUL R. MANCINI
Corporation Counsel



LAHAINA, MAUI (Formerly por 4-5-09 & 4-5-15)

EXHIBIT A

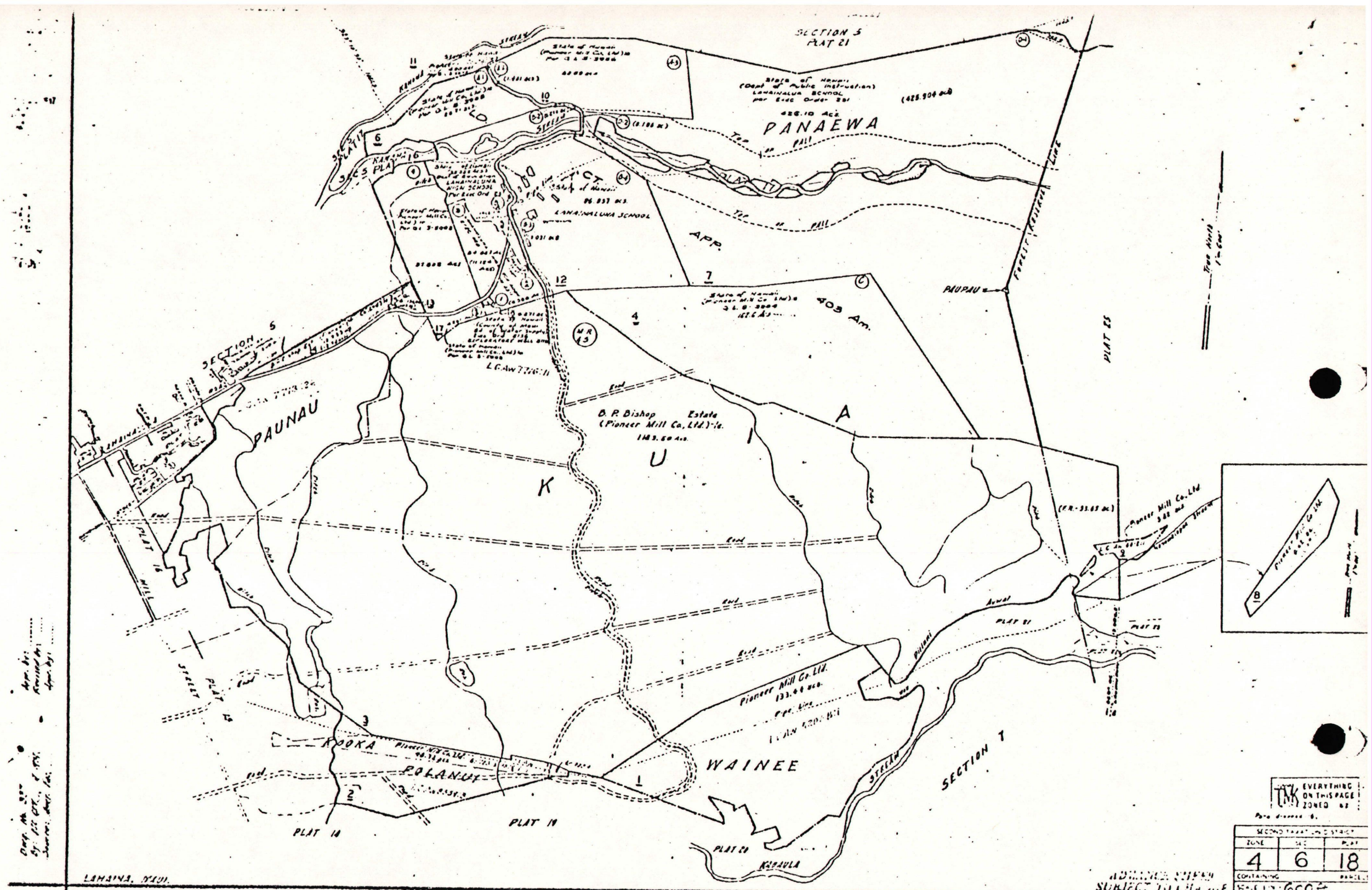

SECTION 5
PLAT 21
PANAEWA
LAHAINALUNA SCHOOL
APP.
403 Am.
PAUPAU
PLAT 25
SECTION 5
PAUNAU
B. P. Bishop Estate
(Pioneer Mill Co., Ltd.)
K U I A
Pioneer Mill Co. Ltd.
KOOKA
POLANUI
WAINEE
SECTION 7
PLAT 14
PLAT 19
PLAT 20
KAHAULA
LAHAINA, MAUI
EVERYTHING ON THIS PAGE ZONED
SECOND TAXATION DISTRICT
ZONE
4
SEC
6
PLAT
18
CONTAINING
PARCEL
SCALE 1 IN. 600 ft.
PRINTED

EXHIBIT A

LAND COSTS

The real property identified by Tax Map Key 4-5-15:01, comprising 65.358 acres, ("Parcel A"), was conveyed from Amfac, Inc. to Walter T. Shimoda on December 30, 1976, for a total purchase price of $1,500,000.

