

**BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII**

LAND USE COMMISSION  
STATE OF HAWAII  
2012 OCT 10 P 3:29

In the Matter of the Petition of

Docket No. A94-706

KAONOULU RANCH To Amend the  
Agricultural Land Use District Boundary into  
the Urban Land Use District for approximately  
88 acres at Kaonoulu, Makawao-Wailuku,  
Maui, Hawaii; Tax Map Key Nos. 2-2-02:por.  
of 15 and 3-9-01:16

**SIXTEENTH ANNUAL REPORT OF PIILANI PROMENADE SOUTH,  
LLC AND PIILANI PROMENADE NORTH, LLE, SUCCESSOR  
PETITIONER TO KAONOULU RANCH**

TO THE HONORABLE LAND USE COMMISSION OF THE STATE OF HAWAII:

COMES NOW Piilani Promenade South, LLC (“PPS”), and Piilani Promenade North, LLC (“PPN”) (hereinafter collectively the “Successor Petitioner”)<sup>1</sup>, successor-in-interest to MAUI INDUSTRIAL PARTNERS, LLC (“MIP”), in regards to the real property which is the subject matter of Docket No. A94-706, as referenced above (the “Petition Area”), and pursuant to Condition No. 17 of the Findings of Fact, Conclusions of Law, and Decision and Order issued on February 10, 1995 (the “D&O”), hereby submits its Sixteenth annual report of compliance with the conditions established by said approval as follows:

General Progress of the Project

---

<sup>1</sup> PPS and PPN are Hawaii limited liability companies and the current owners of six of the seven parcels encumbered by the D&O. The parcels owned by Piilani are comprised of the following tax map key parcels: (2) 3-9-001:016 and 170-174, and are referred to collectively hereinafter as the “Piilani Parcels.” The seventh parcel encumbered by the D&O is owned by Honua`ula Partners, LLC (“Honua`ula”). Honua`ula owns tax map key parcel (2) 3-9-001:169, referred to hereinafter as the “Honua`ula Parcel.” This Annual Report only addresses the Piilani Parcels. Successor Petitioner understands that Honua`ula will file its own separate annual report.

Kaonoulou Ranch (the “Original Petitioner”) obtained a Community Plan Amendment and Change in Zoning for the Petition Area. On May 12, 2005, MIP purchased the fee simple interest in the Petition Area from the Original Petitioner, together with all of the interests in the Petition Area and its entitlements.

MIP actively engaged a consulting team to plan the development of the project consistent with the D&O. MIP also involved the County of Maui and the State of Hawaii Department of Transportation (“SDOT”) in this effort. Subdivision of the Petition Area was applied for in September 2003, and civil construction plans for the Petition Area submitted to the County of Maui in May 2005 addressing all requirements for preliminary subdivision approval. Final bonded subdivision approval was received by MIP on August 14, 2009, for both a large lot subdivision of the Petition Area and for an additional subdivided lot in the Petition Area required for construction of County of Maui water system improvements for the subdivision. A copy of the subdivision approval letter and associated maps are attached hereto as **Exhibit “A”** for reference. Subsequent to the finalization of the large lot subdivision, PPS and PPN (i.e., the Successor Petitioner), purchased the Piilani Parcels from MIP. Lot 2A was bought by PPN, and Lots C and D were bought by PPS, as indicated on said **Exhibit “A”**

On April 11, 2012 and April 18, 2012, Maui County issued to Successor Petitioner two grading permits, placing Successor Petitioner in a position to begin construction of on-site and off-site infrastructure for the Piilani Parcels. The infrastructure which Successor Petitioner has committed to construct includes, but is not limited to, bikeways, sidewalks, a 1,000,000 gallon capacity water tank, drainage improvements, wastewater connections, a portion of the Kihei-Upcountry Highway (i.e., East Kaonoulou Street) to be constructed within the Petition Area, signalization along Piilani Highway, an electrical substation site for Maui Electric Company

(MECO), and easements for future electricity service in the area. Commencement of this work has been delayed because of the filing of a number of administrative challenges to Successor Petitioner's proposed project, including the issuance of an Order to Show Cause by the Commission.

Piilani formulated a conceptual plan for a retail outlet center to be developed on the Piilani Parcels, which is known and marketed as Piilani Promenade. A copy of Piilani's conceptual plan is attached hereto as **Exhibit "B"**. Because the conceptual plan is conceptual in nature, the precise configuration of the on-site improvements to be constructed and the mix of tenants will depend upon, and be largely determined by, the commercial real estate market after infrastructure for the Piilani Promenade is completed and all necessary building permits and approvals for Piilani Promenade have been obtained. The Piilani Promenade conceptual plan includes space for uses which are classified light industrial and would provide for the sale of goods and services to contractors and also to the general public.

This Sixteenth Annual Report addresses compliance with the conditions of approval in the D&O for the Piilani Parcels.

Report on Compliance with Conditions Imposed by Commission

The following states whether the conditions in the approval have been met:

**1. The Petitioner shall obtain a Community Plan Amendment and Change in Zoning from the County of Maui.**

The Community Plan Amendment was approved on March 20, 1998, and the Change in Zoning application was approved by the Maui County Council and became effective on May 25, 1999.

**2. Petitioner shall cooperate with the State Department of Health and the County of Maui Department of Public Works and Waste Management to conform to**

**the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, Hawaii Revised Statutes.**

Successor Petitioner intends to cooperate when applicable with the State Department of Health and the Department of Public Works and Environmental Management, formerly a part of the Department of Public Works and Waste Management.

**3. Petitioner shall contribute its pro-rata share to fund and construct adequate wastewater treatment, transmission and disposal facilities, as determined by the State Department of Health and the County of Maui Department of Public Works and Waste Management.**

Successor Petitioner intends to contribute its pro-rata share to fund and construct adequate wastewater treatment, transmission and disposal facilities and in fact have included those plans within the civil construction plans approved by the County of Maui.

**4. Petitioner shall fund and construct adequate civil defense measures as determined by the State and County Civil Defense agencies.**

Successor Petitioner intends to fund and construct adequate civil defense measures.

**5. Petitioner shall fund, design and construct necessary local and regional roadway improvements necessitated by the proposed development in designs and schedules accepted by the State Department of Transportation and the County of Maui. Petitioner shall provide traffic signals at the intersection of Piilani Highway and Kaonoulu Street, and shall submit a warrant study in coordination with the Department of Transportation. Petitioner shall also install a fence and appropriate screening, i.e. landscaping, etc., along the highway right-of-way in coordination with the State Department of Transportation. Petitioner shall provide for a frontage road parallel to Piilani Highway and other connector roads within the Petition Area, in coordination with other developments in the area with the review and approval of the State Department of Transportation and the County of Maui.**

Successor Petitioner intends to comply with this condition. Successor Petitioner has received approval of the civil construction plans for the Piilani Promenade project from all of the above-referenced agencies. This approval was granted by the County of Maui in August 2009 after over four (4) years of review and comment by such agencies, and adjustments to the

project in response to such comments. Specific compliance with this condition has been achieved as follows:

1. Designs Accepted by the State Department of Transportation and County of Maui. Piilani Highway is a State highway and the future East Kaonoulou Street (a.k.a., the “Kihei-Upcountry Highway”) will also be a State highway. As a consequence, SDOT has reviewed and analyzed the proposed designs for these highway improvements, and accepted those designs as part of the final subdivision approval.

2. Signal Warrant Study. A Traffic Impact Assessment Report (“TIAR”) was prepared for the project which identifies the need for traffic signalization at the intersection of Piilani Highway and East Kaonoulou Street. Traffic signals are included in the approved civil construction plans for the Piilani Promenade project. A requirement for final subdivision approval of the Petition Area was that the TIAR be accepted by SDOT; SDOT has accepted the TIAR.

