



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and  
Natural Resources  
State of Hawaii  
Honolulu, Hawaii

AMEND PRIOR BOARD ACTION OF OCTOBER 23, 2020, AGENDA ITEM M-7, APPROVAL FOR: 1) ACQUISITION OF PRIVATE LANDS; 2) ISSUANCE OF A TEMPORARY RIGHT-OF-ENTRY PERMIT TO THE DEPARTMENT OF TRANSPORTATION FOR MANAGEMENT PURPOSES; AND 3) SET ASIDE TO THE DEPARTMENT OF TRANSPORTATION FOR ADDITION TO LIHUE AIRPORT AT HANAMAULU, LIHUE, KAUAI, TAX MAP KEY: (4) 3-7-002:001 (PORTION); AND ISSUANCE OF A GRANT OF A PERPETUAL, NON-EXCLUSIVE EASEMENT AND TEMPORARY RIGHT-OF-ENTRY PERMIT TO VISIONARY LLC, A VIRGINIA LIMITED LIABILITY COMPANY, FOR ACCESS PURPOSES AT HANAMAULU, LIHUE, KAUAI, TAX MAP KEY: (4) 3-5-001:158 (PORTION)

THE PURPOSE OF THIS AMENDMENT IS TO: 1) DELETE THE REQUEST FOR ACQUISITION OF PRIVATE LANDS, 2) REVISE THE LOTS BENEFITTED BY THE EASEMENT FROM LOT 1 (REMAINDER LOT), LOT 4 AND LOT 47, TO LOTS 1, 2, 3, AND 5, 3) ADD UTILITY PURPOSES TO THE CHARACTER OF USE FOR THE EASEMENT, AND 4) AMEND THE AREA OF THE EASEMENT TO 3,367 SQUARE FEET.

KAUAI

BACKGROUND:

At its meeting on October 23, 2020, Item M-7, the Board approved the acquisition of private lands from Visionary LLC, and issuance of a grant of a perpetual, non-exclusive easement, and temporary right of entry permit to Visionary LLC. See attached **Exhibit A**.

REMARKS:

Visionary LLC is developing a 48-lot industrial subdivision identified as Ahukini Makai, on approximately 138 acres of private lands adjacent to Lihue Airport. The State of Hawaii, Department of Transportation (HDOT) and Visionary LLC have entered into a purchase agreement for HDOT's purchase of three vacant land lots, Lots 2, 3, and 5 within the Ahukini Makai industrial subdivision.

**ITEM M-4**

Under the prior submittal, HDOT intended to acquire a portion of roadway Lot 1, with limited access to Ahukini Road. However, in further discussions between HDOT and Visionary LLC, it was agreed that access to Lot 1 would be for all Ahukini Makai lots, with continuous access from Kapule Highway to Ahukini Road. See attached **Exhibit B** for Visionary LLC's approved subdivision map. (Note: in the approved subdivision map, there is no longer a Lot 49 road portion and that previous Lot 49 road portion is included in Lot 1.)

The easement will inure to the benefit of Lots 1, 2, 3, and 5 within the Ahukini Makai subdivision.

The previous submittal identified that the character of use for the easement was for access purposes. Staff was recently made aware that in addition to the right, privilege, and authority to construct, use, maintain and repair a right-of-way over, under and across State-owned land for access purposes, the easement will also be for utility purposes.

Visionary LLC has completed requirements from the previous submittal and has provided survey maps and descriptions and obtained subdivision approval.

The previous submittal estimated the square footage of the easement at 5,000 square feet, more or less. Visionary LLC's completed survey map has shown the area of the easement to now be 3,367 square feet, more or less. See attached **Exhibit C**.

An appraisal for the access and utility easement has been completed with a valuation set at \$4,900.00.

RECOMMENDATION: That the Board amends its prior action of October 23, 2020, Item M-7 by:

1. Deleting the approval recommendation for the acquisition of subject private land (Roadway Lot 1) by HDOT and the approval recommendation for the related right-of-entry;
2. Amending that the easement shall inure to the benefit of the real property described as Lots 1, 2, 3, and 5 within the Ahukini Makai subdivision, and shall run with the land;
3. Amending the character of use to a perpetual, non-exclusive easement for access and utility purposes;
4. Revising the easement square footage to 3,367 square feet, more or less;
5. Deleting Legal References: Sections 171-11, 171-30 and 261-4;

BLNR – VISIONARY LLC

AMEND PRIOR BOARD ACTION OF OCTOBER 23, 2020, ITEM M-7

Page 3

6. Referencing the standard terms and conditions of the most current perpetual easement document form, as may be amended from time to time; and
7. Confirming that all other terms and conditions in the October 23, 2020 approved submittal remain the same.

Respectfully submitted,



EDWIN H. SNIFFEN  
Director of Transportation

APPROVED FOR SUBMITTAL:



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

DAVID Y. IGE  
GOVERNOR



STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097  
OCTOBER 23, 2020

JADE T. BUTAY  
DIRECTOR

Deputy Directors  
LYNN A.S. ARAKI-REGAN  
DEREK J. CHOW  
ROSS M. HIGASHI  
EDWIN H. SNIFFEN

IN REPLY REFER TO:

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

REQUEST APPROVAL FOR:

1) ACQUISITION OF PRIVATE LANDS; 2) ISSUANCE OF A TEMPORARY RIGHT-OF-ENTRY PERMIT TO THE DEPARTMENT OF TRANSPORTATION FOR MANAGEMENT PURPOSES; AND 3) SET ASIDE TO THE DEPARTMENT OF TRANSPORTATION FOR ADDITION TO LĪHU'E AIRPORT AT HANAMĀ'ULU, LĪHU'E, KAUA'I, TAX MAP KEY: (4) 3-7-002:001 (PORTION); AND

ISSUANCE OF A GRANT OF A PERPETUAL, NON-EXCLUSIVE EASEMENT AND TEMPORARY RIGHT-OF-ENTRY PERMIT TO VISIONARY LLC, A VIRGINIA LIMITED LIABILITY COMPANY, FOR ACCESS PURPOSES AT HANAMĀ'ULU, LĪHU'E, KAUA'I, TAX MAP KEY: (4) 3-5-001:158 (PORTION).  
KAUA'I

PRIVATE LANDOWNER:

Visionary LLC, a Virginia limited liability company.

CONTROLLING AGENCY:

Department of Transportation, Airports Division (DOTA).

