

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawai'i

June 9, 2023

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

O'AHU

Amend Prior Board Action of June 9, 2022, Item E-1, Twenty (20) Year Extension of General Lease SP0006 Hawai'i Nature Center, Inc. at Makiki Valley State Recreation Area, Honolulu, O'ahu, Hawai'i, Tax Map Key (1) 2-5-019:008 Portion to fix typographic errors

and

Amendment of General Lease No. S-97-01 Hawai'i Nature Center, Inc. for the reduction of the leased area and the proposed removal of the condition requiring the living accommodation and open and closing of the Park's gate.

The purpose of the amendment for the 2022 submittal contains the following typographical errors: (a) the lease number should be S-97-01; (b) Tax Map Key of the lease is (1) 2-5-019:019 portion; and (c) the associated executive order no. is 3729. Staff comes before the Board for correction of these information.

REMARKS:

On December 15, 1995, under agenda Item E-2, the Board of Land and Natural Resources (Board) approved a direct lease to Hawai'i Nature Center, Inc. (HNC) for twenty-five (25) years, beginning on September 1, 1997, and ending on August 31, 2022. At its meeting of June 9, 2022, under agenda Item E-1, the Board approved the request of a twenty (20) year extension of General Lease (GL) SP0006. A copy of the prior Board action is attached as **Exhibit 1**.

Parks staff relied on prior information submitted with the approved GL SP0006. While in the process of extending SP0006, the Attorney General staff noticed several discrepancy's with Park's (Division of State Parks) request.

Staff is requesting to fix the typographical errors: (a) the lease number should be S-97-01; (b) Tax Map Key of the lease is (1) 2-5-019:019 portion; and (c) the associated executive order no. is 3729.

On March 28, 2003, under agenda Item E-1, the Board approved to amend GL S-97-01. The signed amendment dated April 28, 2004, a copy attached as **Exhibit**

ITEM E-1

2, added additional land of approximately 5.75 acres which total approximately 10 acres of leased land area and the additional amendments:

1. The Lessee shall make available suitable on-site living accommodations for Department of Land and Natural Resources personnel managing Makiki Valley State Park, and said personnel shall open and close Park gate and be an overnight presence.
2. The Lessee shall assume all maintenance of the leased area, including improvements thereon.
3. State Parks shall continue to maintain the public restrooms mauka of the Nature Center building.
4. Improvement(s) The Lessee shall, at its own cost and expense, within two (2) years as of the Amendment of Lease execution date but no later than March 31, 2006, complete the construction at a cost of not less than ONE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$1,750,000.00) ("Building Requirement"), in accordance with plans and specifications submitted by the Lessee to and approved in writing by the Chairperson of the Board of Land and Natural Resources ("Chairperson") and in full compliance with all applicable laws, ordinances, rules and regulations.

The building will no longer be a part of the leased premises with this reduction in the leased area. However, for the Division of Forestry and Wildlife (DOFAW) to access the building (which is part of the Makiki Valley Watershed Forest Reserve), DOFAW has agreed to open and close Park's gate for entrance and exit from the Park. Accordingly, HNC requested, and State Parks is recommending, that the Board approve a change of the leased area. The CSF showing the revised leased area is attached as **Exhibit 3**. DOFAW plans to use the facility for staff members and will continue to open and close the Park gate. The rain shelter was built and completed, and HNC will remain to have non-exclusive use and maintain the premises.

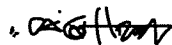
Upon consultation with the Attorney General's office, staff requests that the Fire and Liability Insurance is updated to the recent amounts. Add the current language for a Phase 1 Environmental Assessment before the expiration term of the lease.

RECOMMENDATION: That the Board:

1. Approve the following typographical error changes:
 - a. The lease number is S-97-01.
 - b. Tax Map Key: (1) 2-5-019:019 portion.

