

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii. 96813

June 28, 2024

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

PSF No. 10MD-048

Maui

After-the-Fact Issuance of Revocable Permit to Na Aikane o Maui, Inc. (NAOMI) for Community Resource Center Purposes for the Period January 1, 2010 through December 31, 2010, with After-the-Fact Annual Renewals for the Period January 1, 2011 Through August 9, 2023, Lahaina, Maui, Tax Map Key: (2) 4-6-007:008.

APPLICANT:

Na Aikane o Maui, Inc., an Internal Revenue Code Section 501(c)(3) tax-exempt organization.

LEGAL REFERENCE:

Sections 171-13 and 55 Hawaii Revised Statutes (HRS) as amended. The Governor's Eleventh Proclamation Relating to Maui Wildfires, which suspends Chapters 6E, 171 and 343 HRS (among other statutes), to the extent necessary to respond to the wildfire emergency is cited as additional authority for the approval of a revocable permit to applicant and its annual renewal after the fact.

LOCATION:

Portion of Government lands of Lahaina, situated at Lahaina, Maui identified by Tax Map Key: (2) 4-6-007:008, as shown on attached map labeled **Exhibit A**.

AREA:

8,848 sq. ft, 0.2460 acre, more or less, previously with a building of 4,800 sq ft. (the building was destroyed in the Lahaina wildfire of August 8, 2023).

ZONING:

State Land District: Urban.  
Maui County CZO: HD-2 Historic District 2.

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act.

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

CURRENT USE STATUS:

The property is not currently is use as the improvements thereon were destroyed by the Lahaina wildfire.

CHARACTER OF USE:

Community and cultural resource center.

TERM:

January 1, 2010 through January 31, 2010, with after-the-fact annual renewals for the period January 1, 2011 through August 9, 2023.

MONTHLY RENTAL:

\$40.00 per month, based on the minimum rent policy approved by the Board at its meeting of May 13, 2005, Item D-19.

COLLATERAL SECURITY DEPOSIT:

None recommended as the proposed revocable permit is for a past period.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

In accordance with Hawaii Administrative Rules (HAR) § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources (Department or DLNR) 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:

**General Exemption Type 1** that states, “Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing,”

**Part 1, Item 44** that states, “Permits, licenses, registrations, and rights-of-entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing.” The proposed issuance of a revocable permit to Na Aikane o Maui, Inc. and its annual renewal after the fact are de minimis actions that will probably have minimal or no significant effect on the environment and should be declared exempt from the preparation of an environmental assessment and the requirements of § 11-200.1-17, HAR, as de minimis actions.

Additionally, staff notes the Governor’s Eleventh Proclamation Relating to Maui Wildfires suspends Chapter 343, HRS (among other statutes), to the extent necessary to respond to the wildfire emergency and may be cited as additional authority for the project. The proposed after-the-fact issuance of a revocable permit to NAOMI and its after-the-fact annual renewal are in response to the Lahaina wildfire emergency in that the revocable permit will allow the permittee to pursue a request for public assistance with the Federal Emergency Management Agency (FEMA). **Exhibit B.**

DCCA VERIFICATION:

|   |     |              |    |             |
|---|-----|--------------|----|-------------|
| Place of business registration confirmed: | YES | <u>  X  </u> | NO | <u>    </u> |
| Registered business name confirmed:       | YES | <u>  X  </u> | NO | <u>    </u> |
| Applicant in good standing confirmed:     | YES | <u>  X  </u> | NO | <u>    </u> |

JUSTIFICATION FOR REVOCABLE PERMIT:

The subject parcel was formerly disposed via gratis Revocable Permit S-5579 to the West Maui Cultural Council (WMCC), a Hawaii non-profit corporation from September 1, 1978 to June 30, 2009. WMCC requested to terminate RP-5579 due to lack of capacity to maintain the existing structure and oversee ongoing operations. Pursuant to the termination and departure from the premises by WMCC, the facility fell into disrepair due to ongoing trespassing by squatters that were occupying and vandalizing the subject premises. **Exhibit C.**

At the time, the State Department of Land and Natural Resources, Maui District Land Office (MDLO), had only one staff person and was not able to effectively address complaints relating to ongoing illegal activities at the subject premises that were affecting abutting property owners, recreational use of the adjacent public park and the State Department of Education (DOE Kamehameha III elementary School). It is noted there that MDLO asked DOE whether it had any interest in using the site for after school programming, however pursuant to DOE inspections, DOE determined it could not use the property because of significant structural repairs needed to meet DOE standards.