Subsequently, the TIAR was updated based on Successor Petitioner’s conceptual plans for the Piilani Parcels and with input from the SDOT. Successor Petitioner continues to work with SDOT to address all additional comments SDOT may have regarding the updated TIAR.

3. Landscaping and Fencing. The landscape plans for the frontage along Piilani Highway and East Kaonoulou Street have been approved by the Maui County Arborist Committee and SDOT, and address the requirements of this condition.

4. Frontage Road. Condition 5 provides that Successor Petitioner shall provide a frontage road parallel to Piilani Highway and other connector roads within the Petition Area in coordination with other developments in the vicinity of the Petition Area, and subject to review and approval of SDOT and the County of Maui. This part of Condition 5 has been addressed as follows:

A. Parallel Frontage Road. The intersection of Piilani Highway and East Kaonoulu Street will be widened to include frontage lanes parallel to the Petition Area to provide access to the Petition Area. Development of an internal continuous frontage road parallel to Piilani Highway is not possible or necessary for the following reasons:

a. Since the issuance of the D&O, Piilani Highway has been widened from two to four lanes, and will be further widened and improved to include acceleration and deceleration lanes;

b. Successor Petitioner does not own or control the land located to the North or South of the Petition Area, and therefore the frontage road described in Condition 5 in effect would be a “road to nowhere”; and

c. The approved neighboring subdivisions do not require frontage lane access or have any roads to which a frontage road located on the Piilani Parcels could be connected. Frontage lanes on the Piilani Parcels also would be inconsistent with SDOT’s reviews of and comments on the roadway and other traffic system improvements for the Piilani Promenade project, because the above-described acceleration and deceleration lanes and multiple accesses will be constructed from the Piilani Parcels to the Kihei-Upcountry Highway. In addition, the Kihei-Upcountry Highway will bisect the Piilani Parcels and will provide numerous points of North-South access without the need for traffic to access Piilani Highway in order to pass through the Petition Area.

B. Connection to Access Roads Within the Petition Area.

(i) The circulation plan for the petition area includes one access point on the Piilani Highway and the construction of the first increment of the Kihei-Upcountry Highway (East Kaonoulu Street) through the Petition Area. Two intersections located at East Kaonoulu Street will provide access to the Petition Area and to the traffic circulation system serving the light industrial/commercial areas of Piilani Promenade. The location of these intersections is dictated by the boundaries of the subdivided lots comprising the Piilani Parcels and the spacing for the intersections mandated by SDOT.

(ii) Parallel access from the Petition Area north to Ohukai Street (a Maui County road) was obtained by the Original Petitioner by way of an access easement granted by the adjacent landowner (i.e., Haleakala Ranch). This easement, which is described within the final subdivision plan for the Petition Area approved by the County of Maui, establishes the parallel access described in this Condition 5, and is available for use by adjacent landowner Honua`ula. In addition, the Kihei Mauka project area proposed by both Kaonoulu Ranch and Haleakala Ranch is anticipated to include roads running Mauka and North/South from the Petition Area, which in the future will connect to Mokulele Highway along with other East/West connector roads.

3. Coordination with Other Developments. At the time the D&O was issued, properties to the North of the Petition Area were already entitled, subdivided and in some cases developed with no provision for connections to a circulation system or frontage roads within the Piilani Parcels. Land to the South of the Piilani Parcels includes a substantial drainage way, Kulanihakoi Gulch, and is not owned or otherwise controlled by Successor Petitioner. In addition, no connections to the Piilani Parcels are proposed for the yet-to-be-developed Kihei High School.

4. Review by SDOT and County of Maui. The design for the traffic circulation system within the Petition Area and the standards for the location of East Kaonoulu Street were established through discussions with, and plan review by, SDOT and the County of Maui, and take into consideration the changes to Piilani Highway, the restricted access limitations for Piilani Highway and East Kaonoulu Street, and SDOT's design standards.

**6. Petitioner shall fund and construct adequate potable and non-potable water source, storage, and transmission facilities and improvements to accommodate the proposed project. Water transmission facilities and improvements shall be coordinated and approved by the appropriate State and County agencies.**

Successor Petitioner intends to fund and construct adequate potable and non-potable water source, storage, and transmission facilities and improvements to accommodate the proposed project. The approved civil construction plans for the Piilani Promenade project include both potable and non-potable water systems and waste water collection systems within and outside the Piilani Promenade project area. Successor Petitioner has committed to construct and dedicate a 1,000,000 gallon water tank to serve the needs of the Kihei-Makena community. Only a portion of the water tank capacity will be required for the Piilani Promenade project, and as a result, at least 75% of the water tank's capacity will be available to service the North Kihei area and areas south of the Petition Area, including the planned Kihei High School.

**7. Petitioner shall participate in an air quality monitoring program as determined by the State Department of Health.**

Successor Petitioner intends to participate in an air quality monitoring program if required by the Department of Health.

**8. Petitioner shall fund the design and construction of its pro-rata share of drainage improvements required as a result of the development of the Property, including oil water separators and other filters as appropriate, and other best management practices as necessary to minimize non-point source pollution into Kulanihakoi Gulch, in coordination with appropriate state and county agencies, such as the following:**

**a. All cleaning, repairs and maintenance of equipment involving the use of industrial liquids, such as gasoline, diesel, solvent, motor oil, hydraulic oil, gear oil, brake fluid, acidic or caustic liquids, antifreeze, detergents, degreasers, etc., shall be conducted on a concrete floor, where roofed or unroofed. The concrete floor shall be constructed so as to be able to contain any drips or spills and to provide for the recovery of any spilled liquid. Water drainage from these concrete floors, if necessary, shall pass through a separator sump before being discharged.**

The Successor Petitioner intends to comply with this condition.



b. All employees shall be instructed to immediately collect and contain any industrial liquid spills on the concrete floor and should be informed against discharging or spilling any industrial liquids. Employees shall be instructed to prevent any industrial liquid spills onto the bare ground.

The Successor Petitioner intends to comply with this condition.

c. Barrels for the temporary storage of used oil or other industrial liquids shall be kept on a concrete surface. The surface shall be bermed to prevent the loss of liquid in the event of spills or leaks. The barrels shall be sealed and kept under shelter from the rain. (The Department of Labor and Industrial Relations' Occupational Safety and Health regulations, sections titled, "Housekeeping Standards" and "Storage of Flammable or Combustible Liquids," shall be followed, along with the local fire code.)

The Successor Petitioner intends to comply with this condition.

9. Should any human burials or any historic artifacts, charcoal deposits, or stone platforms, pavings or walls be found, the Petitioner shall stop work in the immediate vicinity and contact the State Historic Preservation District. The significance of these finds shall then be determined and approved by the Division, and an acceptable mitigation plan shall be approved by the Division. The Division must verify that the fieldwork portion of the mitigation plan has been successfully executed prior to work proceeding in the immediate vicinity of the find. Burials must be treated under specific provisions of Chapter 6E, Hawaii Revised Statutes.

The Successor Petitioner intends to comply with this condition.

10. A long term preservation plan for the petroglyph stone (Site 50-10-3746) that was removed from the project area shall be reviewed and approved by the State Historic Preservation Division. Long term preservation measures shall be implemented within 60 days after final approval of the preservation plan.

As stated in the Fifth Annual Report, the Petitioner prepared a long term preservation plan which has been approved by the State Historic Preservation Division, Department of Land and Natural Resources, State of Hawaii, a copy of which was transmitted to the Land Use Commission.

11. Petitioner shall contribute its pro-rata share to a nearshore water quality monitoring program as determined by the State Department of Health and the State Division of Aquatic Resources, Department of Land and Natural Resources.

Successor Petitioner intends to contribute its pro-rata share to a nearshore water quality monitoring program as it is determined.

**12. Petitioner shall implement effective soil erosion and dust control methods during construction in compliance with the rules and regulations of the State Department of Health and the County of Maui.**

Successor Petitioner intends to implement effective soil erosion and dust control methods during construction.