LEGAL REFERENCE:

Sections 171-11, 171-13, 171-17, 171-30 and 261-4, Hawai'i Revised Statutes ("HRS"), as amended.

LOCATION:

Lot 1 (New Roadway): Privately owned lands of Visionary LLC, situated at Hanamā'ulu, Līhu'e, Kaua'i, State of Hawai'i, identified by Tax Map Key: (4) 3-7-002:001 (Portion), as shown on the attached map labeled Exhibit A.

Access Easement: Portion of Government lands situated at Hanamā'ulu, Līhu'e, State of Hawai'i, identified by Tax Map Key: (4) 3-5-001:158 (Portion), as shown on the attached map labeled Exhibit B.

**ITEM M-7**  
OCTOBER 23, 2020

BLNR – APPROVAL OF ACQUISITION OF LANDS AND ISSUANCE OF  
GRANT OF PERPETUAL, NON-EXCLUSIVE EASEMENT, VISIONARY LLC  
Page 2

AREA:

Lot 1 (New Roadway): Tax Map Key: (4) 3-7-002:001 (Portion), consisting of 3.663 acres, more or less.

Access Easement: Tax Map Key: (4) 3-5-001:158 (Portion), consisting of 5,000 square feet, more or less.

ZONING:

State Land Use: Urban  
County: Industrial

LAND TITLE STATUS:

Section 5(a), Hawai‘i Admissions Act: Non-Ceded  
DHHL, 30% entitlement lands Yes \_\_\_ No X

CURRENT USE STATUS:

Lot 1 (New Roadway): Vacant and unimproved land.

Access Easement: Land encumbered under Governor’s Executive Order No. 4614, dated October 28, 2019, setting aside 883.583 acres, more or less, designated as Līhu‘e Airport under the control and management of the Department of Transportation, Airports Division, State of Hawai‘i, for airport purposes.

CHARACTER OF USE:

Lot 1 (New Roadway): For airport and airport related purposes.

Access Easement: Right, privilege and authority to construct, use, maintain and repair a right-of-way over, under and across State-owned land for access purposes.

CONSIDERATION:

Lot 1 (New Roadway): To be determined by appraisal pursuant to Section 171-30, HRS.

Access Easement: To be determined by appraisal pursuant to Section 171-17, HRS.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The environmental impacts of the proposed acquisition and access easement were evaluated in the Līhu‘e Airport Improvements Final Environmental Impact Statement (FEIS), prepared by the State of Hawai‘i, Department of Transportation, Airports Division (DOTA), and published by

the Office of Environmental Quality Control in the November 23, 2007, issue of The Environmental Notice. DOTA has determined that the proposed action is consistent with the 2007 FEIS and no further assessment is necessary.

VISIONARY REQUIREMENTS:

1. Visionary shall be required to provide survey maps and descriptions, for Lot 1 (New Roadway) and Access Easement, according to State DAGS standards and at Visionary's own cost;
2. Obtain a title report for Lot 1 (New Roadway) at Visionary's own cost and subject to review and approval by DOTA; and
3. Obtain final subdivision approval for Lot 1 (New Roadway) from the Planning Department, County of Kaua'i, at Visionary's own cost.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO _____
Registered business name confirmed:	YES <u>X</u>	NO _____
Good standing confirmed:	YES <u>X</u>	NO _____

REMARKS:

DOTA has been in negotiations with Visionary LLC to finalize the purchase of Lots 2, 3 and 5 within Visionary LLC's proposed Ahukini Makai industrial subdivision located adjacent to Lihu'e Airport. Access to/from the Ahukini Makai subdivision consists of an interior roadway lot from Kapule Highway to Ahukini Road, Lot 1 (Roadway). During these negotiations, it was determined, that in the best interests of the State, and serving a public purpose, DOTA also acquire a portion of the roadway lot, now identified as Lot 1 (New Roadway), consisting of 3.663 acres, more or less, see attached Exhibit C.

Lot 1 (Roadway) initially provided full access from Kapule Highway to Ahukini Road. Due to concerns regarding airport security controls, road maintenance issues and competition with DOTA's airport lease lots, Visionary LLC agreed to convey a portion of Lot 1 (Roadway) to DOTA. The initial Lot 1 (Roadway) is now separated into two lots, Lot 49 (Roadway) and Lot 1 (New Roadway), with Visionary LLC conveying Lot 1 (New Roadway) to DOTA. Visionary LLC plans to convey Lot 49 (Roadway) to the County of Kaua'i at a later date, see attached Exhibit D.

The portion of Lot 1 (New Roadway) from Kauloku Place up to Lot 49 (Roadway) will remain unpaved, providing greater development potential for DOTA's Lots 2, 3 and 5. The portion of Lot 1 (New Roadway) from Ahukini Road up to and including Kauloku Place will be paved by Visionary, providing access to DOTA's lots and Visionary's Lot 1

(Remainder Lot), Lot 4 and Lot 47, see attached Exhibit D. Lot 49 (Roadway) will be paved providing access to Kapule Highway for Visionary's lots.

Visionary LLC has agreed to convey Lot 1 (New Roadway) to DOTA, subject to a reservation for access purposes to Visionary LLC's Lot 1 (Remainder Lot), Lot 4 and Lot 47.

In addition, due to DOTA's operational changes relating to the roadway, it has recently come to DOTA's attention that there is no recorded legal access to DOTA's Ahukini Road from Lot 1 (New Roadway). In discussions with Visionary LLC, DOTA proposes to issue a perpetual, non-exclusive easement for access purposes to Visionary LLC and its successors and assigns, for access to Visionary LLC's Lot 1 (Remainder Lot), Lot 4 and Lot 47, see attached Exhibit D.

Subject to an appraisal pursuant to Section 171-30, HRS, DOTA anticipates a value for the acquisition of Lot 1 (New Roadway) to be greater than the value for the access easement. The consideration for DOTA's acquisition of Lot 1 (New Roadway) will be offset against the access easement consideration, with any excess value for Lot 1 (New Roadway) deemed gratis and not owing by DOTA.

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

There are no other pertinent issues or concerns.