The vacancy led MDLO to work with NAOMI to resolve the situation. NAOMI was actively working in the community to restore the integrity of various elements of the Lahaina Historic District. MDLO reached out for assistance and in a short period of time, through a taro-roots approach to community development, the non-profit was able to clean up the area and resurrect the use of the State-owned building as a fruitful community cultural center in Lahaina at NAOMI's sole cost for all labor and materials. The use of the building was substantially the same as the previous non-profit and the urgency to have someone occupy the building and keep squatters and vandals out was the top priority.

REMARKS:

On December 30, 2009, MDLO received a formal application from NAOMI for use of the subject premises for community and cultural resource center purposes. For many years, NAOMI actively pursued a long-term non-profit lease to allow formal management of the property. Due to MDLO's ongoing lack of manpower, the disposition was held in abeyance. Over these many years from 2009 to August 8, 2023, MDLO was fully aware that NAOMI occupied the subject premises and stored a large archive of historic property and information as well as cultural artifacts including the personal collection of native Hawaiian cultural historian Mr. Sam Kaai. The center was open daily to the general public and was a stable location for ongoing community gatherings, educational presentations and workshops, and even served as an emergency shelter in times of need. The facility managed by NAOMI had become one of the foundations of community life and activity for the West Maui Community.

At this time, staff is requesting that NAOMI's use of the land for so many years be ratified and memorialized in a retroactive month-to-month revocable permit. Issuing the revocable permit would formalize the land use and allow NAOMI to pursue a request for public assistance through FEMA so that it can recoup some of its personal property losses from the fire.<sup>1</sup> The revocable permit will be for the land and the State-owned improvements that existed prior to the fire. Because the improvements were owned by the State, NAOMI should not be able to collect federal moneys for their destruction. The revocable permit will have a retroactive commencement date of January 1, 2010 and will terminate on the day after the wildfire, August 9, 2023. Again, any request for public assistance NAOMI submits to FEMA would necessarily be limited to personal property losses as NAOMI did not own the improvements on the parcel.

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<sup>1</sup> Staff confirmed with NAOMI that it did not have fire or liability insurance in effect for the property at the time of the fire.

Staff communicated with the State Department of Defense, Hawaii Emergency Management Agency (HIEMA), and learned that the property is scheduled for cleanup a U.S. Army Corps of Engineers (USACE) contractor with work to begin soon. USACE is under mission assignment from FEMA to handle the debris cleanup in Lahaina. Removal involves clearing all burned fire debris and ash, excavating soil to avoid future contamination, testing soil to ensure safety, and leaving behind erosion control best management practices. HIEMA explained that the cleanup will be conducted at no cost to either NAOMI or DLNR.<sup>2</sup> NAOMI has expressed interest in rebuilding on and reoccupying the site. Once the site is cleaned up and NAOMI has submitted a proposal for reconstruction along with its planned uses of the parcel, staff will return to the Board with NAOMI's request for a new land disposition.

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.

It is the belief of the Land Division that NAOMI's use the land and improvements prior to the fire resulted in no known significant impacts, whether immediate or cumulative to the natural, environmental and or cultural resources in the area. As such, staff believes that the proposed issuance of a revocable permit after the fact to NAOMI involves negligible or no expansion or changes in use of the subject parcel beyond that previously existed.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 1- 200.1, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment as a de minimis action.
2. Based on the testimony and facts presented find that approving the revocable permit, under the conditions and rent forth herein would serve the best interests of the State for the time being.
3. Authorize the issuance of a revocable permit to Na Aikane o Maui, Inc. after the fact for use of the subject premises for community and cultural resource center purposes for the period January 1, 2010 through December 31, 2010, with after-the-fact annual renewals for the period January 1, 2011 through August 9, 2023, under the terms and conditions

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<sup>2</sup> HIEMA further explained that if fire or other casualty insurance had been in place for the property, the portion of insurance proceeds covering debris removal would be payable to FEMA to avoid duplication of benefits. Again, NAOMI reports that there was no insurance in effect for the property.