**13. Petitioner shall create a buffer zone between lands designated as SF (Single-Family) by the County's Kihei-Makena Community Plan and industrial uses on the Property to mitigate impacts between future residential activities and the proposed industrial development.**

As shown on the 1985 Kihei/Makena Community Plan ("KMCP") attached hereto as **Exhibit "C"**, the 1985 KMCP provided for Single Family and Light Industrial uses for the area immediately adjacent to the PPN's part of the Petition Area. The current 1998 KMCP attached hereto as **Exhibit "D"**, provides for Light Industrial (LI) in the area in which the Piilani Parcels are located. The proposed use of the Petition Area is compatible with such Light Industrial designation. The Successor Petitioner understands its obligations to comply with this condition, but because the adjacent parcels are designated Light Industrial, it has determined that the current uses of these adjacent parcels are compatible with the Piilani Promenade project and therefore a buffer is unnecessary.

**14. In the event Petitioner sells its interest in the Project, Petitioner shall subject the Property to deed restrictions to run with the land which shall require the successors and assigns to comply with the terms and conditions set forth in the Commission's Decision and Order.**

Successor Petitioner intends to comply with the terms and conditions if the Commission's Decision and Order, and understands its obligation to comply with this condition.

**15. Petitioner shall develop the Property in substantial compliance with the representations made to the Commission. Failure to so develop the Property may**

**result in reversion of the Property to its former classification, or change to a more appropriate classification.**

Successor Petitioner intends to comply with this condition. In the Petition, the Original Petitioner proposed to develop a commercial and light industrial subdivision, and attached to the Petition a conceptual plan for that subdivision. In the material presented to the Commission, and in testimony presented to the Commission, it was represented that the conceptual plan presented only one conceptual alternative in response to the real estate market conditions at that time, and was subject to reassessment and adjustment, based on evolving market conditions. It was specifically disclosed to the Commission that the zoning being sought would allow for -- and that the Petition Area could include -- a retail commercial component, and that the amount of retail commercial uses developed would depend on the market demand at the time the project was to be developed on the Petition Area. The currently proposed use for the Piilani Parcels includes both light industrial and commercial uses as represented to the Commission.

**16. Petitioner shall give notice to the Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interests in the Property, prior to development of the Property.**

Successor Petitioner intends to comply with this condition.

**17. Petitioner shall timely provide without any prior notice, annual reports to the Commission, the Office of Planning, and the County of Maui Planning Department in connection with the status of the subject Project and Petitioner's progress in complying with the conditions imposed herein. The annual report shall include written documentation from each State and County agency responsible, indicating that the terms of the condition(s) are progressing satisfactorily or have been completed to the satisfaction of the agency. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.**

Successor Petitioner intends to comply with this condition, and submits this annual report in compliance therewith.

**18. Petitioner shall record the conditions imposed herein by the Commission with the Bureau of Conveyances pursuant to Section 15-15-92 Hawaii Administrative Rules.**

Petitioner has recorded a Notice of Imposition of Conditions with the Bureau of Conveyances of the State of Hawaii pursuant to Section 15-15-92 Hawaii Administrative Rules.

**19. Within seven (7) days of the issuance of the Commission's Decision and Order for the subject reclassification, Petitioner shall (a) record with the Bureau of Conveyances a statement that the Property is subject to conditions imposed herein by the Land Use Commission in the reclassification of the Property; and (b) shall file a copy of such recorded statement with the Commission.**

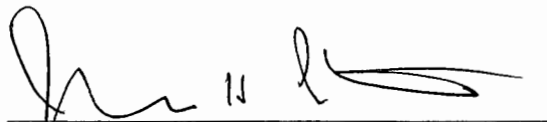
Petitioner has recorded a Document Listing Conditions to Reclassification of Land with the Bureau of Conveyances of the State of Hawaii and has filed a copy of the recorded document with the Commission.

**20. The Commission may fully or partially release the conditions provided herein as to all or any portion of the Property upon timely motion and upon the provision of adequate assurance of satisfaction of these conditions by the Petitioner.**

The Successor Petitioner acknowledges that the Commission may fully or partially release the conditions provided herein.

Except as stated above, the responses in the Fifteenth annual report are still correct and remain unchanged.

Dated: Honolulu, Hawaii, October 10, 2012.

A handwritten signature in black ink, appearing to read 'Clifford J. Miller', is written over a horizontal line.

CLIFFORD J. MILLER  
JOEL D. KAM  
JONATHAN H. STEINER

Attorneys for Piilani Promenade South, LLC and  
Piilani Promenade North, LLC



CHARMAINE TAVARES  
Mayor

MILTON M. ARAKAWA, A.I.C.P.  
Director

MICHAEL M. MIYAMOTO  
Deputy Director



RALPH M. NAGAMINE, L.S., P.E.  
Development Services Administration

CARY YAMASHITA, P.E.  
Engineering Division

BRIAN HASHIRO, P.E.  
Highways Division

COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
**DEVELOPMENT SERVICES ADMINISTRATION**  
250 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

August 14, 2009

Mr. Darren Okimoto, P.E.  
WARREN S. UNEMORI ENGINEERING, INC.  
2145 Wells Street, Suite 403  
Wailuku, Hawaii 96793

SUBJECT: **KAONOULU RANCH (LARGE-LOT) SUBDIVISION NO. 2**  
**TMK: (2) 3-9-001:016**  
**SUBDIVISION FILE NO. 2.2795**

**KAONOULU RANCH-WATER TANK SUBDIVISION**  
**TMK: (2) 2-2-002:015**  
**SUBDIVISION FILE NO. 2.2995**

Dear Mr. Okimoto:

Final approval for the subject subdivisions have been granted on August 14, 2009, based upon an "Agreement For Subdivision Approval" and "Subdivision Bond" in the following amounts totaling \$22,058,826.00:

Bond No. SU1102685 (Sitework Improvements)	\$1,256,710.00
Bond No. SU1102686 (East Kaonoulu Street Improvements)	2,299,046.00
Bond No. SU1102687 (Piilani Highway Widening Improvements)	1,411,106.00
Bond No. SU1102688 (Access Road and Swales)	1,771,330.00
Bond No. SU1102689 (Sewer System/Revisions)	712,592.00
Bond No. SU1102690 (Storm Drainage System/Revisions)	2,895,052.00
Bond No. SU1102691 (Onsite Water System)	834,700.00
Bond No. SU1102692 (12" Offsite Water/1MG Water Tank)	4,802,784.00
Bond No. SU1102693 (36" Water Main/Water/Misc. Revisions)	2,444,940.00
Bond No. SU1102694 (Electrical)	885,566.00
Bond No. SU1102695 (Traffic Signal Improvements)	643,000.00
Bond No. SU1102696 (Landscape/Irrigation)	1,202,000.00
Bond No. SU1102697 (CRM Walls)	\$ 900,000.00

The approved final plats and copies of the "Agreement For Subdivision Approval" and "Subdivision Bond" are enclosed for your records.

EXHIBIT " A "

Mr. Darren Okimoto, P.E.

SUBJECT: **KAONOULU RANCH (LARGE-LOT) SUBDIVISION NO. 2**  
**SUBDIVISION FILE NO. 2.2795**  
**KAONOULU RANCH-WATER TANK SUBDIVISION**  
**SUBDIVISION FILE NO. 2.2995**

August 14, 2009

Page 2 of 2

The "Agreement For Subdivision Approval" and "Subdivision Bond" stipulates that the Subdivider shall complete the required subdivision improvements on or before July 17, 2010.

If you have any questions regarding this letter, please contact Lesli Otani of our Development Services Administration at 270-7252.