- c. The associated executive order is 3729.
2. Authorize the second amendment of General Lease No. S-97-01 to:
 - a. Reduce the premises from 10 acres to 2 acres more or less. A new survey map of the premises has been submitted by a Licensed Professional Land Surveyor and approved by the Department of Accounting General Services, Land Survey Division. CSF map attached as **Exhibit 3**.
 - b. Remove the conditions requiring the on-site living accommodations, opening, and closing Park gate, and be an overnight presence.
 - d. Update the Fire and Liability insurance to the most current amounts and language.
 - e. Add the current language for a Phase 1 Environmental Assessment before the expiration term of the lease
3. Review and approval by the Department of the Attorney General; and
4. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the state.

Respectfully submitted,



CURT A. COTTRELL
Administrator
Division of State Parks

APPROVED FOR SUBMITTAL:



DAWN N.S. CHANG
Chairperson
Board of Land and Natural Resources

ATTACHMENTS:

- Exhibit 1 – June 9, 2022, Item E-1 Board Submittal
- Exhibit 2 – April 28, 2004, Amendment to GL S-97-01
- Exhibit 3 – Survey CSF Map

State of Hawai'i
DEPARTMENT OF LAND AND NATURAL RESOURCES
Division of State Parks
Honolulu, Hawai'i

June 09, 2022

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

O'AHU

Request for a Twenty (20) Year Extension of General Lease SP0006 Hawai'i Nature Center, Inc. at Makiki Valley State Recreation Area, Honolulu, O'ahu, Hawai'i, Tax Map Key: (1) 2-5-019:008 portion.

APPLICANT AND REQUEST:

Hawai'i Nature Center, Inc., a 501 (c)(3) nonprofit corporation.

LEGAL REFERENCE:

Hawai'i Revised Statutes (HRS) 171-43.1, as amended.

LOCATION:

Portion of Government lands at Makiki Valley State Recreation Area, Tax Map Key (1) 2-5-019:008 Portion at Kanaha and Opu, Makiki, Honolulu, O'ahu, Hawai'i attached as **EXHIBIT A**.

AREA:

Decrease from Approximately 10 acres more or less to 2 acres more or less.

ZONING:

State Land Use District:	Conservation, Urban
County of Honolulu:	P-1 Restricted Preservation District

TRUST LAND STATUS:

Section 5(b) lands of the Hawai'i Admission Act
DHHL 30% entitlement lands pursuant to the Hawai'i Constitution: No

Approved by the Board of
Land and Natural Resources
at its meeting held on
JUN 9 2022

ITEM E-1
EXHIBIT 1

CURRENT USE STATUS:

Encumbered by SP0006 General Lease to Hawai'i Nature Center, Inc. which expires on August 31, 2022, and by Governor's Executive Order No. 4314 to be under the control and management of the Department of Land and Natural Resources (DLNR), Division of State Parks (DSP).

CHARACTER OF USE:

Interpretation and outdoor education for the general public, school, and community groups, utilizing the natural and cultural resources of the Makiki Tantalus area.

CURRENT ANNUAL RENT:

One hundred thirty-two and no/100 dollars (\$132.00) per annum until August 31, 2022.

INCREASE ANNUAL RENT:

Increased rate shall be at the prevailing minimum rent policy, as may be amended, currently four hundred eighty and no/100 dollars (\$480.00) per annum for the additional twenty (20) years.

COLLATERAL SECURITY DEPOSIT:

Twice the annual rental, equal to nine hundred sixty and no/100 dollars (\$960.00).

CHAPTER 343 ENVIRONMENTAL ASSESSMENT:

In accordance with Hawai'i Administrative Rules (HAR) § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1 "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing." Item 40: "Leases of State land involving negligible or no expansion or change of use beyond that previously existing." Attached as **EXHIBIT B**.

DCCA VERIFICATION:

Place of business registration confirmed:	YES
Registered business name confirmed:	YES
Applicant in good standing confirmed:	YES

REMARKS:

Hawaii Nature Center, Inc., (HNC) an eleemosynary organization, is requesting to extend their current twenty-five (25) year general lease SP0006 for an additional twenty (20) year term.