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 revocable permit form, as may be amended from time to time:
- 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 to best serve the interests of the State.

Respectfully Submitted,



Jun 6, 2024

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Michael H. Ferreira *KEM*  
Land Agent

APPROVED FOR SUBMITTAL:



Jun 6, 2024

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Dawn N.S. Chang, Chairperson *RT*

# EXHIBIT A



Overhead View 562-A Front St. Maui Hawaii

EXHIBIT A



# Parcel View Pre-Fire



*Michael J. ...*

562-A Front Street. Maui Hawaii, TMK# (2) 4-6-007:008

**EXHIBIT A**



# Parcel View After Fire



*MahaLani*

562-A Front Street, Maui, Hawaii, TMK#(2) 4-6-007:008

**EXHIBIT A**

# EXHIBIT B

OFFICE OF THE GOVERNOR  
STATE OF HAWAII

**ELEVENTH PROCLAMATION  
RELATING TO WILDFIRES**

By the authority vested in me by the Constitution and laws of the State of Hawai'i, to provide relief for disaster damages, losses, and suffering, and to protect the health, safety, and welfare of the people, I, JOSH GREEN, M.D., Governor of the State of Hawai'i, hereby determine, designate and proclaim as follows:

**WHEREAS**, on August 8, 2023, Acting Governor Sylvia Luke issued the Proclamation Relating to Wildfires and declared a state of emergency to exist in the counties of Maui and Hawai'i;

**WHEREAS**, on August 9, 2023, after wildfires spread considerably and burned a number of structures in and around Lahaina, Acting Governor Sylvia Luke issued the Second Proclamation Relating to Wildfires, which extended the emergency declaration to the entire State;

**WHEREAS**, also on August 9, 2023, Acting Governor Sylvia Luke issued the Third Proclamation Relating to Wildfires;

**WHEREAS**, on August 10, 2023, I issued the Fourth Proclamation Relating to Wildfires;

**WHEREAS**, on August 13, 2023, I issued the Fifth Proclamation Relating to Wildfires;

**WHEREAS**, on August 19, 2023, I issued the Sixth Proclamation Relating to Wildfires;

**WHEREAS**, on September 8, 2023, I issued the Seventh Proclamation Relating to Wildfires;

**WHEREAS**, on November 6, 2023, I issued the Eighth Proclamation Relating to Wildfires;

**WHEREAS**, on January 5, 2024, I issued the Ninth Proclamation Relating to Wildfires;

**WHEREAS**, on March 5, 2024, I issued the Tenth Proclamation Relating to Wildfires;

**EXHIBIT B**

**WHEREAS**, these fires have burned thousands of acres, cut off communications, and forced closure of roads and schools, and evacuations in the Kohala Ranch and Kula areas;

**WHEREAS**, the fires have caused significant loss of life and property in Maui County, thousands of people are without adequate shelter, and the town of Lahaina has been destroyed;

**WHEREAS**, on October 30, 2023, a wildfire ignited in the Mililani Mauka area of Oahu that continues to burn, and which requires considerable county, state, and federal resources to combat;

**WHEREAS**, conditions such as drought continue to exist statewide that contribute to the risk of additional wildfires in all counties. Considerable government resources are required to mitigate these risks and to contain such wildfires as they ignite to protect the life, health, and safety of the public;

**WHEREAS**, it is necessary to continue recovery efforts by federal, state, and county agencies, including ensuring adequate health services, shelter, and housing for survivors, as well as to mitigate conditions contributing to wildfire risks;

**WHEREAS**, it is necessary to supplement the tenth proclamation to ensure a continued and effective statewide response to the wildfire emergency;

**WHEREAS**, the Legislature of the State of Hawai'i has appropriated from the general revenues of the State monies as may be necessary for expenditure by or under the direction of the Governor for the immediate relief of the conditions created by the emergency;

**WHEREAS**, in expending such monies, the Governor may allot any portion to any agency, office, or employee of the State or to any county for the most expeditious and efficient relief of the conditions created by the emergency;