Sincerely,



MILTON M. ARAKAWA, A.I.C.P.  
Director of Public Works

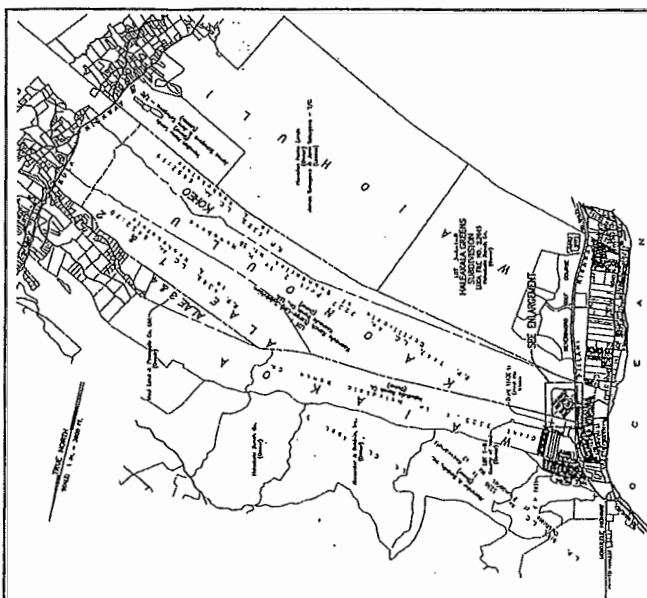
Enclosures: Final Plats

Agreement For Subdivision Approval

Subdivision Bond (Bond Nos. SU1102685 thru SU1102697)

eri S:\DSA\Subd\Reg2\2795\_2995-1.fin

C: Dept. of Finance, Accounts Division w/final plats, agreement, & bonds  
Dept. of Finance, Real Property Tax Division w/final plats  
Dept. of Finance, Tax Map Division w/final plats  
Building Permit Section w/final plats  
Engineering Division w/final plats  
Dept. of Environmental Management, WWRD w/final plats  
Dept. of Planning w/final plats  
Dept. of Water Supply, SD 03-90 & 06-106 w/final plats  
Police Dept. w/final plats  
Dept. of Parks and Recreation w/final plats  
State Department of Health w/final plats  
DOT, Highways Division w/final plats  
Maui Electric Co. w/final plats



**KAONOLU RANCH (LARGE LOT) SUBDIVISION NO. 2**

SUBDIVISION OF LOT 2, OF MONOLU RANCH (LARGE LOT) SUBDIVISION, INTO LOTS 2A TO 2D INCLUSIVE, FOR THE PURPOSE OF RESTRICTION OF VEHICULAR ACCESS RIGHTS AFFECTING LOTS 2A AND 2D, AND DELETION OF PORTIONS OF EASEMENTS NO. 2 AND D.

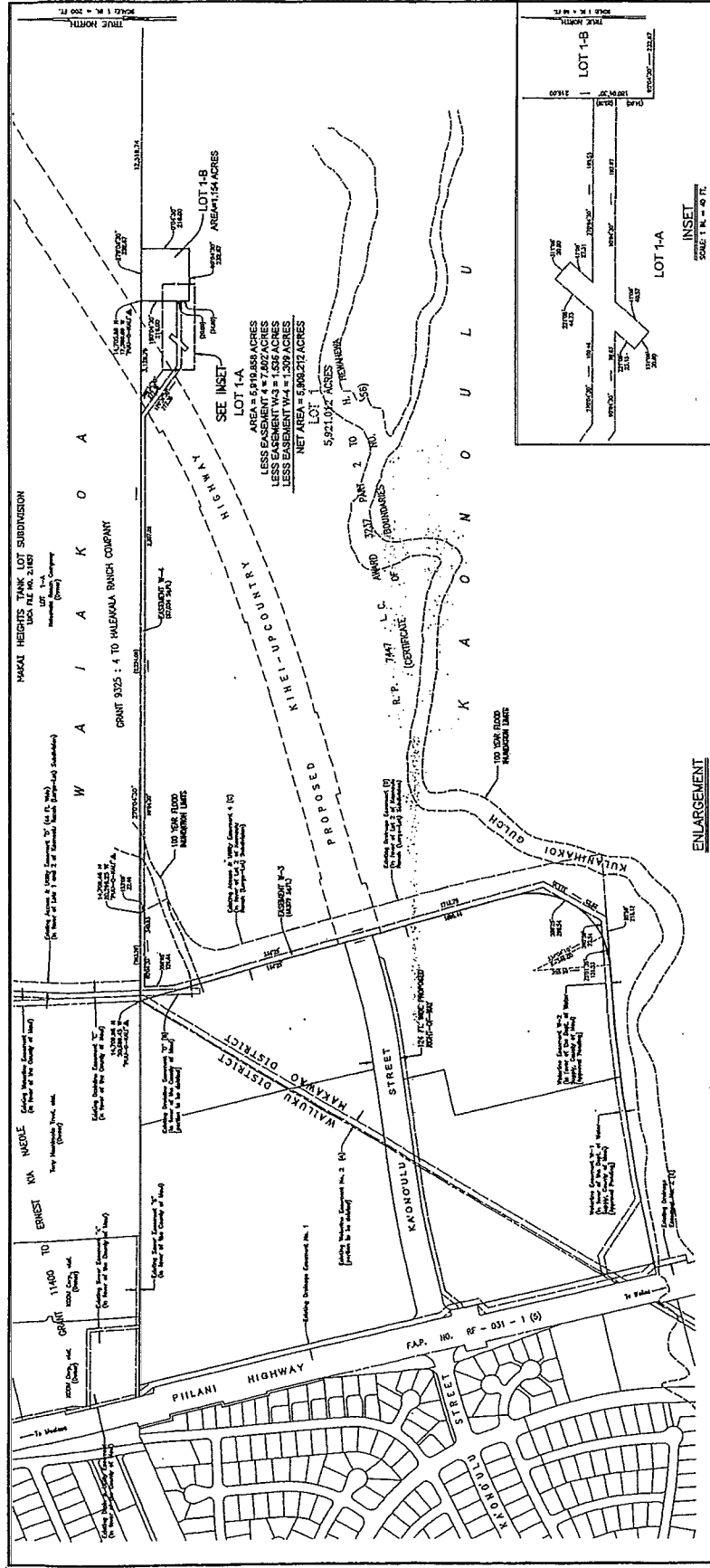
BEING A PORTION OF S.P. 3422, L.C. 44, 3322  
KAMUELLI, MAUNALO AND MAUNALO, MAHI, 1944  
TOTAL AREA = 80,000 ACRES