The real property identified by Tax Map Key 4-6-18:14, comprising 11.931 acres, ("Parcel B"), is subject to an option to purchase, by the Kelawea Joint Venture, which option was exercised on May 18, 1978, for a total purchase price of $460,000.

Parcel "A" and Parcel "B" constitute the real property portion of the subdivision to be known as "Kelawea Mauka III," which subdivisio shall be comprised of a total of 77.289 gross acres, at a cost of $1,960,000, (1,500,000 + 460,000), or an average Gross Land Cost of $25,359.37/Acre or $.58 per square foot (1,960,000 ÷ [77.289A x 43,560 square feet per acre]).

The "actual cost of the property" shall be the Net Land Cost, defined as the land cost of $1,960,000 divided by the net useable acreage, and is impossible to determine at the time this letter agreement is executed inasmuch as the net useable acreage has yet to be established pending final subdivision approval and on-site development. Factors such as whether the County of Maui shall require property to be dedicated for public park use or other public purposes and the amount of property required, together with the amount of property necessary for streets, curbs, gutters and easements, will also affect the net useable acreage, and ultimately will be reflected in the Net Land Cost.

Upon establishment of the Net Useable Acreage, the Net Land Cost shall be calculated as follows:

$1,960,000 ÷ Net Useable Acreage

REPURCHASE OPTION

(a) The County of Maui ("County") shall have the option to purchase the units if: Buyer, his heirs and/or assigns should within ten (10) years from the date of sale, decide to sell, assign, bargain, convey, lease or otherwise transfer or dispose of any interest in the units for other than security purposes. If the Buyer decides to take the action specified above, Buyer shall forthwith inform the County of said decision in writing, and the County shall have a reasonable period of time after receipt of such notice to exercise the repurchase option.

(b) If the Buyer has defaulted on his mortgage loan and the mortgagee has filed an action for foreclosure on the mortgage loan, the County shall have the right and option to pay the amount due to such mortgagee and reacquire the units. Said amount due shall be deemed the principal balance and interest still owing and any amount due to the Buyer shall be computed as set forth in subsection (c) hereinbelow; PROVIDED, HOWEVER, that if the County is required to pay any costs in addition to the amount due to the mortgagee in order to reacquire the premises, said costs shall be deducted from the amount due to the Buyer, if any. If there is no amount due to the Buyer, or such amount as is due is insufficient to cover fully said costs, the County may pay or absorb such costs and recover the same in any subsequent sale.

(c) The repurchase price to be paid upon the exercise of this option shall be the sum of the purchase price and the actual cost of any improvement(s) made after purchase, plus a return of seven per cent (7%) per annum, compounded annually, commencing on the date of the mortgage loan, on the difference between the said sum (purchase price plus cost of improvements) and the principal balance still owing on the mortgage loan as of the computation date; PROVIDED, HOWEVER, that if for any reason the sum of the principal balance still owing and the actual cost of any improvement(s) is greater than the sum of the purchase price and the actual cost of the improvement(s) made after purchase, the repurchase price shall not include any seven per cent (7%) return. The computation date shall be the date of the County's receipt of the notice. Where the computation date does not coincide with the date of the anniversary of the mortgage loan, the seven per cent (7%) return shall be prorated for any period less than one (1) year. Such proration shall be computed by multiplying the seven per cent (7%) rate by a fraction, the denominator of which shall be three hundred sixty-five(365) and the numerator of which shall be the number of days since the last anniversary date of the mortgage loan. The result of such multiplication shall then be applied to compute the return for the same period.

If the actual cost of the improvement(s) cannot be documented to the satisfaction of the County, the Buyer and the County shall retain the services of mutually agreed to building contractor, who shall determine the estimated cost of such improvement(s) as of the date said improvements were made. The expenses for such an estimation shall be borne equally by the County and Buyer. As used herein, the term "building contractor" shall mean a contractor, or other person, who is licensed by the State of Hawaii to construct the improvement(s) actually made.