**WHEREAS**, under sections 127A-14 and 127A-16, Hawaii Revised Statutes (HRS), the Governor may determine whether an emergency or disaster has occurred, or whether there is an imminent danger or threat of an emergency or disaster and authorize actions under chapter 127A, HRS, and the expenditure of funds thereunder;

**WHEREAS**, under section 127A-13(a)(3), HRS, the Governor may suspend any law that impedes or tends to impede or is detrimental to the expeditious and efficient

execution of, or that conflicts with, emergency functions, including laws specifically made applicable to emergency personnel;

**WHEREAS**, under section 127A-13(a)(2), HRS, the Governor may relieve hardships and inequities, or obstructions to the public health, safety, and welfare found by the Governor to exist in the laws and to result from the operation of federal programs or measures taken under chapter 127A, HRS, by suspending laws, in whole or in part, or by alleviating the provisions of laws on such terms and conditions as the Governor may impose;

**WHEREAS**, section 127A-9, HRS, provides immunity from civil liability for certain entities and individuals while engaging in emergency management functions, including volunteers whose services are accepted by authorized persons, except in cases of wilful misconduct, gross negligence, or recklessness; and

**NOW, THEREFORE**, I, JOSH GREEN, M.D., Governor of the State of Hawai'i, hereby determine that an emergency or disaster contemplated by section 127A-14, HRS, is occurring in the State of Hawai'i, and do hereby authorize and invoke the following emergency provisions which are expressly invoked, if not already in effect upon this declaration of an emergency:

I. **Invocation of Laws**

Section 121-30, HRS, and I hereby authorize the Adjutant General to activate such units of the Hawai'i National Guard as may be necessary to assist and aid civilian authorities in disaster relief and in averting any imminent public danger and threat and to ensure the compliance with the civil laws of the State of Hawai'i.

Sections 127A-12 and 127A-13, HRS, for county and State agencies to provide emergency relief and engage in emergency management functions as defined in section 127A-2, HRS, as a result of and in response to this event.

Section 127A-13(a)(1), HRS, and determine that disaster-generated debris on private property in impacted areas constitutes an immediate threat to life, public health, and safety, and to the economic recovery of the community at large.

Sections 127A-13(a)(8), 127A-25, and 127A-29, HRS. I hereby order that making any unsolicited offer to an owner of real property located in the areas encompassed by United States Postal ZIP codes 96761, 96767, and 96790 on the island of Maui to

purchase or otherwise acquire any interest in the real property is prohibited. I further prescribe and adopt this order as a rule having the force and effect of law under section 127A-25. Any person who intentionally, knowingly, or recklessly makes an unsolicited offer to an owner of real property located in in the areas encompassed by United States Postal ZIP codes 96761, 96767, and 96790 on the island of Maui to purchase or otherwise acquire any interest in the real property shall be guilty of a misdemeanor and upon conviction, the person shall be fined no more than \$5,000, imprisoned no more than one year, or both. The foregoing notwithstanding, it shall be an affirmative defense to prosecution if the property owner to whom the offer was made was not impacted by this wildfire emergency. For purposes of this order, "person" means any individual, partnership, corporation, limited liability company, association, or other group or entity, however organized. "Unsolicited" means not asked for or requested.

Sections 127A-3, 127A-12(a)(5), 127A-13(a)(5), and 127A-13(a)(6), HRS, and the Director of Hawai'i Emergency Management and the Administrator of Emergency Management are directed to take appropriate actions to direct or control, as may be necessary for emergency management:

- a. Alerts, warnings, notifications, and activations;
- b. Warnings and signals for alerts and any type or warning device, system, or method to be used in connection therewith;
- c. Partial or full mobilization of State personnel in advance of or in response to an actual emergency or disaster;
- d. The conduct of civilians and the movement and cessation of movement of pedestrians and vehicular traffic during, before, and after alerts, emergencies, or disasters;
- e. Shut off water mains, gas mains, electric power connections, or suspension of other services; and
- f. Mandatory evacuation of the civilian population.