SCALE: 1" = 100' FT.  
SOURCE: S.W. 1/4, SECTION 1, T. 15 N., R. 12 E., S. 10 W., 1944  
ADJUSTED: 1944, 1945



*John W. Smith*  
Surveyor  
No. 12345  
State of Hawaii  
Commission Expires 12/31/2000  
1944-1945  
1945-1946  
1946-1947  
1947-1948  
1948-1949  
1949-1950  
1950-1951  
1951-1952  
1952-1953  
1953-1954  
1954-1955  
1955-1956  
1956-1957  
1957-1958  
1958-1959  
1959-1960  
1960-1961  
1961-1962  
1962-1963  
1963-1964  
1964-1965  
1965-1966  
1966-1967  
1967-1968  
1968-1969  
1969-1970  
1970-1971  
1971-1972  
1972-1973  
1973-1974  
1974-1975  
1975-1976  
1976-1977  
1977-1978  
1978-1979  
1979-1980  
1980-1981  
1981-1982  
1982-1983  
1983-1984  
1984-1985  
1985-1986  
1986-1987  
1987-1988  
1988-1989  
1989-1990  
1990-1991  
1991-1992  
1992-1993  
1993-1994  
1994-1995  
1995-1996  
1996-1997  
1997-1998  
1998-1999  
1999-2000  
2000-2001  
2001-2002  
2002-2003  
2003-2004  
2004-2005  
2005-2006  
2006-2007  
2007-2008  
2008-2009  
2009-2010  
2010-2011  
2011-2012  
2012-2013  
2013-2014  
2014-2015  
2015-2016  
2016-2017  
2017-2018  
2018-2019  
2019-2020  
2020-2021  
2021-2022  
2022-2023  
2023-2024  
2024-2025  
2025-2026  
2026-2027  
2027-2028  
2028-2029  
2029-2030  
2030-2031  
2031-2032  
2032-2033  
2033-2034  
2034-2035  
2035-2036  
2036-2037  
2037-2038  
2038-2039  
2039-2040  
2040-2041  
2041-2042  
2042-2043  
2043-2044  
2044-2045  
2045-2046  
2046-2047  
2047-2048  
2048-2049  
2049-2050  
2050-2051  
2051-2052  
2052-2053  
2053-2054  
2054-2055  
2055-2056  
2056-2057  
2057-2058  
2058-2059  
2059-2060  
2060-2061  
2061-2062  
2062-2063  
2063-2064  
2064-2065  
2065-2066  
2066-2067  
2067-2068  
2068-2069  
2069-2070  
2070-2071  
2071-2072  
2072-2073  
2073-2074  
2074-2075  
2075-2076  
2076-2077  
2077-2078  
2078-2079  
2079-2080  
2080-2081  
2081-2082  
2082-2083  
2083-2084  
2084-2085  
2085-2086  
2086-2087  
2087-2088  
2088-2089  
2089-2090  
2090-2091  
2091-2092  
2092-2093  
2093-2094  
2094-2095  
2095-2096  
2096-2097  
2097-2098  
2098-2099  
2099-2100  
2100-2101  
2101-2102  
2102-2103  
2103-2104  
2104-2105  
2105-2106  
2106-2107  
2107-2108  
2108-2109  
2109-2110  
2110-2111  
2111-2112  
2112-2113  
2113-2114  
2114-2115  
2115-2116  
2116-2117  
2117-2118  
2118-2119  
2119-2120  
2120-2121  
2121-2122  
2122-2123  
2123-2124  
2124-2125  
2125-2126  
2126-2127  
2127-2128  
2128-2129  
2129-2130  
2130-2131  
2131-2132  
2132-2133  
2133-2134  
2134-2135  
2135-2136  
2136-2137  
2137-2138  
2138-2139  
2139-2140  
2140-2141  
2141-2142  
2142-2143  
2143-2144  
2144-2145  
2145-2146  
2146-2147  
2147-2148  
2148-2149  
2149-2150  
2150-2151  
2151-2152  
2152-2153  
2153-2154  
2154-2155  
2155-2156  
2156-2157  
2157-2158  
2158-2159  
2159-2160  
2160-2161  
2161-2162  
2162-2163  
2163-2164  
2164-2165  
2165-2166  
2166-2167  
2167-2168  
2168-2169  
2169-2170  
2170-2171  
2171-2172  
2172-2173  
2173-2174  
2174-2175  
2175-2176  
2176-2177  
2177-2178  
2178-2179  
2179-2180  
2180-2181  
2181-2182  
2182-2183  
2183-2184  
2184-2185  
2185-2186  
2186-2187  
2187-2188  
2188-2189  
2189-2190  
2190-2191  
2191-2192  
2192-2193  
2193-2194  
2194-2195  
2195-2196  
2196-2197  
2197-2198  
2198-2199  
2199-2200  
2200-2201  
2201-2202  
2202-2203  
2203-2204  
2204-2205  
2205-2206  
2206-2207  
2207-2208  
2208-2209  
2209-2210  
2210-2211  
2211-2212  
2212-2213  
2213-2214  
2214-2215  
2215-2216  
2216-2217  
2217-2218  
2218-2219  
2219-2220  
2220-2221  
2221-2222  
2222-2223  
2223-2224  
2224-2225  
2225-2226  
2226-2227  
2227-2228  
2228-2229  
2229-2230  
2230-2231  
2231-2232  
2232-2233  
2233-2234  
2234-2235  
2235-2236  
2236-2237  
2237-2238  
2238-2239  
2239-2240  
2240-2241  
2241-2242  
2242-2243  
2243-2244  
2244-2245  
2245-2246  
2246-2247  
2247-2248  
2248-2249  
2249-2250  
2250-2251  
2251-2252  
2252-2253  
2253-2254  
2254-2255  
2255-2256  
2256-2257  
2257-2258  
2258-2259  
2259-2260  
2260-2261  
2261-2262  
2262-2263  
2263-2264  
2264-2265  
2265-2266  
2266-2267  
2267-2268  
2268-2269  
2269-2270  
2270-2271  
2271-2272  
2272-2273  
2273-2274  
2274-2275  
2275-2276  
2276-2277  
2277-2278  
2278-2279  
2279-2280  
2280-2281  
2281-2282  
2282-2283  
2283-2284  
2284-2285  
2285-2286  
2286-2287  
2287-2288  
2288-2289  
2289-2290  
2290-2291  
2291-2292  
2292-2293  
2293-2294  
2294-2295  
2295-2296  
2296-2297  
2297-2298  
2298-2299  
2299-2300  
2300-2301  
2301-2302  
2302-2303  
2303-2304  
2304-2305  
2305-2306  
2306-2307  
2307-2308  
2308-2309  
2309-2310  
2310-2311  
2311-2312  
2312-2313  
2313-2314  
2314-2315  
2315-2316  
2316-2317  
2317-2318  
2318-2319  
2319-2320  
2320-2321  
2321-2322  
2322-2323  
2323-2324  
2324-2325  
2325-2326  
2326-2327  
2327-2328  
2328-2329  
2329-2330  
2330-2331  
2331-2332  
2332-2333  
2333-2334  
2334-2335  
2335-2336  
2336-2337  
2337-2338  
2338-2339  
2339-2340  
2340-2341  
2341-2342  
2342-2343  
2343-2344  
2344-2345  
2345-2346  
2346-2347  
2347-2348  
2348-2349  
2349-2350  
2350-2351  
2351-2352  
2352-2353  
2353-2354  
2354-2355  
2355-2356  
2356-2357  
2357-2358  
2358-2359  
2359-2360  
2360-2361  
2361-2362  
2362-2363  
2363-2364  
2364-2365  
2365-2366  
2366-2367  
2367-2368  
2368-2369  
2369-2370  
2370-2371  
2371-2372  
2372-2373  
2373-2374  
2374-2375  
2375-2376  
2376-2377  
2377-2378  
2378-2379  
2379-2380  
2380-2381  
2381-2382  
2382-2383  
2383-2384  
2384-2385  
2385-2386  
2386-2387  
2387-2388  
2388-2389  
2389-2390  
2390-2391  
2391-2392  
2392-2393  
2393-2394  
2394-2395  
2395-2396  
2396-2397  
2397-2398  
2398-2399  
2399-2400  
2400-2401  
2401-2402  
2402-2403  
2403-2404  
2404-2405  
2405-2406  
2406-2407  
2407-2408  
2408-2409  
2409-2410  
2410-2411  
2411-2412  
2412-2413  
2413-2414  
2414-2415  
2415-2416  
2416-2417  
2417-2418  
2418-2419  
2419-2420  
2420-2421  
2421-2422  
2422-2423  
2423-2424  
2424-2425  
2425-2426  
2426-2427  
2427-2428  
2428-2429  
2429-2430  
2430-2431  
2431-2432  
2432-2433  
2433-2434  
2434-2435  
2435-2436  
2436-2437  
2437-2438  
2438-2439  
2439-2440  
2440-2441  
2441-2442  
2442-2443  
2443-2444  
2444-2445  
2445-2446  
2446-2447  
2447-2448  
2448-2449  
2449-2450  
2450-2451  
2451-2452  
2452-2453  
2453-2454  
2454-2455  
2455-2456  
2456-2457  
2457-2458  
2458-2459  
2459-2460  
2460-2461  
2461-2462  
2462-2463  
2463-2464  
2464-2465  
2465-2466  
2466-2467  
2467-2468  
2468-2469  
2469-2470  
2470-2471  
2471-2472  