ARBITRATION

All matters of disagreement or dispute that may arise as a result of the survey which cannot be adjusted by the parties hereto, to their mutual satisfaction, shall be submitted to and determined by three (3) arbitrators in the manner prescribed below and pursuant to Chapter 658 of the Hawaii Revised Statutes, as the same is now or may from time to time be amended. (For purposes of this paragraph only, Amfac and Hemmeter shall constitute one party, and the County of Maui shall constitute the other party.) In any such case either party may give to the other written notice of the desire to so arbitrate the matter in question and shall appoint one arbitrator in such notice, whereupon the other party shall, within ten (10) days after receipt of such notice, appoint a second arbitrator, and in case of failure so to do, the party who has already named an arbitrator may request any Judge of the Circuit Court of the First Circuit of the State of Hawaii to appoint such second arbitrator, and the two arbitrators so appointed (in either manner) shall select and appoint a third arbitrator; in the event that the two arbitrators so appointed shall fail to select and appoint a third arbitrator within ten (10) days after the appointment of the second arbitrator, either party may request the appointment of the third arbitrator by any such Judge; the three arbitrators so appointed shall thereupon proceed to determine the matter in question, difference or disagreement, and the decision of any two of them within the range of the matter in issue shall be final, conclusive and binding upon both parties unless vacated, set aside or modified as provided by the statute aforesaid. The arbitrators

shall have the power and duties prescribed by said statute and judgment may be entered upon such award by the Circuit Court of the First Circuit of the State of Hawaii. Each party shall pay its own expense and its attorneys' fees (if any) but the compensation of the arbitrators shall be borne equally by both parties.

EXHIBIT D

ELMER F. CRAVALHO
Mayor

PAUL R. MANCINI
Corporation Counsel

DEPARTMENT OF THE CORPORATION COUNSEL
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793
TELEPHONE 244-7740

February 12, 1979

RECEIVED
FEB 16 1979
AMFAC COMMUNITIES-MAUI
KAANAPALI

Amfac, Inc.
700 Bishop Street
Honolulu, Hawaii 96813

Gentlemen:

Re: State Land Use District Boundary Amendment
for 11.931 Acre Expansion of the Kelawea
Mauka III Employee Housing Project

We have reviewed your preliminary plan for the proposed development of an approximately 12 acre extension of the Kelawea Mauka III Employee Housing Project. It is our understanding that development of this project will result in the construction of a maximum of 39 additional dwelling units and will include an approximately four acre developed park site.

We further understand that the subject property is not and has not in recent years been in agricultural cultivation and consequently the proposed development will not result in a conversion of productive agricultural lands.

The impact on County facilities and services resulting from the proposed project, which will add a maximum of only 39 households to the project's vicinity, is anticipated to be minimal. Existing and planned facilities and services should be adequate to meet the additional demand created by this proposed development.

Very truly yours,

Paul R. Mancini

PAUL R. MANCINI
Corporation Counsel

PRM:jkm

EXHIBIT "2"

PIONEER MILL COMPANY, LIMITED

Growers of sugar cane and producers of raw sugar

P. O. Box 727
Lahaina, Hawaii 96761

February 22, 1979

Amfac Communities-Maui
P. O. Box 696
Lahaina, Maui, Hawaii 96761

Re: Petition for Amendment to Land Use District Boundary by Amfac Communities-Maui from Agricultural to Urban District for Approximately 12 acres of land located at Lahaina, Maui (TMK: 4-6-18:14) (see map attached)

Gentlemen:

The above-captioned property is not presently planted in sugarcane and, in fact, has not been under active cultivation since 1977. Moreover, only approximately 7 acres was ever in active sugarcane production; the remainder of the property was not suitable for growing sugar.

The land was removed from cultivation at the same time as the adjacent 51 acres, which now comprises Kelawea Mauka II Subdivision.

We have replaced on an acre-for-acre basis the approximately 7 acres of cane land which was previously under cultivation.