Section 127A-12(b)(13), HRS, requiring each public utility, or any person owning, controlling, or operating a critical infrastructure, to protect and safeguard its or the person's property, or to provide for the protection and safeguarding thereof, and provide for the protection and safeguarding of all critical infrastructure and key resources; provided that without prejudice to the generality of the foregoing two clauses, the protecting or safeguarding may include the regulation or prohibition of public entry thereon, or the permission of the entry upon terms and conditions as I may prescribe.

Section 127A-12(b)(16), HRS, directing all State agencies and officers to cooperate and extend their services, materials, and facilities as may be required to assist in emergency response efforts.

Section 127A-16, HRS, by activating the Major Disaster Fund.

Section 127A-30, HRS, **rental or sale of essential commodities during a state of emergency; prohibition against price increases.** For the island of Maui only, I hereby invoke, effective for the entire duration of this Eleventh Proclamation Relating to Wildfires:

1. Section 127A-30(a)(1), HRS, the prohibition against price increases only for the essential commodity of rentals of residential dwellings. Prices for this essential commodity may not exceed regular prices that were in effect as of August 9, 2023, when Section 127A-30 was invoked in the Second Proclamation Relating to Wildfires, unless authorized by law or this Proclamation. Any additional operating expenses incurred by the landlord, and which can be documented, may be passed on to the tenant. If rent increases are contained in a written instrument that was signed by the tenant before August 9, 2023, the increases may take place under the written instrument. Provided, however, that affordable and workforce housing projects contain limited income housing units that are bound by Federal, State, and County regulatory agreements that ensure the continued affordability of the housing units by allowing reasonable tenancy terms and rental increases while protecting income limited tenants from being "priced" out of their units. Rent adjustments per the established regulatory agreements can balance affordability for residents with the operational and maintenance costs incurred. Rental income from market rate units within the projects is necessary to off-set the cost of limited income affordable units and keep the projects



economically viable. This paragraph shall therefore not apply to housing projects where all the units are owned by the same entity and are: (1) subject to a regulatory agreement under chapter 201H, HRS, or chapters 2.96 or 2.97 of the Maui County Code; and (2) the regulatory agreement subjects units to governmental regulations relating to rent increases; notwithstanding that these housing projects may contain market rate units; and

2. Section 127A-30(a)(2), the prohibition against terminating any tenancy for a residential dwelling unit on Maui, except as suspended in section II, below.

Sections 127A-13(a)(8) and 127A-25, HRS. I hereby order that any tenancy between a hotel, motel, or condominium operated as a hotel or motel on the island of Maui and a person displaced by this wildfire emergency shall not be deemed to create a landlord tenant relationship, nor convert the dwelling unit of the tenancy into a residential dwelling unit, under section 127A-30, chapter 521, and chapter 666, HRS, unless specified otherwise in such tenancy agreement. I further prescribe and adopt this order as a rule having the force and effect of law under section 127A-25, HRS.

Section 2018-9, HRS. Upon the request of the Board of the Hawai'i Tourism Authority, I hereby declare that a tourism emergency exists in the State. I further authorize the Hawai'i Tourism Authority, in coordination with the Department of Budget and Finance, to use monies in the Tourism Emergency Special Fund to respond to the emergency and provide relief under section 2018-10, HRS.

Rules Relating to Immunities for Health Care Practices, as set forth in Exhibit A.

## **II. Suspension of Laws**

I suspend the following specific provisions of law under section 127A-13(a)(3) to the extent that the law impedes or tends to impede or be detrimental to the expeditious and efficient execution of, or to conflict with, emergency functions, including laws which by this chapter specifically are made applicable to emergency personnel:

Chapter 6E, HRS, **historic preservation**, only to the extent necessary to: (1) allow for emergency demolition, removal, and disposal of wildfire-generated debris; and (2) allow for the construction or erection of temporary housing for use by displaced victims of the Lahaina wildfires, provided that construction or erection of temporary housing may commence after consultation with, and upon the approval of, the State

Historic Preservation Division. Any work performed under this limited suspension shall be subject to cultural, historic, and archaeological monitoring as appropriate. I also order State agencies and personnel, to the extent allowed by law and in consultation with the State Historic Preservation Division, to protect and preserve items of historic or cultural significance to the town and historic character of Lahaina regardless of age, including but not limited to, business signs and other landmarks.