BACKGROUND:

HNC has students come annually for their programs, including more green time and less screen time, and cultivate character, compassion, and stewardship through science-based learning. More than 100 O'ahu schools choose to partner with HNC as the programs meet the State of Hawaii's Department of Education Standards. In 1972 the Outdoor Circle's Parks Committee proposed an education center in O'ahu's Makiki Valley. By 1981, the Makiki Environmental Education Center opened, and five years later, it grew into an independent 501(c)(3) non-profit today known as the Hawaii Nature Center, Inc.

HNC programs include School Programs from Preschool to Middle School Students, Community Programs, Nature Camps, and Homeschool Environmental Science Series on O'ahu, created for homeschool students ages 6 to 11. HNC will decrease its current lease area size from approximately 10 acres to 2 acres to more accurately reflect current uses and jurisdiction. The new lease area will include only DSP-administered areas. HNC operations on Division of Forestry and Wildlife (DOFAW) lands will not be part of this lease. The Ranger cottage and the Green Machine will be returned to DOFAW, and HNC will remove the two containers presently on DOFAW lands.

DSP and DOFAW discussed the potential transfer of the administration of the lease and management of the relationship with HNC to DOFAW. DOFAW is willing to be the DLNR's primary point of contact for HNC. However, DOFAW does not want to jeopardize the lease with HNC due to strict interpretation of HRS 183-11 regarding leases on Forest Reserve land.

Two lessees now dominate the Makiki State Recreation Area: HNC, and Mana Maoli with sublessee Hālau Kū Māna Charter School. In addition, the O'ahu DOFAW Makiki Baseyard and administrative offices are directly across the access road from HNC, so the potential for additional collaboration and joint stewardship of the Makiki State Recreation Area has been under consideration between DOFAW and DSP. In addition to the HNC activity and DOFAW management activity, the dominant recreational use is by hikers who access the Honolulu Mauka Trail Complex managed by DOFAW's Nā Ala Hele Trail and Access Program.

STAFF COMMENTS:

Staff recommends that HNC complete a boundary survey for the area shown in Exhibit A by a licensed surveyor. It is customary for Parks to seek the Department

of Accounting and General Services (DAGS) Survey Division's comments on surveys used for dispositions. The boundary survey and description are subject to the review of the DAGS, Survey Division. Any changes or corrections to the survey would need to be remedied by HNC.

Staff recommends approval for a twenty (20) year extension of General Lease SP0006 and increase its current rent from \$132.00 to \$480.00 per annum to be consistent with the prevailing minimum rent policy.

Lessee has requested that the lease include a condition that alcohol may be served on the property, on a very occasional and specific basis, notably when hosting fundraising events for high-level program donors.

RECOMMENDATION: That the Board:

1. Determine that in accordance with Hawai'i Administrative Rule §11-200.1-16 and the Exemption List for the Department of Land and Natural Resources reviewed and concurred on by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1, which states, "Operations, repairs or maintenance or existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing, Part I, 40. Leases of state land involving negligible or no expansion or change of use beyond that previously existing."
2. Approve the extension of General Lease to Hawai'i Nature Center, Inc. for an additional 20-year period at the increased prevailing nominal rental rate, as may be amended (presently \$480.00 per annum).
3. Approve inclusion of a lease condition allowing alcohol to be served on the property during occasional fundraising events, on a case-by-case basis, with prior permission of DSP and any required approvals by the Honolulu liquor commission.
4. HNC shall be required to provide survey maps and description according to State DAGS standards and at applicant's own cost for the area cited above.
5. The standard terms and conditions of the most current general lease, as may be amended from time to time.
6. Review and approval by the Department of the Attorney General; and
7. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the state.

June 09, 2022

Respectfully submitted,



CURT A. COTTRELL
Administrator
Division of State Parks

APPROVED FOR SUBMITTAL:

Suzanne D. Case

SUZANNE D. CASE
Chairperson
Board of Land and Natural Resources

ATTACHMENTS:

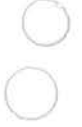
Exhibit A – Location

Exhibit B – Exemption Notification – November 10, 2020

EXHIBIT A
Hawai'i Nature Center, Inc. at
Makiki Valley State Recreation Area



Google Earth



DAVID Y. IGE
GOVERNOR OF
HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

QUALIFICATION RULES
DIVISION AND SECTION REGULATORY
BOARD OF COUNTY ENGINEERS
COMMISSION ON WATER RESOURCE MANAGEMENT
COMMISSION ON COASTAL LANDS
COMMISSION ON FOREST AND WILDLIFE
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAWAEOU LAND RESERVE COMMISSION
LAND
STATE PARKS

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR.