RECOMMENDATION: That the Board:

1. Authorize the acquisition of the subject private land by the DOTA, subject to the terms and conditions cited above which are by this reference incorporated herein, and further subject to the completion or issuance of the following items:
  - A. An appropriate conveyance document, as reviewed by the Department of the Attorney General and by the Department of Transportation; and,
  - B. Such other terms and conditions as may be prescribed by the Chairperson of the Board of Land and Natural Resources or the Director of Transportation to best serve the interests of the State.
2. Authorize the issuance of a management right-of-entry permit to DOTA, covering the subject area under the terms and conditions cited above, effective immediately upon the acquisition by DOTA, which are by this reference, incorporated herein and further subject to the following:

- A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;
  - B. Such other terms and conditions as may be prescribed by the Chairperson of the Board of Land and Natural Resources or the Director of Transportation to best serve the interests of the State.
3. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject land to the DOTA, under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
  - A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
  - B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
  - C. Review and approval by the Department of the Attorney General; and
  - D. Such other terms and conditions as may be prescribed by the Chairperson of the Board of Land and Natural Resources or the Director of Transportation to best serve the interests of the State.
4. Authorize the issuance of a perpetual, non-exclusive easement to Visionary LLC, a Virginia limited liability company, covering the subject area for access purposes, under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
  - A. An appropriate easement document, as reviewed and approved by the Department of the Attorney General and by the Department of Transportation;
  - B. Review and approval by the Department of the Attorney General; and
  - C. Such other terms and conditions as may be prescribed by the Chairperson of the Board of Land and Natural Resources or the Director of Transportation to best serve the interests of the State.
5. Authorize the issuance of a right-of-entry permit to Visionary LLC, a Virginia limited liability company, covering the subject area under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:



BLNR – APPROVAL OF ACQUISITION OF LANDS AND ISSUANCE OF  
GRANT OF PERPETUAL, NON-EXCLUSIVE EASEMENT, VISIONARY LLC

Page 6

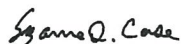
- A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time;
- B. The right-of-entry permit shall remain in force until the grant of easement has been issued;
- C. Review and approval by the Department of the Attorney General; and
- D. Such other terms and conditions as may be prescribed by the Chairperson of the Board of Land and Natural Resources or the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

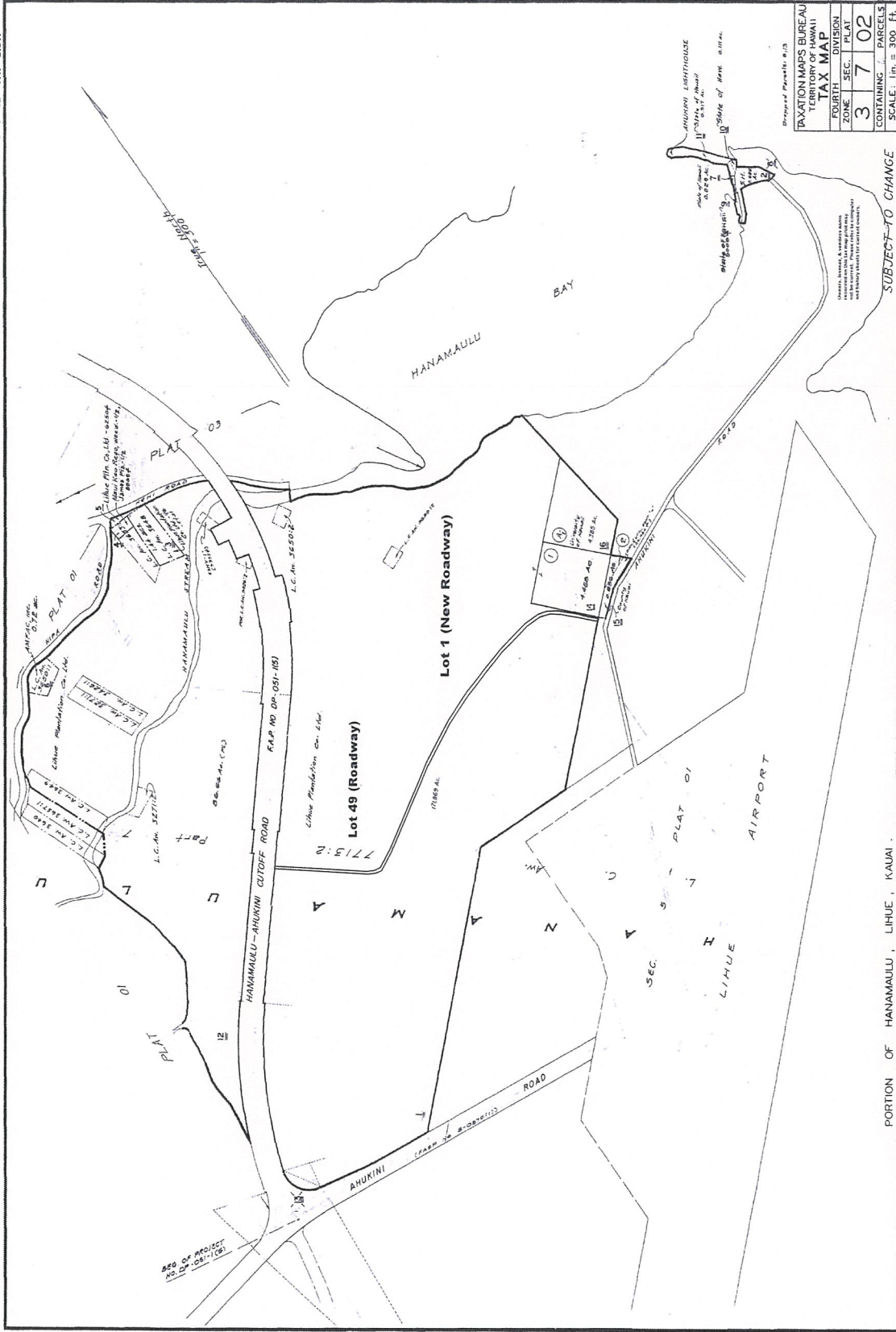


JADE T. BUTAY  
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson and Member



COLLECTED  
 1956  
 1957  
 1958  
 1959  
 1960  
 1961  
 1962  
 1963  
 1964  
 1965  
 1966  
 1967  
 1968  
 1969  
 1970  
 1971  
 1972  
 1973  
 1974  
 1975  
 1976  
 1977  
 1978  
 1979  
 1980  
 1981  
 1982  
 1983  
 1984  
 1985  
 1986  
 1987  
 1988  
 1989  
 1990  
 1991  
 1992  
 1993  
 1994  
 1995  
 1996  
 1997  
 1998  
 1999  
 2000  
 2001  
 2002  
 2003  
 2004  
 2005  
 2006  
 2007  
 2008  
 2009  
 2010  
 2011  
 2012  
 2013  
 2014  
 2015  
 2016  
 2017  
 2018  
 2019  
 2020  
 2021  
 2022  
 2023  
 2024  
 2025