Very truly yours,

PIONEER MILL COMPANY, LIMITED

By _____
Its President and Manager

WMK:mh
Enclosure

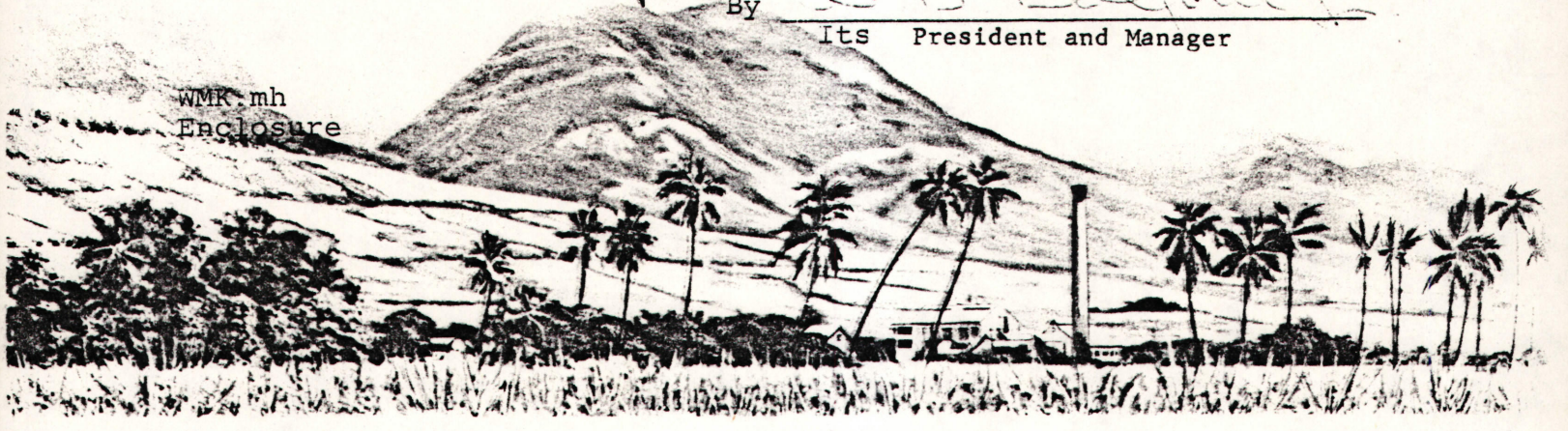


EXHIBIT "3"

INTERNATIONAL LONGSHOREMEN'S & WAREHOUSEMEN'S UNION
LOCAL OFFICE 451 ATKINSON DRIVE • HONOLULU, HAWAII 96814 • PHONE 949-4161
HAWAII DIVISION: 100 West Lanikaula St., Hilo, Hawaii 96720 • OAHU DIVISION: 451 Atkinson Drive, Honolulu, Hawaii 96814
MAUI COUNTY DIVISION: Lower Main Street, Wailuku, Maui 96793 • KAUAI DIVISION: P. O. Box 1910, Lihue, Kauai 96766

LOCAL 142

February 5, 1979

State of Hawaii
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Reference: State Land Use District Boundary Amendment for 11.962 Acre Expansion of the Kelawea Mauka III Employee Housing Project

Gentlemen:

This is to inform you that the Maui Division of ILWU Local 142 would like to go on record in support of Amfac Communities-Maui's petition to rezone 11.962 acres of land from Agriculture to Urban, based on the need for additional housing for our workers in the West Maui area.

Pioneer Mill Company, Ltd. has assured us that they have replaced all acreage removed from sugar cane cultivation. Further, it is our understanding that 50% of the units to be constructed in the referenced development will be offered to ILWU union members, according to an allocation system administered by Local 142, Units 2103 and 2501.

Your granting of the above request will be greatly appreciated.