2472-2473  
2473-2474  
2474-2475  
2475-2476  
2476-2477  
2477-2478  
2478-2479  
2479-2480  
2480-2481  
2481-2482  
2482-2483  
2483-2484  
2484-2485  
2485-2486  
2486-2487  
2487-2488  
2488-2489  
2489-2490  
2490-2491  
2491-2492  
2492-2493  
2493-2494  
2494-2495  
2495-2496  
2496-2497  
2497-2498  
2498-2499  
2499-2500  
2500-2501  
2501-2502  
2502-2503  
2503-2504  
2504-2505  
2505-2506  
2506-2507  
2507-2508  
2508-2509  
2509-2510  
2510-2511  
2511-2512  
2512-2513  
2513-2514  
2514-2515  
2515-2516  
2516-2517  
2517-2518  
2518-2519  
2519-2520  
2520-2521  
2521-2522  
2522-2523  
2523-2524  
2524-2525  
2525-2526  
2526-2527  
2527-2528  
2528-2529  
2529-2530  
2530-2531  
2531-2532  
2532-2533  
2533-2534  
2534-2535  
2535-2536  
2536-2537  
2537-2538  
2538-2539  
2539-2540  
2540-2541  
2541-2542  
2542-2543  
2543-2544  
2544-2545  
2545-2546  
2546-2547  
2547-2548  
2548-2549  
2549-2550  
2550-2551  
2551-2552  
2552-2553  
2553-2554  
2554-2555  
2555-2556  
2556-2557  
2557-2558  
2558-2559  
2559-2560  
2560-2561  
2561-2562  
2562-2563  
2563-2564  
2564-2565  
2565-2566  
2566-2567  
2567-2568  
2568-2569  
2569-2570  
2570-2571  
2571-2572  
2572-2573  
2573-2574  
2574-2575  
2575-2576  
2576-2577  
2577-2578  
2578-2579  
2579-2580  
2580-2581  
2581-2582  
2582-2583  
2583-2584  
2584-2585  
2585-2586  
2586-2587  
2587-2588  
2588-2589  
2589-2590  
2590-2591  
2591-2592  
2592-2593  
2593-2594  
2594-2595  
2595-2596  
2596-2597  
2597-2598  
2598-2599  
2599-2600  
2600-2601  
2601-2602  
2602-2603  
2603-2604  
2604-2605  
2605-2606  
2606-2607  
2607-2608  
2608-2609  
2609-2610  
2610-2611  
2611-2612  
2612-2613  
2613-2614  
2614-2615  
2615-2616  
2616-2617  
2617-2618  
2618-2619  
2619-2620  
2620-2621  
2621-2622  
2622-2623  
2623-2624  
2624-2625  
2625-2626  
2626-2627  
2627-2628  
2628-2629  
2629-2630  
2630-2631  
2631-2632  
2632-2633  
2633-2634  
2634-2635  
2635-2636  
2636-2637  
2637-2638  
2638-2639  
2639-2640  
2640-2641  
2641-2642  
2642-2643  
2643-2644  
2644-2645  
2645-2646  
2646-2647  
2647-2648  
2648-2649  
2649-2650  
2650-2651  
2651-2652  
2652-2653  
2653-2654  
2654-2655  
2655-2656  
2656-2657  
2657-2658  
2658-2659  
2659-2660  
2660-2661  
2661-2662  
2662-2663  
2663-2664  
2664-2665  
2665-2666  
2666-2667  
2667-2668  
2668-2669  
2669-2670  
2670-2671  
2671-2672  
2672-2673  
2673-2674  
2674-2675  
2675-2676  
2676-2677  
2677-2678  
2678-2679  
2679-2680  
2680-2681  
2681-2682  
2682-2683  
2683-2684  
2684-2685  
2685-2686  
2686-2687  
2687-2688  
2688-2689  
2689-2690  
2690-2691  
2691-2692  
2692-2693  
2693-2694  
2694-2695  
2695-2696  
2696-2697  
2697-2698  
2698-2699  
2699-2700  
2700-2701  
2701-2702  
2702-2703  
2703-2704  
2704-2705  
2705-2706  
2706-2707  
2707-2708  
2708-2709  
2709-2710  
2710-2711  
2711-2712  
2712-2713  
2713-2714  
2714-2715  
2715-2716  
2716-2717  
2717-2718  
2718-2719  
2719-2720  
2720-2721  
2721-2722  
2722-2723  
2723-2724  
2724-2725  
2725-2726  
2726-2727  
2727-2728  
2728-2729  
2729-2730  
2730-2731  
2731-2732  
2732-2733  
2733-2734  
2734-2735  
2735-2736  
2736-2737  
2737-2738  
2738-2739  
2739-2740  
2740-2741  
2741-2742  
2742-2743  
2743-2744  
2744-2745  
2745-2746  
2746-2747  
2747-2748  
2748-2749  
2749-2750  
2750-2751  
2751-2752  
2752-2753  
2753-2754  
2754-2755  
2755-2756  
2756-2757  
2757-2758  
2758-2759  
2759-2760  
2760-2761  
2761-2762  
2762-2763  
2763-2764  
2764-2765  
2765-2766  
2766-2767  
2767-2768  
2768-2769  
2769-2770  
2770-2771  
2771-2772  
2772-2773  
2773-2774  
2774-2775  
2775-2776  
2776-2777  
2777-2778  
2778-2779  
2779-2780  
2780-2781  
2781-2782  
2782-2783  
2783-2784  
2784-2785  
2785-2786  
2786-2787  
2787-2788  
2788-2789  
2789-2790  
2790-2791  
2791-2792  
2792-2793  
2793-2794  
2794-2795  
2795-2796  
2796-2797  
2797-2798  
2798-2799  
2799-2800  
2800-2801  
2801-2802  
2802-2803  
2803-2804  
2804-2805  
2805-2806  
2806-2807  
2807-2808  
2808-2809  
2809-2810  
2810-2811  
2811-2812  
2812-2813  
2813-2814  
2814-2815  
2815-2816  
2816-2817  
2817-2818  
2818-2819  
2819-2820  
2820-2821  
2821-2822  
2822-2823  
2823-2824  
2824-2825  
2825-2826  
2826-2827  
2827-2828  
2828-2829  
2829-2830  
2830-2831  
2831-2832  
2832-2833  
2833-2834  
2834-2835  
2835-2836  
2836-2837  
2837-2838  
2838-2839  
2839-2840  
2840-2841  
2841-2842  
2842-2843  
2843-2844  
2844-2845  
2845-2846  
2846-2847  
2847-2848  
2848-2849  
2849-2850  
2850-2851  
2851-2852  
2852-2853  
2853-2854  
2854-2855  
2855-2856  
2856-2857  
2857-2858  
2858-2859  
2859-2860  
2860-2861  
2861-2862  
2862-2863  
2863-2864  
2864-2865  
2865-2866  
2866-2867  
2867-2868  
2868-2869  
2869-2870  
2870-2871  
2871-2872  
2872-2873  
2873-2874  
2874-2875  
2875-2876  
2876-2877  
2877-2878  
2878-2879  
2879-2880  
2880-2881  
2881-2882  
2882-2883  
2883-2884  
2884-2885  
2885-2886  
2886-2887  
2887-2888  
2888-2889  
2889-2890  
2890-2891  
2891-2892  
2892-2893  
2893-2894  
2894-2895  
2895-2896  
2896-2897  
2897-2898  
2898-2899  
2899-2900  
2900-2901  
2901-2902  
2902-2903  
2903-2904  
2904-2905  
2905-2906  
2906-2907  
2907-2908  
2908-2909  
2909-2910  
2910-2911  
2911-2912  
2912-2913  
2913-2914  
2914-2915  
2915-2916  
2916-2917  
2917-2918  
2918-2919  
2919-2920  
2920-2921  
2921-2922  
2922-2923  
2923-2924  
2924-2925  
2925-2926  
2926-2927  
2927-2928  
2928-2929  
2929-2930  
2930-2931  
2931-2932  
2932-2933  
2933-2934  
2934-2935  
2935-2936  
2936-2937  
2937-2938  
2938-2939  
2939-2940  
2940-2941  
2941-2942  
2942-2943  
2943-2944  
2944-2945  
2945-2946  
2946-2947  
2947-2948  
2948-2949  
2949-2950  
2950-2951  
2951-2952  
2952-2953  
2953-2954  
2954-2955  
2955-2956  
2956-2957  
2957-2958  
2958-2959  
2959-2960  
2960-2961  
2961-2962  
2962-2963  
2963-2964  
2964-2965  
2965-2966  
2966-2967  
2967-2968  
2968-2969  
2969-2970  
2970-2971  
2971-2972  
2972-2973  
2973-2974  
2974-2975  
2975-2976  
2976-2977  
2977-2978  
2978-2979  
2979-2980  
2980-2981  
2981-2982  
2982-2983  
2983-2984  
2984-2985  
2985-2986  
2986-2987  
2987-2988  
2988-2989  
2989-2990  
2990-2991  
2991-2992  
2992-2993  
2993-2994  
2994-2995  
2995-2996  
2996-2997  
2997-2998  
2998-2999  
2999-3000  
3000-3001  
3001-3002  
3002-3003  
3003-3004  
3004-3005  
3005-3006  
3006-3007  
3007-3008  
3008-3009  
3009-3010  
3010-3011  
3011-3012  
3012-3013  
3013-3014  
3014-3015  
3015-3016  
3016-301