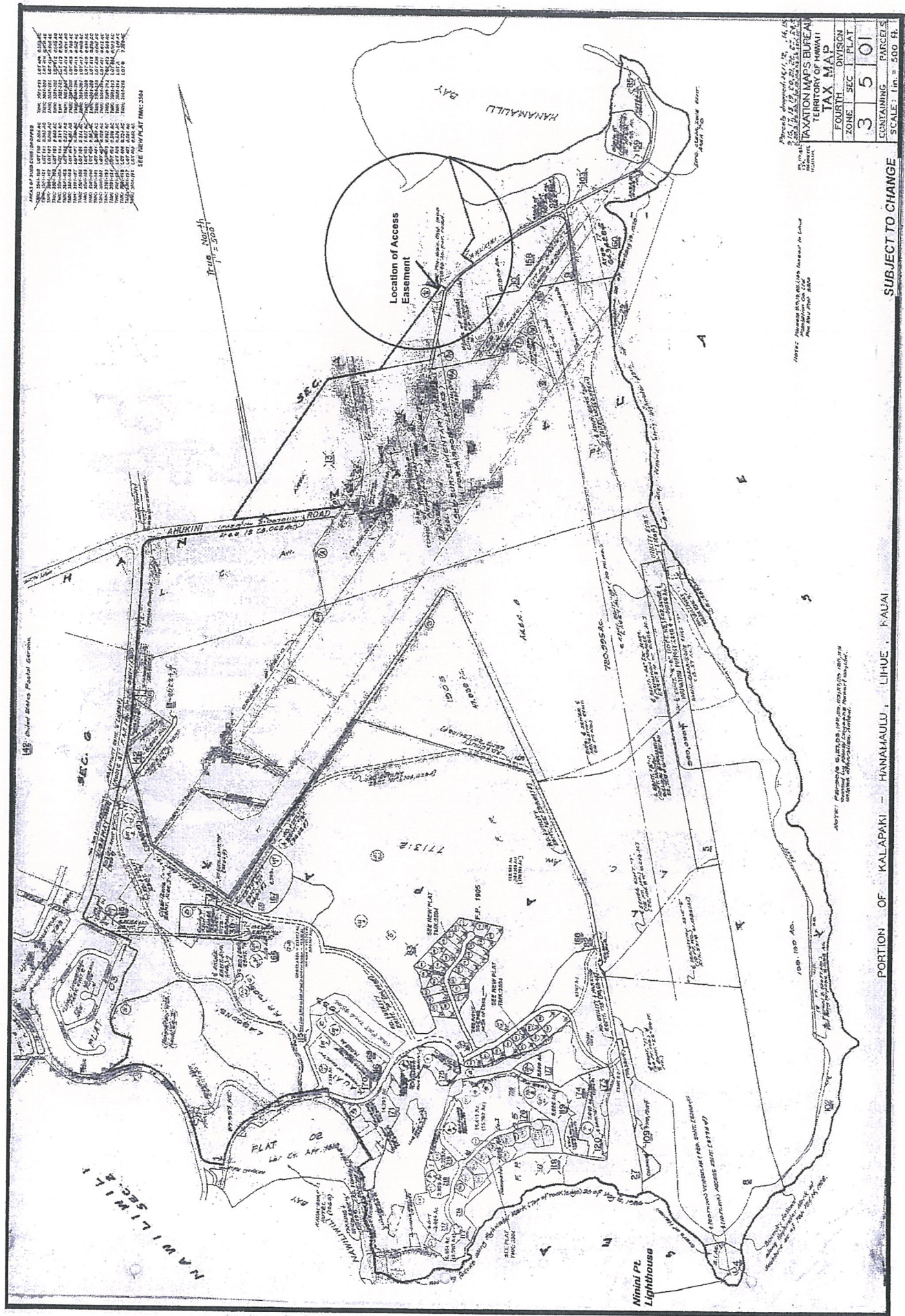
Dwg. No.: 2563  
 Source: Tax Maps Bureau  
 H.N.C.S.L.C. Sept 1956

TAXATION MAPS BUREAU			
TERRITORY OF HAWAII			
TAX MAP			
FOURTH	DIVISION	PLAT	
ZONE	SEC.	PLAT	
3	7	02	
CONTAINING PARCELS			
SCALE: 1 in. = 300 Ft.			