Sincerely,

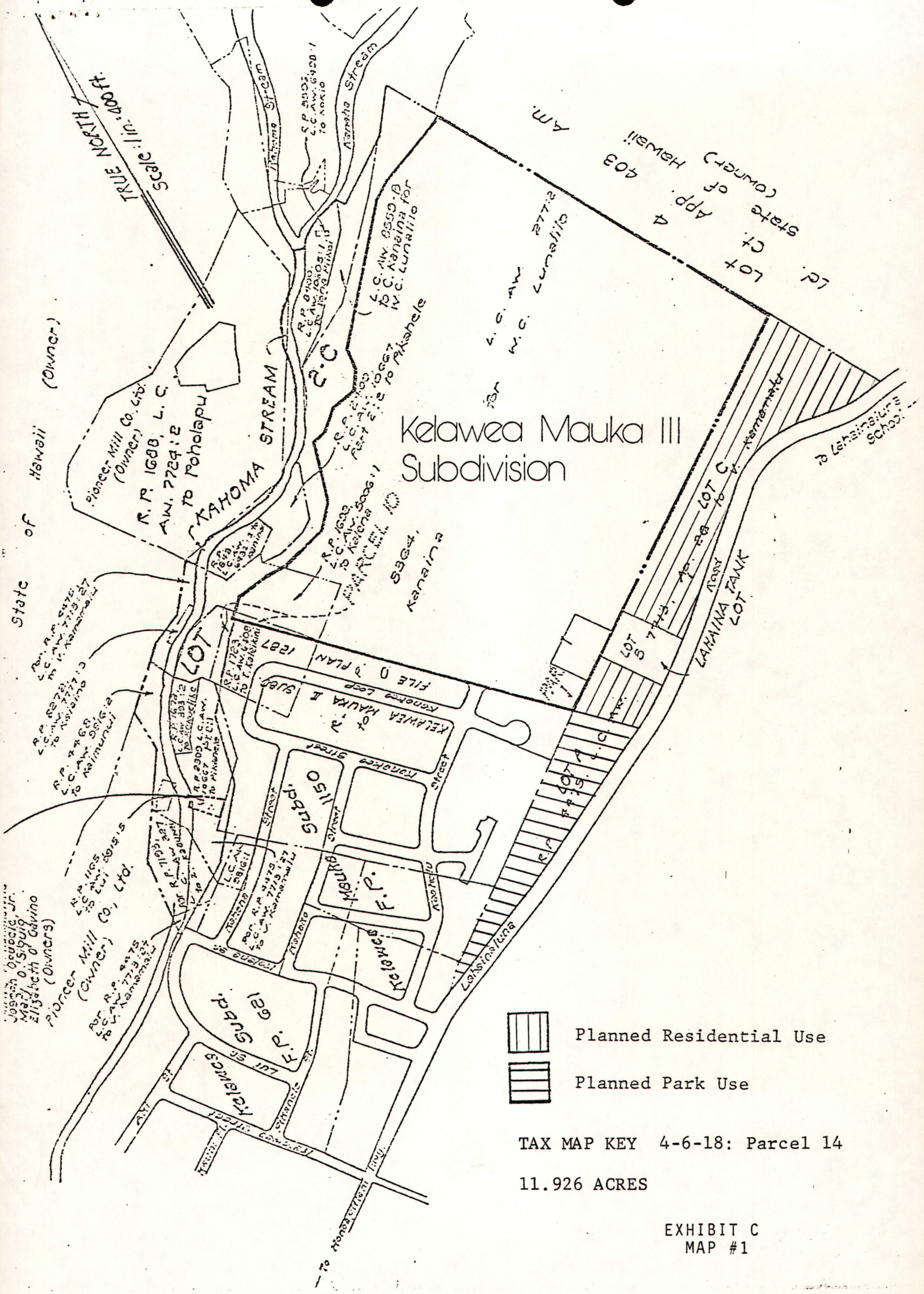
ILWU LOCAL 142
Maui Division

Thomas Yagi
Division Director

TY:ah
Enc. - Copy of development site
cc: ILWU Local 142)
Units 2103 & 2501) w/enc.
Amfac Communities-Maui
howu