# **KAHOOLAULU RANCH - WATER TANK SUBDIVISION**

SUBDIVISION OF LOT 1 OF KAHOOLAULU RANCH (LARGE-LOT) SUBDIVISION INTO LOTS 1-A AND 1-B AND DESIGNATION OF EASEMENTS W-3 AND W-4

BEING A PORTION OF S.P. 7447, L.C. NO. 3237  
KAOHOLAULU, MAUI, HAWAII

TOTAL AREA = 5,921.02 ACRES

OWNER: KAHOOLAULU RANCH LLP  
ADDRESS: KULA, MAUI, HAWAII

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

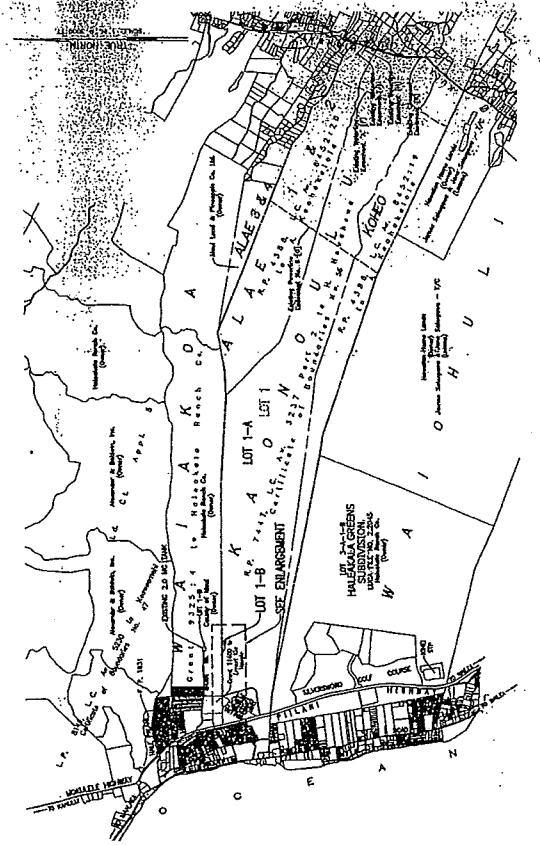
APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

APPROVED FOR RECORDATION BY THE HAWAIIAN LAND COMMISSION ON 10/20/10

## **ENLARGEMENT**

SCALE: 1 IN. = 200 FT.





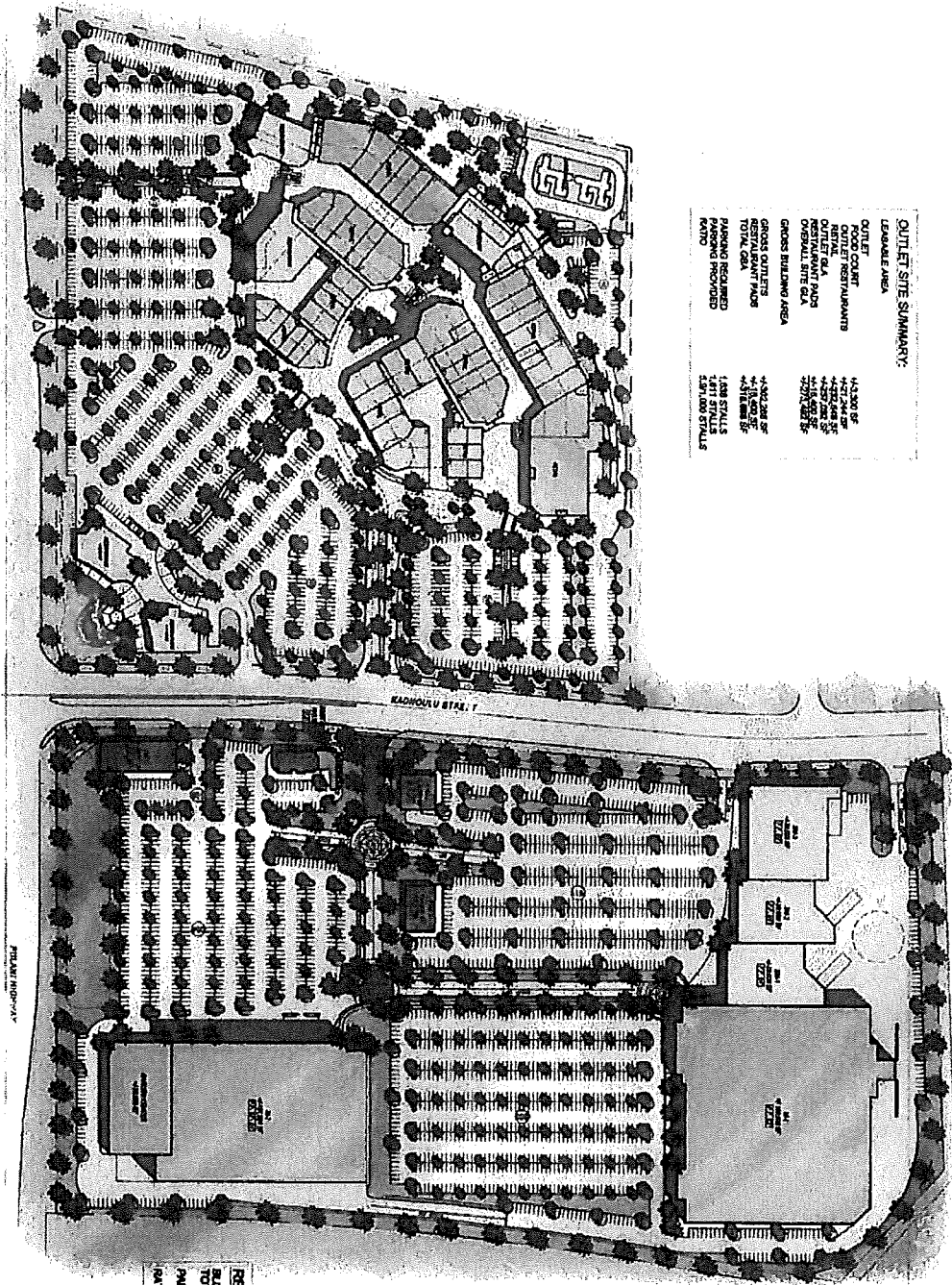
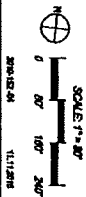
# ECLIPSE DEVELOPMENT GROUP