SUBJECT-TO CHANGE

EXHIBIT A

PORTION OF HANAMAULU, LIHUE, KAUAI



SEE MAP PLAT, TRAC 204

1000 2041001	LOT 101	0.0000
1000 2041002	LOT 102	0.0000
1000 2041003	LOT 103	0.0000
1000 2041004	LOT 104	0.0000
1000 2041005	LOT 105	0.0000
1000 2041006	LOT 106	0.0000
1000 2041007	LOT 107	0.0000
1000 2041008	LOT 108	0.0000
1000 2041009	LOT 109	0.0000
1000 2041010	LOT 110	0.0000
1000 2041011	LOT 111	0.0000
1000 2041012	LOT 112	0.0000
1000 2041013	LOT 113	0.0000
1000 2041014	LOT 114	0.0000
1000 2041015	LOT 115	0.0000
1000 2041016	LOT 116	0.0000
1000 2041017	LOT 117	0.0000
1000 2041018	LOT 118	0.0000
1000 2041019	LOT 119	0.0000
1000 2041020	LOT 120	0.0000
1000 2041021	LOT 121	0.0000
1000 2041022	LOT 122	0.0000
1000 2041023	LOT 123	0.0000
1000 2041024	LOT 124	0.0000
1000 2041025	LOT 125	0.0000
1000 2041026	LOT 126	0.0000
1000 2041027	LOT 127	0.0000
1000 2041028	LOT 128	0.0000
1000 2041029	LOT 129	0.0000
1000 2041030	LOT 130	0.0000
1000 2041031	LOT 131	0.0000
1000 2041032	LOT 132	0.0000
1000 2041033	LOT 133	0.0000
1000 2041034	LOT 134	0.0000
1000 2041035	LOT 135	0.0000
1000 2041036	LOT 136	0.0000
1000 2041037	LOT 137	0.0000
1000 2041038	LOT 138	0.0000
1000 2041039	LOT 139	0.0000
1000 2041040	LOT 140	0.0000
1000 2041041	LOT 141	0.0000
1000 2041042	LOT 142	0.0000
1000 2041043	LOT 143	0.0000
1000 2041044	LOT 144	0.0000
1000 2041045	LOT 145	0.0000
1000 2041046	LOT 146	0.0000
1000 2041047	LOT 147	0.0000
1000 2041048	LOT 148	0.0000
1000 2041049	LOT 149	0.0000
1000 2041050	LOT 150	0.0000
1000 2041051	LOT 151	0.0000
1000 2041052	LOT 152	0.0000
1000 2041053	LOT 153	0.0000
1000 2041054	LOT 154	0.0000
1000 2041055	LOT 155	0.0000
1000 2041056	LOT 156	0.0000
1000 2041057	LOT 157	0.0000
1000 2041058	LOT 158	0.0000
1000 2041059	LOT 159	0.0000
1000 2041060	LOT 160	0.0000
1000 2041061	LOT 161	0.0000
1000 2041062	LOT 162	0.0000
1000 2041063	LOT 163	0.0000
1000 2041064	LOT 164	0.0000
1000 2041065	LOT 165	0.0000
1000 2041066	LOT 166	0.0000
1000 2041067	LOT 167	0.0000
1000 2041068	LOT 168	0.0000
1000 2041069	LOT 169	0.0000
1000 2041070	LOT 170	0.0000
1000 2041071	LOT 171	0.0000
1000 2041072	LOT 172	0.0000
1000 2041073	LOT 173	0.0000
1000 2041074	LOT 174	0.0000
1000 2041075	LOT 175	0.0000
1000 2041076	LOT 176	0.0000
1000 2041077	LOT 177	0.0000
1000 2041078	LOT 178	0.0000
1000 2041079	LOT 179	0.0000
1000 2041080	LOT 180	0.0000
1000 2041081	LOT 181	0.0000
1000 2041082	LOT 182	0.0000
1000 2041083	LOT 183	0.0000
1000 2041084	LOT 184	0.0000
1000 2041085	LOT 185	0.0000
1000 2041086	LOT 186	0.0000
1000 2041087	LOT 187	0.0000
1000 2041088	LOT 188	0.0000
1000 2041089	LOT 189	0.0000
1000 2041090	LOT 190	0.0000
1000 2041091	LOT 191	0.0000
1000 2041092	LOT 192	0.0000
1000 2041093	LOT 193	0.0000
1000 2041094	LOT 194	0.0000
1000 2041095	LOT 195	0.0000
1000 2041096	LOT 196	0.0000
1000 2041097	LOT 197	0.0000
1000 2041098	LOT 198	0.0000
1000 2041099	LOT 199	0.0000
1000 2041100	LOT 200	0.0000

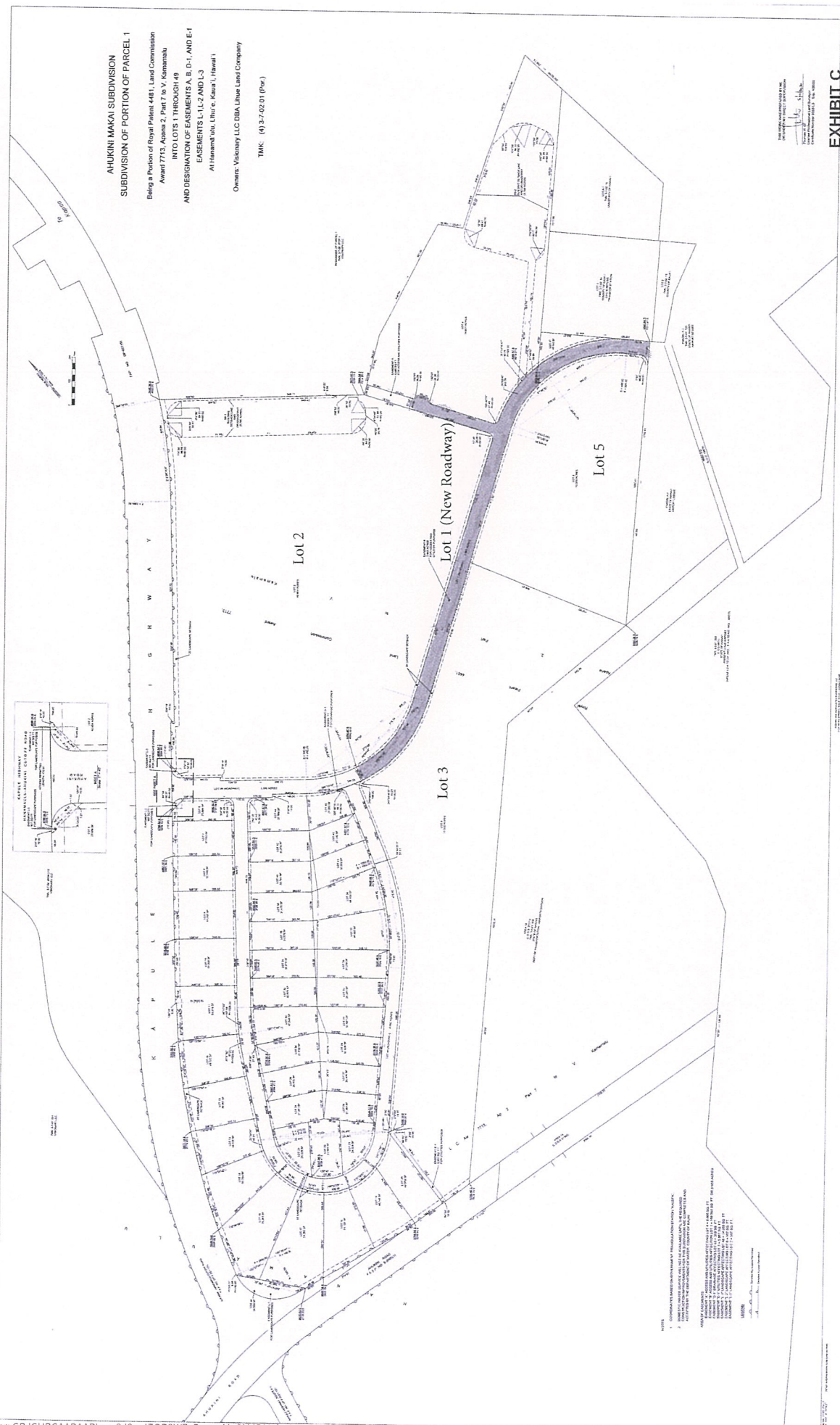
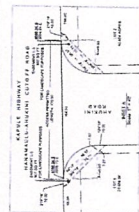
Property administered by the State of Hawaii  
 Department of Land and Natural Resources  
 TERRITORY OF HAWAII  
 TAX MAP  
 FOURTH DIVISION  
 ZONE SEC FLAT  
 3 5 01  
 CONTAINING PARCELS  
 SCALE: 1 in. = 500 ft.