RECEIVED
FEB - 6 1979
AMFAC COMMUNITIES-MAUI
KAANAPALI

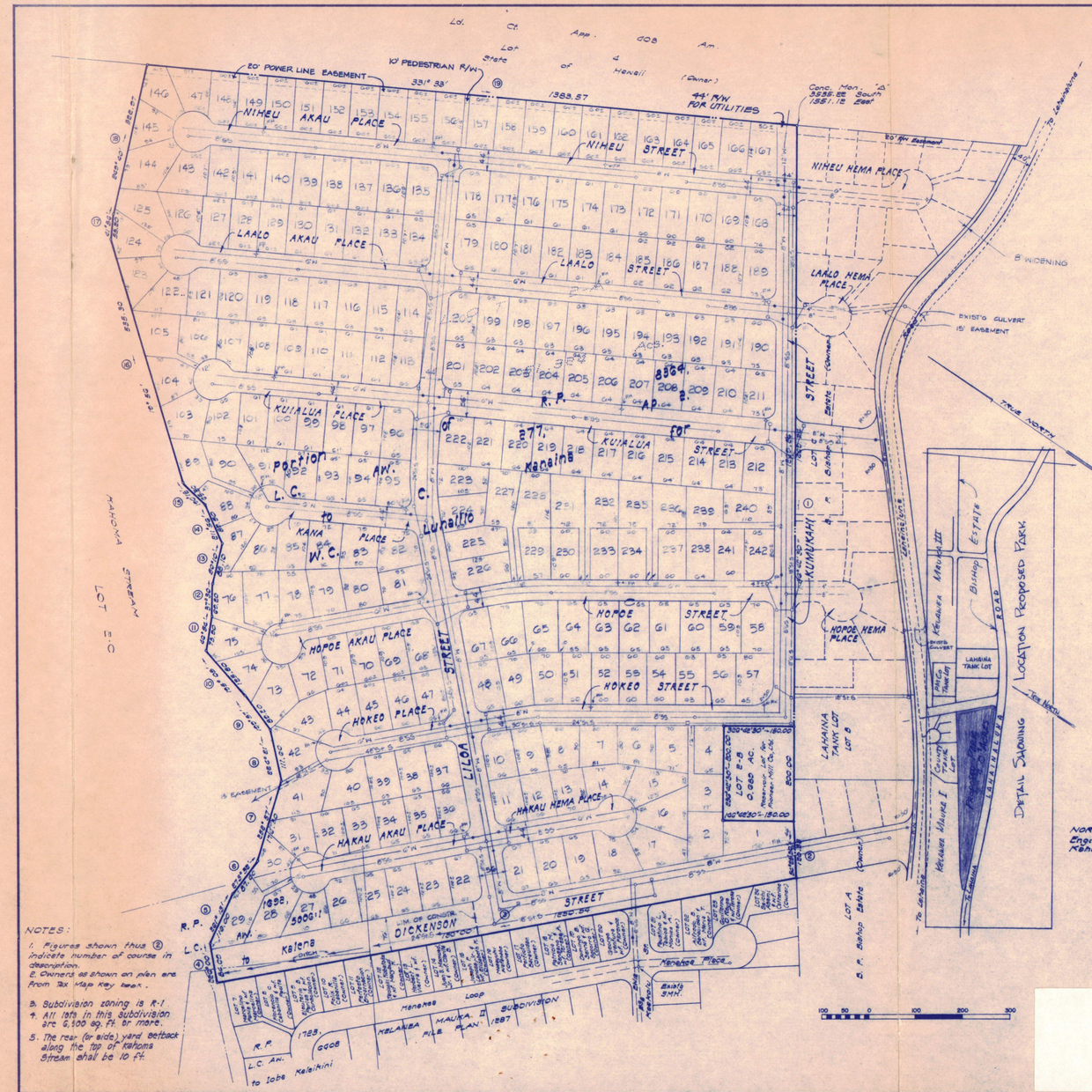
EXHIBIT "4"

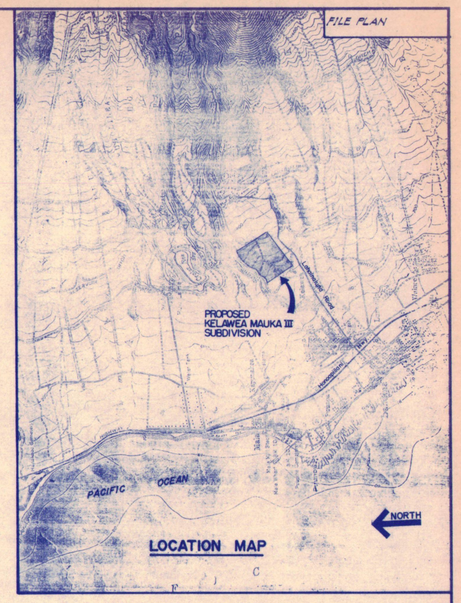


TAX MAP KEY 4-6-18: Parcel 14

11.926 ACRES

EXHIBIT C
MAP #1





KELAWEA MAUKA III SUBDIVISION

Land situated to the West of Lot 4 of Land Court Application 403 (Am.) and to the East of Kelawea Mauka II Subdivision as shown on File Plan 1287 at Lahaina, Maui, Hawaii.

Being a portion of Royal Patent 8564, Land Commission Award 277, Apana 2 to C. Kaneine for W.C. Lunalilo; Being also a portion of Royal Patent 1622 Land Commission Award 3008: Apana 1 to Kalena. Being also a portion of Royal Patent 1723, Land Commission Award 6408 to Iobe Kalaikini.

Subdivided into Lots 1 to 242, Inclusive.

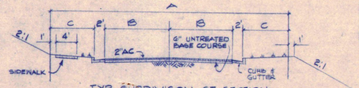
OWNER : AmFac, Inc. and Pioneer Mill Co., Ltd.
ADDRESS : Lahaina, Maui, Hawaii

This survey is from an actual survey on the ground made by or under the direct supervision of the undersigned between January 1978 and 1978 and may be checked by the State Surveyor in our calculation and File folder 175-32-8

NORMAN SAITO
Engineering Consultants, Inc.
Kahului, Maui, Hawaii

NOTES :

1. Figures shown thus ② indicate number of course in description.
2. Owners as shown on plan are from Tax Map Key book.
3. Subdivision zoning is R-1
4. All lots in this subdivision are 6,000 sq. Ft. or more.
5. The rear (or side) yard setback along the top of Kahoma Stream shall be 10 ft.