17902 Skyway Circle, Suite 200  
Irvine, California 92614  
Main: 949.251.8555  
Facsimile: 949.251.9779

## COMBINED SITE PLAN

MAUI, HAWAII

## SITE PLAN



**OUTLET SITE SUMMARY:**

LEASABLE AREA	OUTLET	FOOD COURT	OUTLET RESTAURANTS	OUTLET B&B	RESTAURANT PAUSE	OUTLET SITE B&B	GROSS BUILDING AREA	GROSS OUTLETS	GROSS OUTLET PAUSE	TOTAL GSA	PARKING REQUIRED	1,000 STALLS	1,000 STALLS	1,000 STALLS
44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF	44,300 SF

**RETAIL SITE SUMMARY:**

BUILDING AREA	TOTAL	PARKING PROVIDED	1,000 STALLS	1,000 STALLS	1,000 STALLS
36,000 SF	36,000 SF	36,000 SF	36,000 SF	36,000 SF	36,000 SF

EXHIBIT "B"



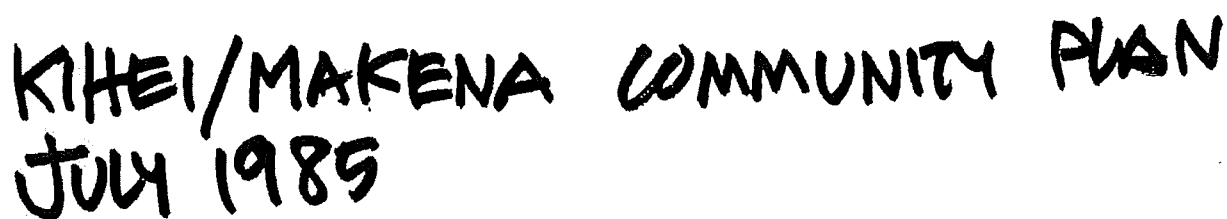
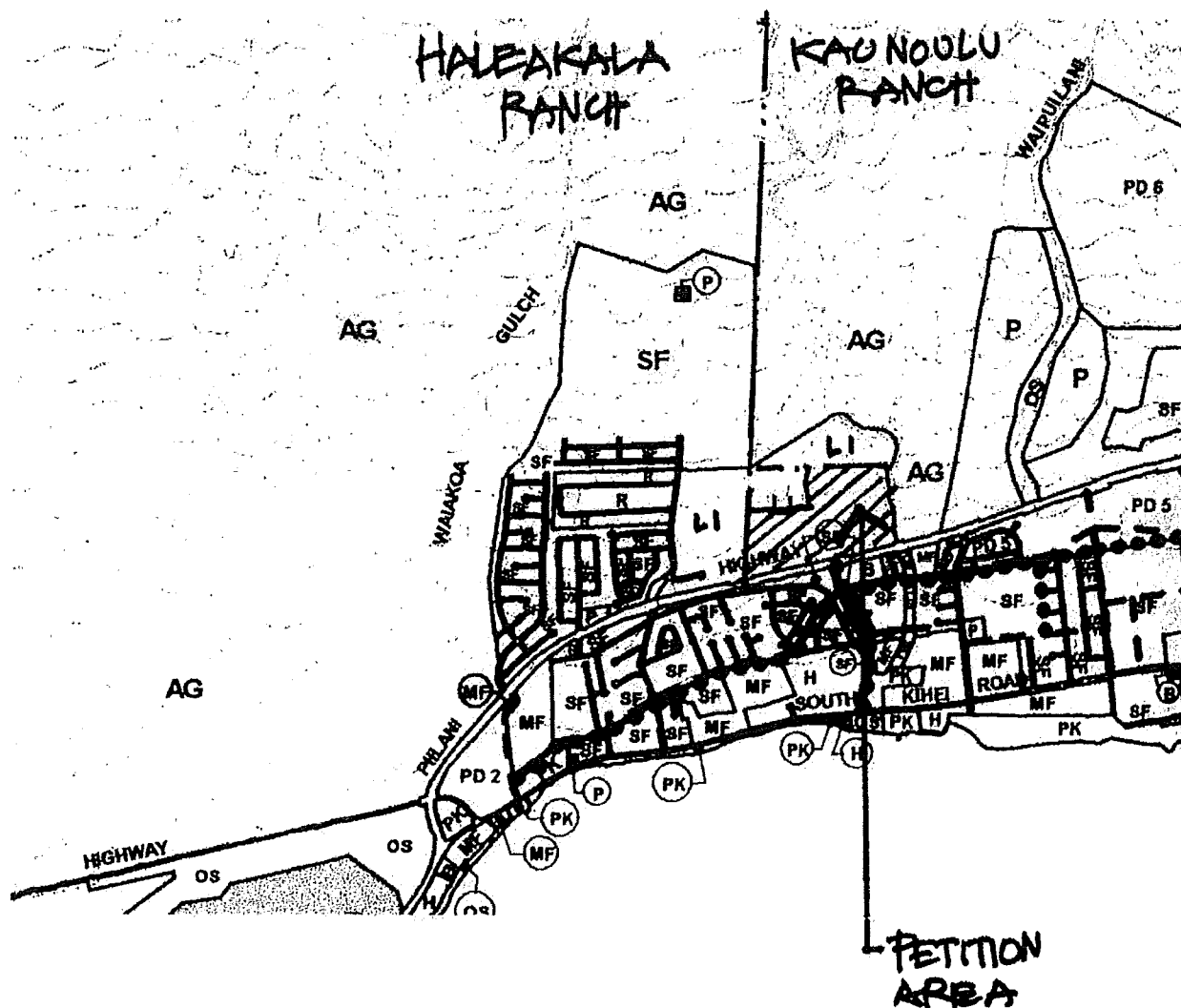


EXHIBIT "C"





KIHEI/MAKENA COMMUNITY PLAN  
MARCH 1998

EXHIBIT "D"

CERTIFICATE OF SERVICE

THE UNDERSIGNED HEREBY CERTIFIES that on this date a true and correct copy of the foregoing document was duly served upon the following parties at their last known address via U.S. Mail and electronic mail:

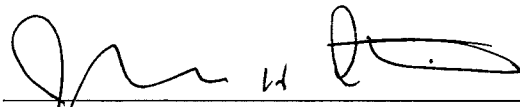
Daniel Orodenker Daniel.E.Orodenker@dbedt.hawaii.gov  
Director  
Office of Planning, Land Use Commission  
235 South Beretania Street, Room 406  
Honolulu, Hawai'i 96813

Bryan C. Yee Bryan.C.Yee@hawaii.gov  
Deputy Attorney General  
Department of the Attorney General  
Commerce & Economic Development Division  
425 Queen Street  
Honolulu, Hawai'i 96813

Jesse K. Souki, Director Jesse.K.Souki@dbedt.hawaii.gov  
Planning Program Administrator  
Office of Planning, Land Use Division  
Leiopapa a Kamehameha, Room 600  
235 South Beretania Street  
Honolulu, Hawai'i 96813

William Spence, Director William.Spence@co.maui.hi.us  
Director, Planning Department  
County of Maui  
250 S. High Street  
Kalana Pakui Building, Suite 200  
Wailuku, Hawai'i 96793

DATED: Honolulu, Hawai'i, October 10, 2012.



CLIFFORD J. MILLER

JOEL D. KAM

JONATHAN H. STEINER

Attorneys for Piilani Promenade South, LLC and  
Piilani Promenade North, LLC