SUBJECT TO CHANGE

PORTION OF KALAPAKI - HANAULU, LIHUE, KAUAI

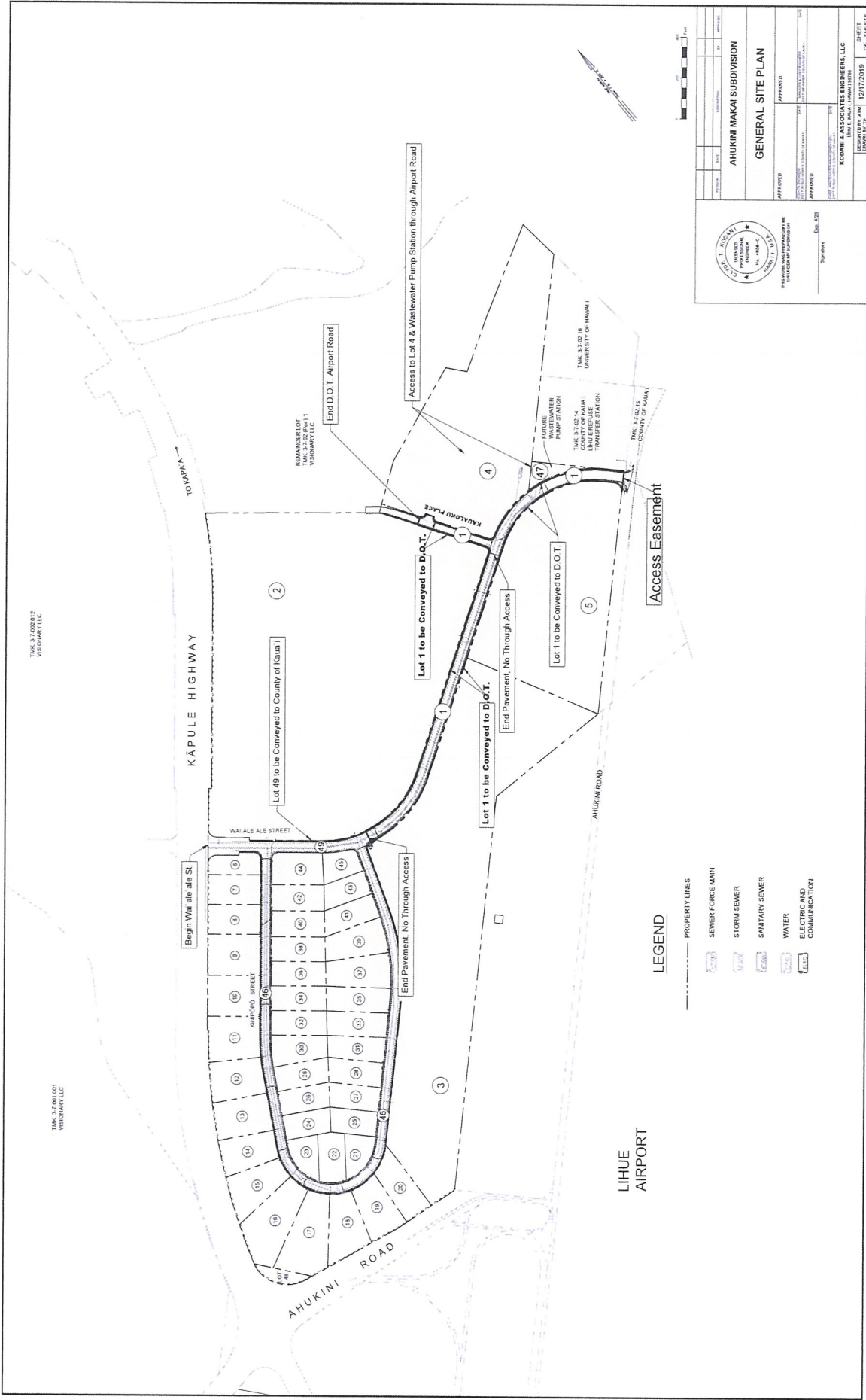
EXHIBIT B

**AHUKINI MAKAI SUBDIVISION**  
**SUBDIVISION OF PORTION OF PARCEL 1**  
 Being a Portion of Royal Patent 4401, Land Commission  
 Award 7713, Akona 2, Part 7 to Y. Komarashi  
**INTO LOTS 1 THROUGH 49**  
**AND DESIGNATION OF EASEMENTS A, B, D-1, AND E-1**  
 EASEMENTS L-1, L-2 AND L-3  
 At Hanalei, Kauai, Hawaii  
 Owners: Vicenary LLC DBA Line Land Company  
 TMK: (4)3-7-0201 (Pw)



THE ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HAWAIIAN LAND COMMISSION AND THE HAWAIIAN LAND USE COMMISSION. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

**EXHIBIT C**





**GENERAL SITE PLAN**

<b>AHUKINI MAKAI SUBDIVISION</b>	
APPROVED: _____	APPROVED: _____
<b>GENERAL SITE PLAN</b>	
APPROVED: _____	
APPROVED: _____	
PROJECT: AHUKINI MAKAI SUBDIVISION DRAWN BY: E. L. O'S DATE: 12/17/2019	
ENGINEER: E. L. O'S LICENSE NO.: 12177 BOARD: E.C.	
CLIENT: HONANZI INVESTMENTS ENGINEERS, LLC 12177 12TH AVENUE, SUITE 200 HONOLULU, HI 96821	
SHEET NO. _____	SHEET OF SHEETS