Section 37-41, HRS, **appropriations to revert to state treasury; exceptions**, to the extent that appropriations lapse at the end of the fiscal year before completion of the emergency actions.

Section 37-74(d), HRS, **program execution**, except for sub-sections 37-74(d)(2) and 37-74(d)(3), HRS, and any such transfers or changes considered to be authorized transfers or changes for purposes of section 34-74(d)(1) for legislative reporting requirements, to the extent that legislative authorization would likely delay appropriation transfers or changes between programs to provide necessary funding to complete the emergency actions.

Section 37-77, HRS, **claims for legislative relief**, and section 662-11, HRS, **compromise**, only to the extent necessary to allow the Attorney General to settle claims presented for payment from the One Ohana Bank Trust Account.

Section 40-66, HRS, **lapsing of appropriations**, to the extent that the timing of the procurement of the construction of the emergency permanent repairs may occur the fiscal year following the original emergency proclamation.

Chapter 46, HRS, **county organization and administration, provisions applicable to all counties, general provisions**, to the extent necessary to respond to the emergency.

Chapter 76, HRS, **civil service law**, to the extent necessary to respond to the emergency.

Chapter 89, HRS, **collective bargaining in public employment**, to the extent that compliance with this chapter is detrimental to the expeditious and efficient execution of employment actions relating to the emergency.

Chapter 89C, HRS, **public officers and employees excluded from collective bargaining**, to the extent that compliance with this chapter requires additional time detrimental to the expeditious and efficient execution of emergency actions.

Chapter 91, HRS, **administrative procedure**, to the extent that any deadlines may be waived or suspended for any emergency rules that are required for the expeditious provision of housing, housing assistance programs, transportation, relocation assistance, supportive services or programs.

Chapter 92, HRS, **public agency meetings and records**, as follows: section 92-3.(a), to suspend the physical location requirement for Maui-based boards; section 92-15, for boards with Maui-based members, to suspend the quorum requirements, and to the extent the absence of Maui-based members would prevent a board from meeting them, the voting requirements under section 92-4(a) (executive meetings); section 92-9(b), for Maui-based boards, to suspend the deadline for posting minutes; and section 92-3.1(a), for limited meetings of any board related to the emergency, suspend the requirement for the board's vote and concurrence by the Office of Information Practices.

Section 94-4, HRS, **certificate to same**, and section 3-20-9, HAR, **fees for services**, to the extent necessary to waive fees for copying, certifying, and other services provided by the State Archives Division to victims of the wildfires, provided that: (1) persons requesting services shall provide documentation of State or Federal assistance received or being processed due to the wildfire emergency (i.e., FEMA Disaster assistance ID number, receipts and/or declaration of loss of property, Lahaina residency, etc.); (2) the services relate to those records needed to show evidence of identity, property, and individual rights that are available at the Public Archives and which the Archives Division would ordinarily be responsible for providing copies of; (3) requestors shall provide exact citations or references regarding the requested records; and (4) processing of requests is on a "first-come-first serve" basis, but priority will be given to those in immediate need to help establish identity.

Section 103-2, HRS, **general fund**, to the extent that compliance results in any additional delays.

Section 103-53, HRS, **contracts with the State or counties; tax clearances, assignments**, only to the extent necessary to waive the Internal Revenue Service (IRS) tax clearance requirement.

Section 103-55, HRS, **wages, hours, and working conditions of employees of contractors performing services**, to the extent that compliance results in any additional delays.

Chapter 103D, HRS, **Hawaii public procurement code**, to the extent that compliance results in any additional delays involved in meeting procurement requirements for selecting contractors in a timely manner to respond to emergency situations.

Chapter 103F, HRS, **purchases of health and human services**, to the extent that compliance results in any additional delays involved in meeting procurement requirements for selecting contractors in a timely manner to respond to emergency situations.

Chapter 104, HRS, **wages and hours of employees on public works**, and implementing administrative rules, to the extent that compliance with this chapter requires additional time detrimental to the expeditious and efficient execution of emergency actions.

Sections 105-1 to 105-10, HRS, **use of government vehicles, limitations**, to the extent that compliance with this chapter requires additional time detrimental to the expeditious and efficient execution of emergency actions.