Project Title:	Request for Twenty (20) Year Extension of General Lease SP0006 Hawaii Nature Center, Inc.
Project/ Reference No.:	TBD
Project Location:	Portion of Government lands of Makiki Valley Honolulu Watershed Forest Reserve at Makiki Valley State Recreation Area, Tax Map Key (1) 2-5-019:008 Portion at Kanaha and Opu, Makiki, Honolulu, O'ahu, Hawai'i
Project Description:	Interpretation and outdoor education for the general public and school and community groups, utilizing the natural and cultural resources of the Makiki Tantalus area.
Chap. 343 Trigger(s):	Use of State Land
Exemption Class No.:	In accordance with Hawai'i Administrative Rules (HAR) § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources concurred by the Environmental Council on November 10, 2020, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1 "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing." Item 40: "Leases of State land involving negligible or no expansion or change of use beyond that previously existing."
Consulted Parties:	Office of Hawaiian Affairs, DLNR-Land Division, DLNR-DOFAW.
Recommendation:	It is recommended that the Board find that this action will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

EXHIBIT B

AMENDMENT OF GENERAL LEASE NO. S 97-01

THIS AGREEMENT, made and entered into this 28th day of April 2004, by and between the STATE OF HAWAII, by its Board of Land and Natural Resources, hereinafter referred to as the "Lessor," and HAWAII NATURE CENTER, INC., a Hawaii corporation, whose address is 2131 Makiki Heights Drive, Honolulu, Hawaii 96822, hereinafter referred to as the "Lessee";

WITNESSETH:

WHEREAS, HAWAII NATURE CENTER, INC. is the present Lessee of General Lease No. S 97-01 dated August 27, 1997, covering existing improvements on a parcel of land situate at Honolulu, Oahu, Hawaii, identified as Makiki Valley Honolulu Watershed Forest Reserve; and

WHEREAS, the Lessee desires that the general lease be amended to add approximately 5.75 acres of land, and to include improvements therein, within that area of Makiki Valley State Park outlined on Exhibit "A" attached hereto, and made a part hereof; and

WHEREAS, the Board of Land and Natural Resources ("Board"), at its meeting held on March 28, 2003, has approved the amendment to General Lease No. S 97-01 for the purposes of amending the lease document.

NOW, THEREFORE, the Lessor and Lessee covenant and agree that:

1. The Lessee shall make available suitable on-site living accommodations for Department of Land and Natural Resources personnel managing Makiki Valley State Park, and said personnel shall open and close Park gate and be an overnight presence.
2. The Lessee shall assume all maintenance of the leased area, including improvements thereon.
3. State Parks shall continue to maintain the public restrooms mauka of the Nature Center building.
4. Improvement(s) The Lessee shall, at its own cost and expense, within two (2) years as of the Amendment of Lease execution date but no later than March 31, 2006, complete the construction at a cost of not less than ONE MILLION SEVEN HUNDRED FIFTY THOUSAND DOLLARS (\$1,750,000.00) ("Building Requirement"), in accordance with plans and specifications submitted by the Lessee to and approved in writing by the Chairperson of the Board of Land and Natural Resources ("Chairperson") and in full compliance with all applicable laws, ordinances, rules and regulations.