TYP. SUBDIVISON ST. SECTION
NOT TO SCALE

ST. SECTIONS	A	B	C
MINOR ST.	44'	12'	8'
COLLECTOR ST.	50'	12'	10'

EXHIBIT C
MAP #2

PRELIMINARY PLAT
REVISION DATE 11-3-78

Tax Map Key : 4-5-15 : Por. 1 & Por. 10

175-32-8

PLATE 6

PROPOSED LAND USE

- Residential
- Duplex
- Apartment
- Commercial (General & Neighborhood)
- Resort Commercial
- Transportation Commercial
- Industrial (Heavy)
- Industrial (Light)
- Public
- Hotel
- Hotel (Special)
- Park
- Historic Districts 1 & 2
- Agriculture
- Open
- Airport
- Railroad

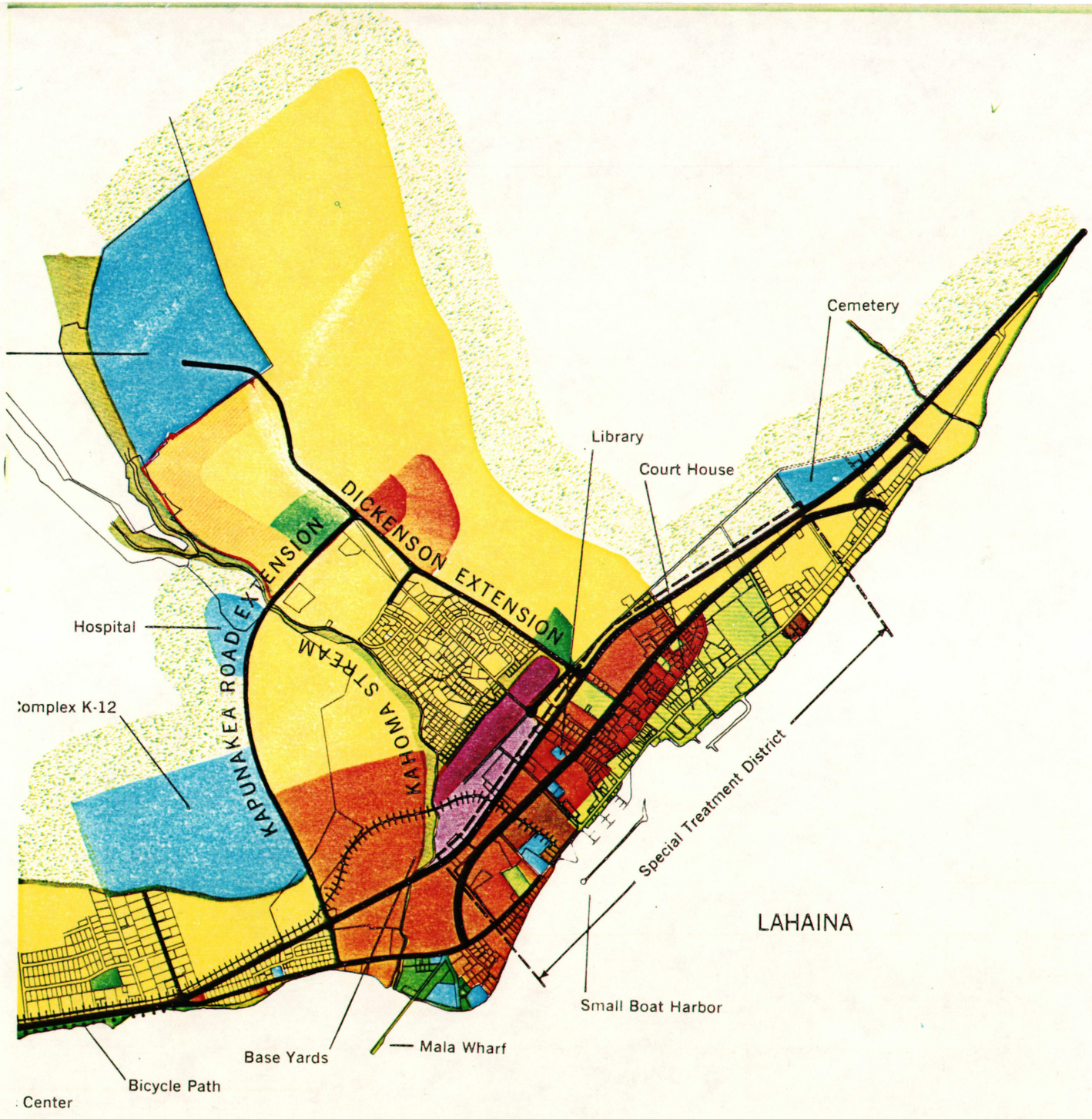


EXHIBIT C
MAP #3

ch Park

OFFICE OF THE TRUSTEES
519 Halekauwila Street
P. O. Box 3466
Honolulu, Hawaii 96801
Telephone 531-1684
Cable PAUAHI