EXHIBIT D

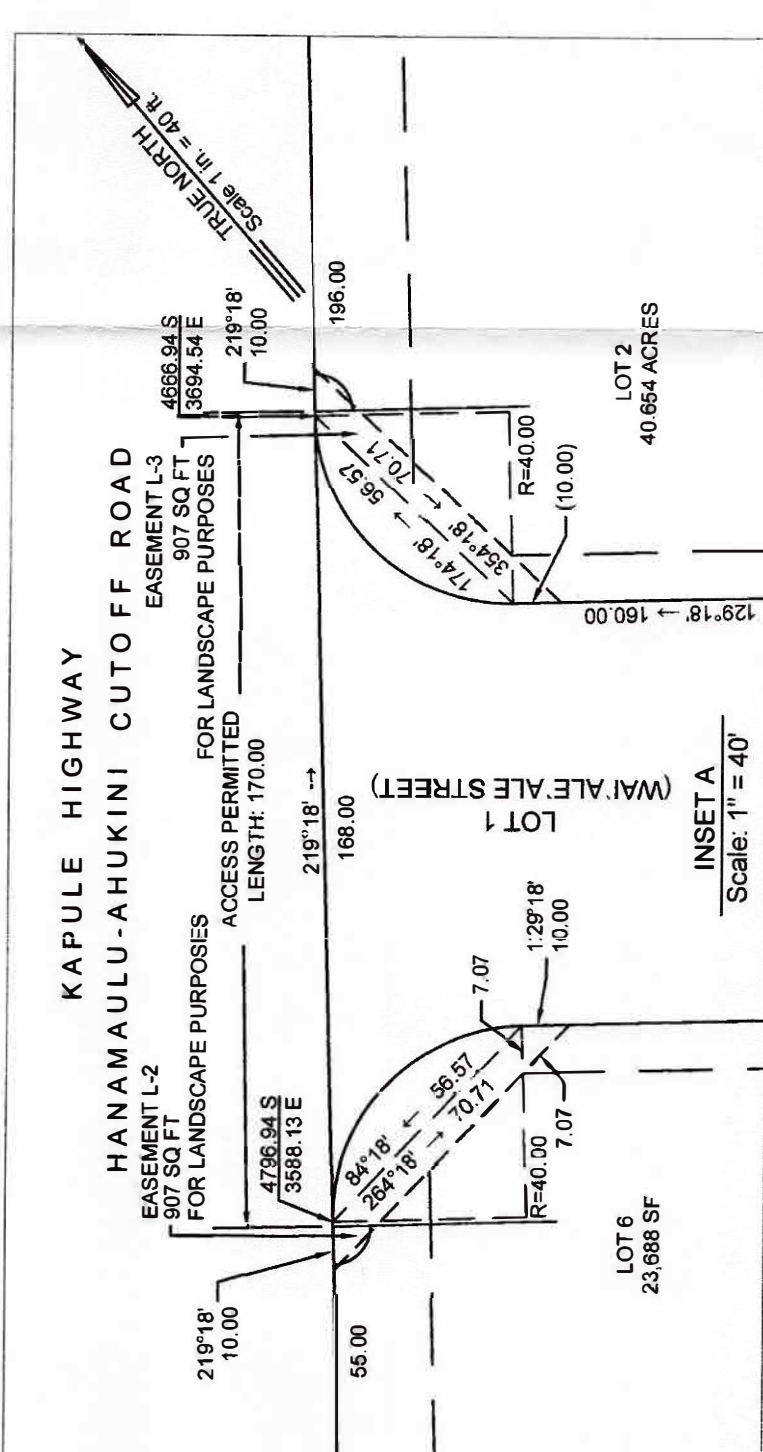
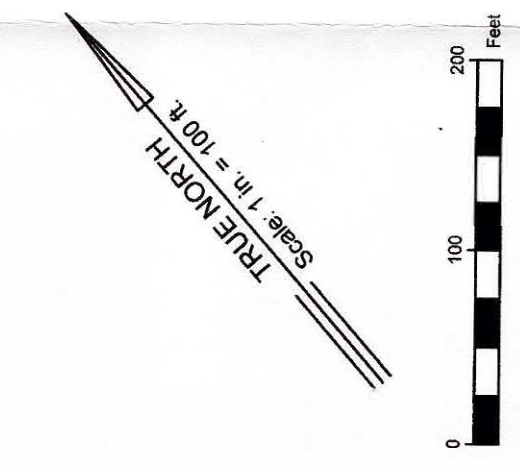
**AHUKINI MAKAI SUBDIVISION  
SUBDIVISION OF PORTION OF PARCEL 1**

Being a Portion of Royal Patent 4481, Land Commission  
Award 7713, Apana 2, Part 7 to V, Kamañahu  
INTO LOTS 1 THROUGH 48

AND DESIGNATION OF  
EASEMENTS A, D-1, L-1, L-2 AND L-3  
At Hanamā'ūlu, Lihue, Kaua'i, Hawai'i

Owners: Visionary LLC DBA Lihue Land Company

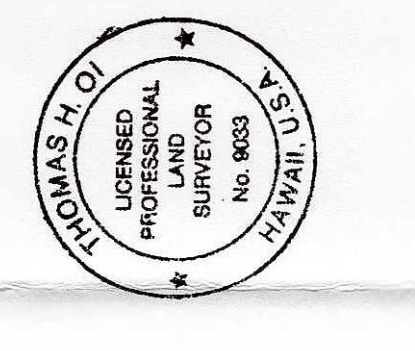
TMK: (4) 3-7-02:01 (Por.)