Bond, improvement The Lessee, upon submittal and written approval of the construction plan shall within sixty (60) days procure and deposit with the Lessor a surety bond, acceptable to the Chairperson, in an amount equal to the cost of construction of the Building Requirement, but in no event shall the amount be less than ONE MILLION SEVEN HUNDRED FIFTY THOUSAND NO/100 DOLLARS (\$1,750,000.00), which bond shall name the Lessor as obligee, conditioned upon the faithful observance and performance of the Building Requirement contained in this Amendment of Lease, the completion of the Building Requirement on or before the specified date of completion free from all liens and claims, and that the Lessee shall hold the Lessor harmless from all liens, suits, actions or damages arising out of,

EXHIBIT 2
PRELIM APP'D
Department of the
Attorney General

caused from or attributable to the work performed pursuant to the Building Requirement.

5. Fire and extended coverage insurance. The Lessee, at its cost and expense, shall procure and maintain at all times during the term of this lease, fire and extended coverage insurance with an insurance company(s) licensed to do business in the State of Hawaii, insuring all buildings and improvements erected on the leased land in the joint names of Lessor and Lessee, with the standard mortgage clause for Mortgagee, if any, as their interest may appear, in an amount equal to the replacement cost of the facilities, and shall pay the premiums at the time and place required under the policy.

In the event of total or partial loss, any proceeds derived from the Policy(s) shall be used by the Lessee for rebuilding, repairing, or otherwise reinstating the same buildings in a good and substantial manner according to plans and specifications approved in writing by the Board, provided, however, that with the approval of the Lessor, the Lessee may instead surrender this lease and pay the balance owing on any mortgage. Upon surrender of the lease, the Lessee shall then receive that portion of the insurance proceeds that the unexpired term of this lease, at the time of the loss or damage, bears to the whole of the term, with the Lessor to be paid the balance of the proceeds.

The Lessee shall furnish the Lessor on or before the commencement date of this Amendment of Lease a certificate showing the policy(s) to be in full force and effect and shall furnish a like certificate upon each renewal of the policy(s). Each certificate(s) shall contain or be accompanied by an assurance of the insurer not to cancel the insurance, limit the scope of the coverage, or fail or refuse to renew the policy(s) until after thirty (30) days written notice has been given to the Lessor.

All rights or claims of subrogation against the State of Hawaii, its officers, employees, and agents are waived.

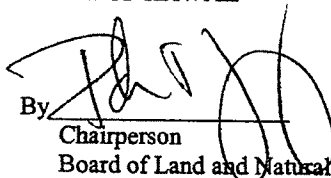
6. The leased area shall be amended to add approximately 5.75 acres of land, including improvements thereon, situate within Makiki Valley State Park, outlined on Exhibit A attached hereto and made a part hereof.

IN CONSIDERATION THEREOF, the Lessor and Lessee further agree that this Amendment of Lease Agreement is subject to all the covenants and conditions in the General Lease No. S 97-01, except as herein provided.

This Amendment, read in conjunction with the General Lease No. S 97-01 sets forth the entire agreement between the Lessor and Lessee; and the general lease as amended and modified hereby shall not be altered or modified in any particular except by a memorandum in writing signed by the Lessor and Lessee.

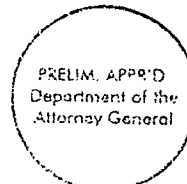
IN WITNESS WHEREOF, the STATE OF HAWAII, by its Board of Land and Natural Resources, has caused the seal of the Department of Land and Natural Resources to be hereunto affixed and the parties hereto have caused these presents to be executed the day, month, and year first above written.

STATE OF HAWAII

By 
Chairperson
Board of Land and Natural Resources

Approved by the Board of Land and Natural Resources

LESSOR



at its meeting held on March 28, 2003.

HAWAII NATURE CENTER, INC.
Hawaii Corporation

By: [Signature]
Its President

And By [Signature]
Its Vice President

LESSEE

APPROVED AS TO FORM:

[Signature]
Deputy Attorney General

Dated: 3/8/04

STATE OF HAWAII)
) SS.
CITY AND COUNTY HONOLULU)

On this 28th day of April, 2004 before me appeared KENETHA KUPCHAN and JEFFREY DUNSMIRE, to me personally known, who, being by me duly sworn, did say that they are the President and Vice President, respectively of HAWAII NATURE CENTER, INC. a Hawaii corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and the said PRESIDENT and VICE PRESIDENT acknowledged said instrument to be the free act and deed of said corporation.