KAMEHAMEHA SCHOOLS / BERNICE PAUAHI BISHOP ESTATE

April 20, 1979

Land Use Commission
State of Hawaii
P. O. Box 621
Honolulu, Hawaii 96809

Gentlemen:

Rezoning of 11.931 Acres, TMK 246-018-014 - Lahaina, Maui

The Trustees of the Kamehameha Schools/Bishop Estate have concluded an agreement to sell the subject property in Lahaina to Amfac Inc. The agreement allows Amfac Inc. a specified period of time to secure all necessary land rezonings. These rezonings, as we understand it, are to permit a residential development primarily to accommodate plantation workers.

Please accept this letter as authorization for Amfac Inc. or their assigns to act on behalf of the Trustees in processing the required rezoning through your office.

Very truly yours,

Lawrence Cunha

Lawrence Cunha
Area Development Manager

LC bp

EXHIBIT "D"

OFFICE OF THE TRUSTEES
519 Halekauwila Street
P. O. Box 3466
Honolulu, Hawaii 96801
Telephone 531-1684
Cable: PAUAHI

LAND USE COMMISSION
STATE OF HAWAII
APR 24 11 48 AM '79

KAMEHAMEHA SCHOOLS / BERNICE PAUAHI BISHOP ESTATE

April 20, 1979

Land Use Commission
State of Hawaii
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Lawrence Cunha

Lawrence Cunha
Area Development Manager

LC bp

Same letter as
Petitioner's Exhibit D
attached to petition.

MAILING LIST - STATEWIDE - 5

81. Mr. Paul Mancini
Corporation Counsel
County of Maui
Wailuku, Maui 96793

82. Mr. Michael R. Marsh
129 Royal Circle
Honolulu, Hawaii 96816

83. Mr. Benjamin Matsubara
Ukishima & Matsubara
Suite 1748, Pacific Trade Ctr.
190 S. King Street
Honolulu, Hawaii 96813

84. Mrs. Valerie L. Mendes
Senate Minority Research Office
Senate, State Capitol
Room 27
Honolulu, Hawaii 96813

85. Mr. Carl Millholland
830 Paahana Street
Honolulu, Hawaii 96816

86. Mr. Wallace Miyahira
Director & Chief Engineer
Dept. of Public Works
City & County of Honolulu
650 South King Street
Honolulu, Hawaii 96813

87. Mr. George S. Moriguchi
Chief Planning Officer
Dept. of General Planning
City & County of Honolulu
650 S. King Street
Honolulu, Hawaii 96813

88. Mr. James W. Morrow
American Lung Association of
Hawaii
245 North Kukui Street
Honolulu,

89. Mr. Roger S. Moseley
Deputy Corporation Counsel
Department of Corporation Counsel
City & County of Honolulu
3rd Floor, City Hall
Honolulu, Hawaii 96813

90. Mr. Haruo Nakamoto, Director
ILWU Local 142 Kauai Division
P. O. Box 1910
Lihue, Kauai, Hawaii 96766

91. Mr. Alexander J. Napier, Jr.
999 Wilder Ave., Apt. 902
Honolulu, Hawaii 96822

92. Native Hawaiian Legal
Corporation
81 South Hotel St., Suite 300
Honolulu, Hawaii 96813

Attn: Mahealani Broadhurst

93. News Director
KGMB TV
1534 Kapiolani Blvd.
Honolulu, Hawaii 96814

94. News Director
KHVH Radio
1060 Bishop Street
Honolulu, Hawaii 96813

95. Mr. Jacob Y. W. Ng, Pres.
Waialua Community Assn
P. O. Box 640
Waialua, Hawaii 96791

96. Mr. Brian Nishimoto
Planning Director
Planning Department
County of Kauai
4280 Rice Street
Lihue, Kauai 96766

97. Office of Environmental
Quality Control
550 Halekauwila Street
Honolulu, Hawaii 96813

98. Mr. Gary Okamoto
c/o Wilson, Okamoto & Assoc.
1150 S. King Street
Honolulu, Hawaii 96814

99. Ms. Diane T. Okazaki
3186 Puu Paka Drive
Honolulu, Hawaii 96825