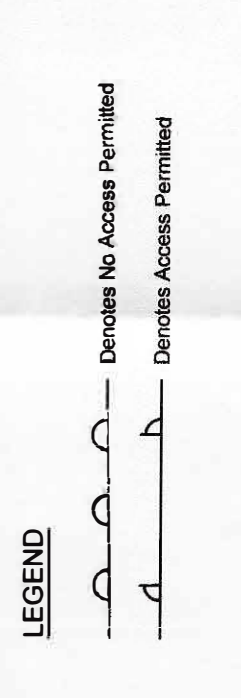
THIS WORK WAS PREPARED BY ME  
ON BEHALF OF THE CLIENT  
DATE: JAN 08 2024  
PROJECT: AHUKINI MAKAI SUBDIVISION

Professional Engineer  
No. 14224  
Date: JAN 08 2024

THIS WORK WAS PREPARED BY ME  
ON BEHALF OF THE CLIENT  
DATE: JAN 08 2024  
PROJECT: AHUKINI MAKAI SUBDIVISION



- NOTES:**
- COORDINATES BASED ON GOVERNMENT TRIANGULATION STATION "ALEP";
  - DOMESTIC WATER SERVICE WILL NOT BE AVAILABLE UNTIL THE REQUIRED CONSTRUCTION TO THE DEPARTMENT OF WATER, COUNTY OF MAUI, IS COMPLETED AND ACCEPTED BY THE DEPARTMENT OF WATER, COUNTY OF MAUI;
  - LOT 48 TO BE DEDICATED TO THE STATE OF HAWAII (DEPARTMENT OF TRANSPORTATION, AREA OF EASEMENTS);
  - EASEMENT "A" FOR LANDSCAPE PURPOSES AFFECTING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48;
  - EASEMENT "D-1" FOR LANDSCAPE PURPOSES AFFECTING LOT 48;
  - EASEMENT "L-1" FOR LANDSCAPE PURPOSES AFFECTING LOT 48;
  - EASEMENT "L-2" FOR LANDSCAPE PURPOSES AFFECTING LOT 48;
  - EASEMENT "L-3" FOR LANDSCAPE PURPOSES AFFECTING LOT 48;



**EXHIBIT B**

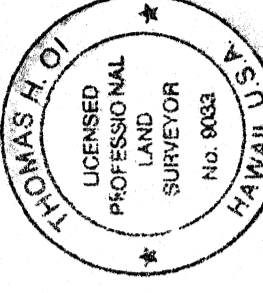
VISIONARY LLC DBA LIHUE LAND COMPANY, 1000 KAMANI ROAD, LIHUE, HAWAII 96761, TEL: (808) 485-1111, FAX: (808) 485-1112, WWW.VISIONARYLLC.COM

# DESIGNATION OF EASEMENT AU-1 FOR ACCESS AND UTILITIES PURPOSES

Being Portions of Royal Patent 4481  
Land Commission Award 7713, Apana 2, Part 7  
to V. Kamamalu

Also Being Portion of Executive Order 4614, Parcel  
A-1 (Land Office Deed S-28636)  
at Hanamaʻulu, Lihū'e, Kauaʻi, Hawaiʻi

Owner(s):  
Department of Transportation  
Airports Division  
Lihū'e Airport  
Project No. AS1023-08



THIS WORK WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION

*Thomas H. O'i* 7/5/2022  
THOMAS H. O'I  
LICENSED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NUMBER: 9033-LS  
EXPIRES ON: APRIL 30, 2024

TRUE NORTH  
SCALE: 1" = 2,000'

TRUE NORTH  
SCALE: 1" = 20'



LOT 1  
COUNTY OF KAUAI  
LIHUE REFUSE  
TRANSFER STATION  
TMK (4)3-7-002.014

4582.84 S  
6371.91 E  
"KALEPA" Δ

LOT 2  
COUNTY OF KAUAI  
TMK (4)3-7-002.015

Part 7, to V. Kamamalu

Apana 2

EASEMENT AU-1

Land Commission Award 7713

WAIALEALE STREET

LOT 1  
SUBDIVISION

Royal Patent 4481,

LOT 5 (4)  
T.M.K. (4)

1192.41 (100.00)

8.00

ke(2)

100.89

52.36'

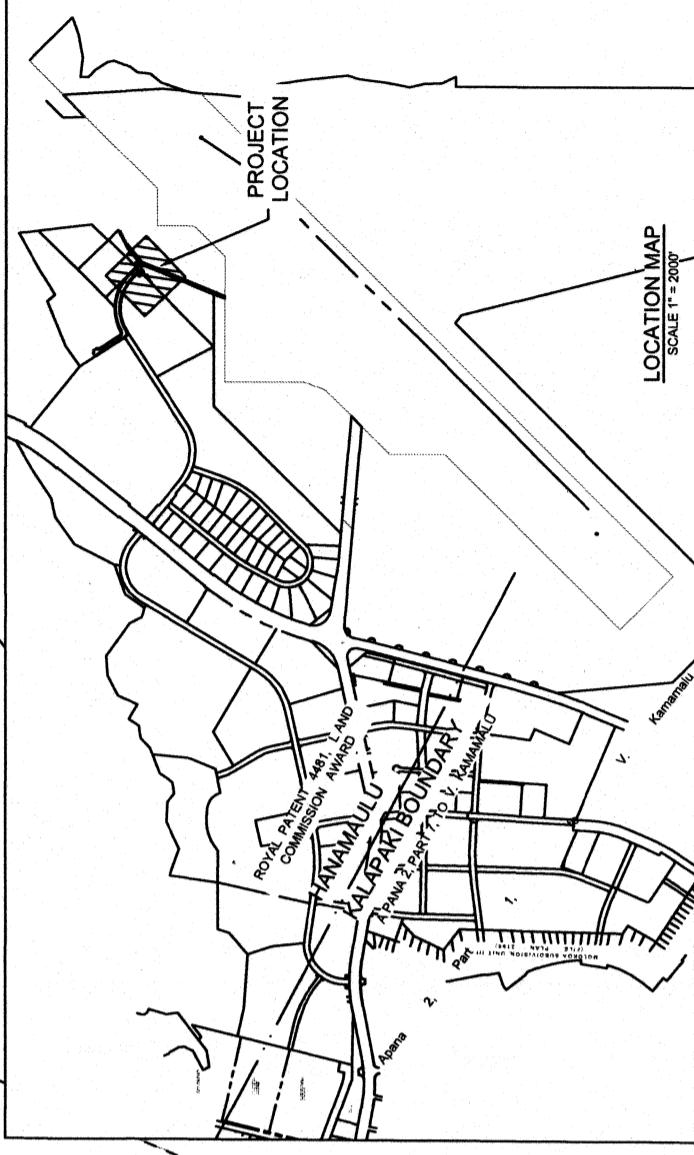
109.00'

6x17'

225.00'

Executive Order 4614

PARCEL A-1  
STATE OF HAWAII  
(LOD S-28636)  
TMK (4)3-5-001:158



LOCATION MAP  
SCALE 1" = 2000'

## EXHIBIT C

NOTES:  
1. Origin of azimuths and coordinates are referred to Government Survey Triangulation Station "KALEPA".  
2. Area of Easement = 3367 SQUARE FEET.