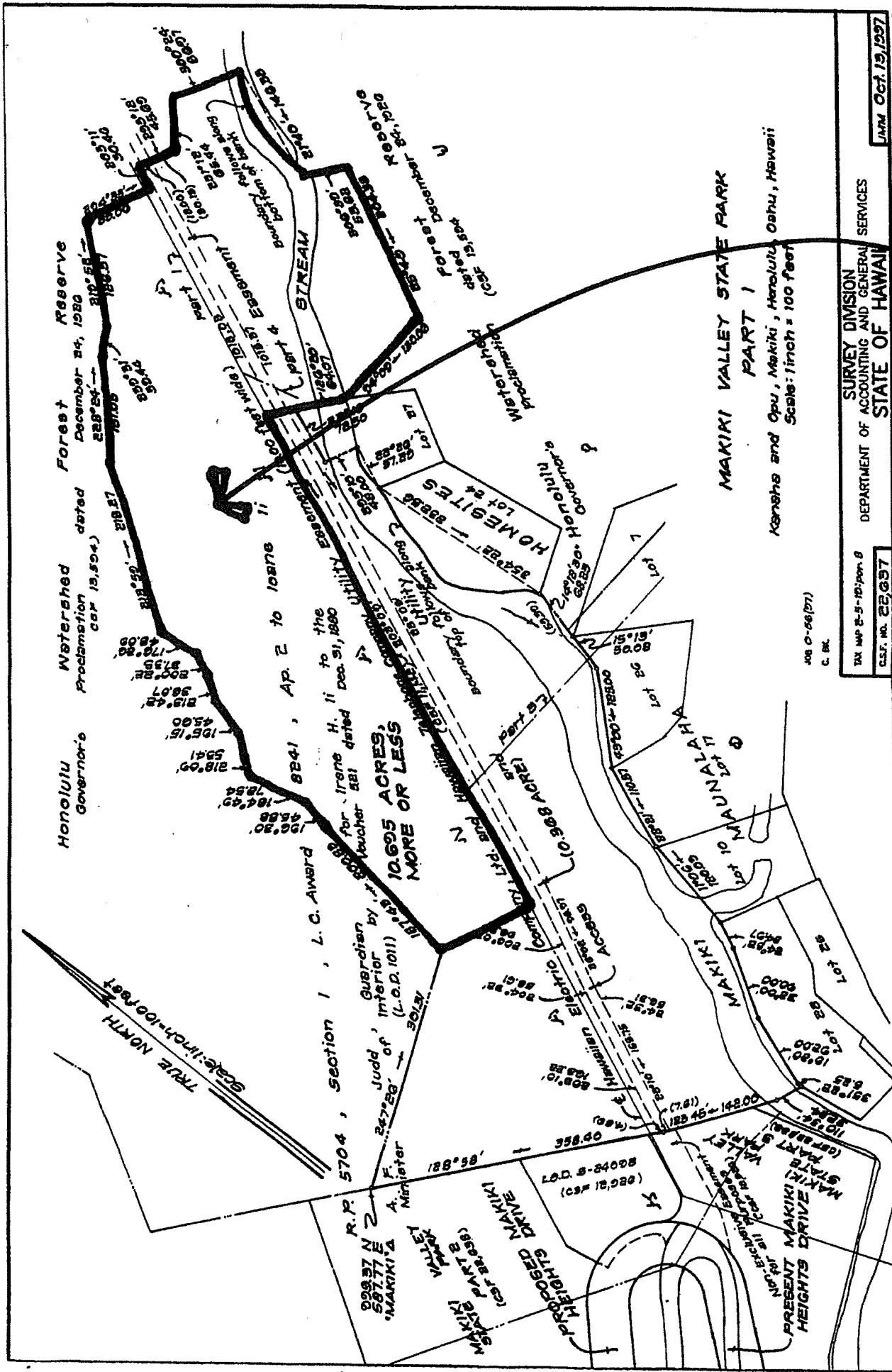
[Signature]
Notary Public, State of Hawaii

Heather Kealoha

My commission expires: 3/03/04



LS



Honolulu Governor's Watershed Proclamation dated December 24, 1980 (CM 13,504)

Forest Reserve December 24, 1980 (CM 13,504)

Ap. E to Ione H. II to the U.S. Forest Service (CM 13,504)

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MAKIKI VALLEY STATE PARK PART 1
Kansho and Opu, Makiki, Honolulu, Oahu, Hawaii
Scale: 1 inch = 100 feet

JOB O-56 (71)
C. BK.

DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
SURVEY DIVISION
STATE OF HAWAII

JAN OCT. 19, 1987

PROPOSED AMENDED LEASE AREA



**STATE OF HAWAI'I
LAND SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HONOLULU**

C.S.F. No. 25.967

September 30, 2022

MAKIKI VALLEY STATE PARK

LEASE AREAS 1 AND 2

Kanaha and Opu, Makiki, Honolulu, Oahu, Hawaii

Being portions of Royal Patent 5704, Section 1, Land Commission Award 8241, Apana 2 to Ioane Ii acquired by the Minister of Interior from A. F. Judd, Guardian for Irene H. Ii by Voucher 521 dated December 31, 1880 (Land Office Deed 1011).

Being also portions of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729.

LEASE AREA 1

Beginning at the northeast corner of this parcel of land, the true azimuth and distance from the northeasterly corner of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729 being: 329° 50' 39" 51.81 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MAKIKI" being 1967.21 feet North and 1323.03 feet East, thence running by azimuths measured clockwise from True South:-

- | | | |
|----|----------|---|
| 1. | 294° 45' | 40.22 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729; |
| 2. | 23° 10' | 417.72 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729; |
| 3. | 115° 40' | 195.63 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729; |

- | | | |
|----|----------|--|
| 4. | 212° 48' | 127.33 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729; |
| 5. | 234° 07' | 109.78 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729; |
| 6. | 241° 10' | 119.03 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729; |
| 7. | 205° 39' | 96.91 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729 to the point of beginning and containing an AREA OF 1.135 ACRES. |

LEASE AREA 2:

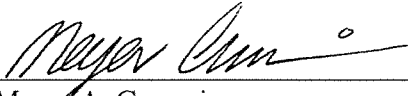
Being also a portion of the Government Land of Opu.

Beginning on the bottom of the east bank of Makiki Stream at the east corner of this parcel of land, the true azimuth and distance from the easterly corner of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729 being: 24° 34' 18" 110.71 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MAKIKI" being 1881.32 feet North and 1511.97 feet East, thence running by azimuths measured clockwise from True South:-

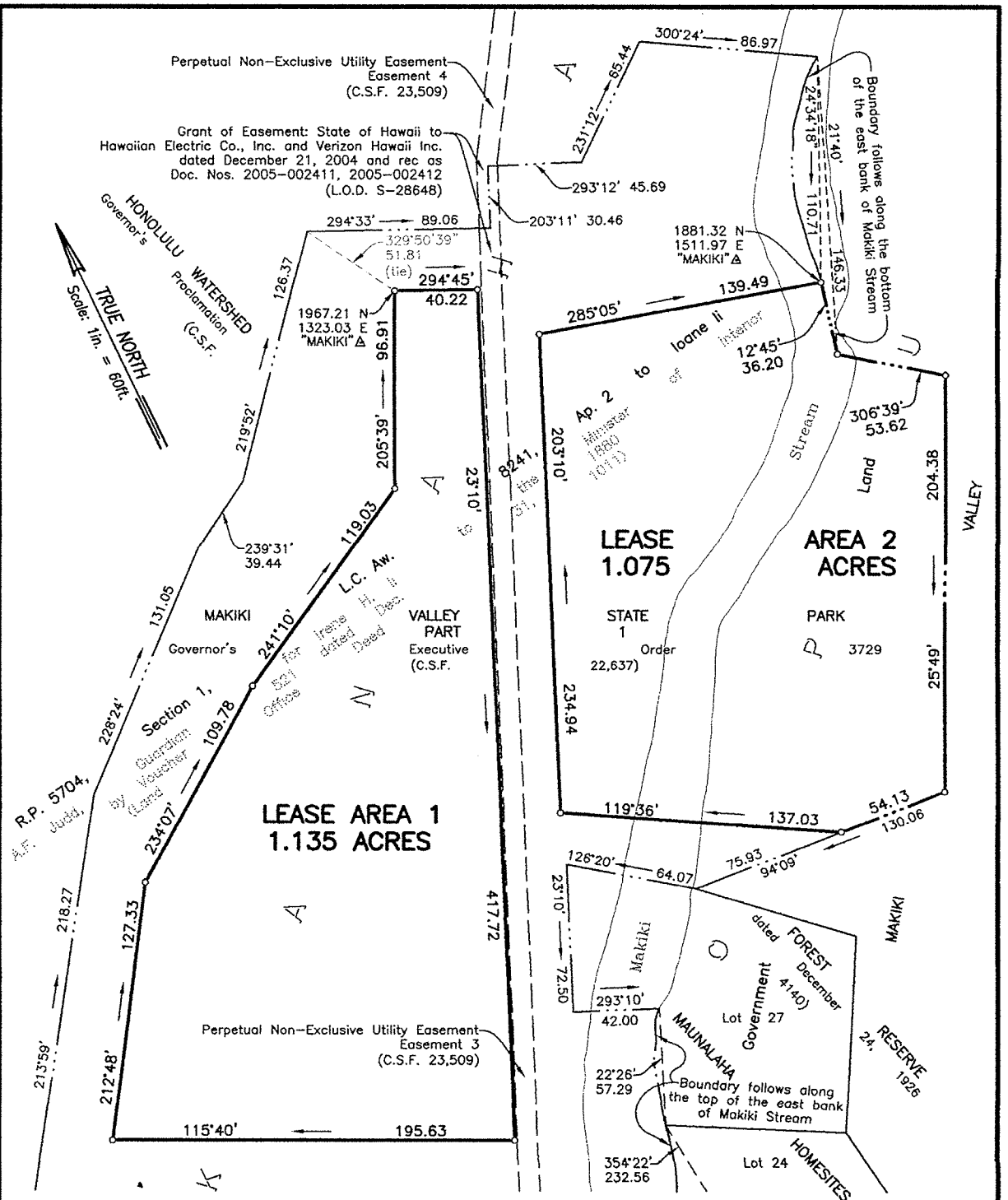
1. Along the bottom of the east bank of Makiki Stream along Honolulu Watershed Forest Reserve, Governor's Proclamation dated December 24, 1926, the direct azimuth and distance being:
12° 45' 36.20 feet;
2. 306° 39' 53.62 feet along Honolulu Watershed Forest Reserve, Governor's Proclamation dated December 24, 1926;
3. 25° 49' 204.38 feet along Honolulu Watershed Forest Reserve, Governor's Proclamation dated December 24, 1926;
4. 94° 09' 54.13 feet along Honolulu Watershed Forest Reserve, Governor's Proclamation dated December 24, 1926;

5. 119° 36' 137.03 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729;
6. 203° 10' 234.94 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729;
7. 285° 05' 139.49 feet along the remainder of Part 1 of Makiki Valley State Park, Governor's Executive Order 3729 to the point of beginning and containing an AREA OF 1.075 ACRES.

LAND SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

By: 
Meyer A. Cummins lk
Land Surveyor

Compiled from map and desc. furn. by Sam O. Hirota Inc. Said map and desc. have been examined and checked as to form and mathematical correctness but not on the ground by the Land Survey Division.



MAKIKI VALLEY STATE PARK LEASE AREAS 1 AND 2

Kanaha and Opu, Makiki, Honolulu, Oahu, Hawaii

Job O-168(22)
C. BK.

Scale: 1 inch = 60 feet

TMK 2-5-19: Pors. 19

LAND SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

C.S.F. NO. 25,967

MAC September 30, 2022