Section 127A-16(a)(2), HRS, **major disaster fund**, only to the extent necessary to suspend the \$10,000,000 limit on expenditures for a single emergency or disaster.

Section 127A-25(c), HRS, **rules and orders**, to the extent the requirement to publish rules adopted under chapter 127A, HRS, in a newspaper of general circulation in the State shall be suspended inasmuch as the posting of such rules on the applicable state or county government website or by other means of official announcement as provided by this section brings the rules' content to the attention of the general public.

Section 127A-30, HRS, **rental or sale of essential commodities during a state of emergency; prohibition against price increases**, except on the island of Maui as

described in section I, above. The automatic, statewide invocation of this provision is not needed for this emergency.

Section 127A-30(a)(2), HRS, **rental or sale of essential commodities during a state of emergency; prohibition against price increases**, is further suspended only to the extent that it would permit the termination of any tenancy for a residential dwelling unit on the island of Maui for a breach of a material term of a rental agreement or lease resulting from a failure to pay all or any portion of the rent or lease, maintenance fees, utility charges, taxes or other fees required by the rental agreement or lease. The prohibition against residential rental increases on the island of Maui remains in full force and effect as described in section I, above. Additionally, section 521-68, HRS, **landlord's remedies for failure to pay rent** and section 521-71, HRS, **termination of tenancy; landlord's remedies for holdover tenants** and chapter 666, **landlord and tenant**, are suspended to the extent necessary to prohibit the commencement, continuation, or prosecution of an action, to terminate any tenancy for a residential dwelling unit on the island of Maui, for failure to pay all or any portion of the rent, maintenance fees, utility charges, taxes or other fees required for the residential dwelling unit.

Section 127A-30(a)(2)(A), HRS, **rental or sale of essential commodities during a state of emergency; prohibition against price increases**, is further suspended except when the landlord files with the County of Maui, Department of Housing and Human Concerns, an affidavit meeting these requirements: (a) the affidavit must be signed by the landlord under penalty of perjury; (b) the affidavit must state that the tenancy must be terminated because the unit is being sold to a bona fide purchaser for value, or the landlord or the landlord's immediate family member of the landlord will occupy the unit; (c) when the unit is being sold, the affidavit must state the purchase price and purchaser's name, and be accompanied by a copy of the sales contract; (d) when the landlord or an immediate family member will occupy the unit, the affidavit must name the family member, state their relation to the landlord, describe in detail the reason the landlord or family member will occupy the unit, and affirmatively state that the landlord or family member is not receiving funds from the State, federal government, or private entity to house wildfire survivors in other properties that they own; (e) the

landlord must file the affidavit with the County of Maui on the same day they notify the tenant of the tenancy's termination; and (f) the affidavit must be on a form provided by the County of Maui, Department of Housing and Human Concerns, Housing Division (808) 270-7351.

Chapter 171, HRS, **public lands, management and disposition of**, to the extent necessary to respond to the emergency.

Chapter 180, HRS, **soil and water conservation districts**, to the extent necessary to respond to the emergency.

Chapter 180C, HRS, **soil erosion and sediment control**, to the extent necessary to respond to the emergency.

Chapter 183, HRS, **forest reserves, water development, zoning**, to the extent necessary to respond to the emergency.

Chapter 183C, HRS, **conservation district**, to the extent necessary to respond to the emergency.

Chapter 1830, HRS, **wildlife**, to the extent necessary to respond to the emergency.

Chapter 184, HRS, **state parks and recreation areas**, to the extent necessary to respond to the emergency.

Chapter 187A, HRS, **aquatic resources**, to the extent necessary to respond to the emergency.

Chapter 195, HRS, **natural area reserves system**, to the extent necessary to respond to the emergency.

Chapter 1950, HRS, **conservation of aquatic life, wildlife, and land plants**, to the extent necessary to respond to the emergency.

Chapter 200, HRS, **ocean recreation and coastal areas programs**, to the extent necessary to respond to the emergency.

Chapter 205, HRS, **land use commission**, to the extent necessary to respond to the emergency.

Chapter 205A, HRS, **coastal zone management**, to the extent necessary to respond to the emergency.

Section 231-28, HRS, **tax clearance before procuring liquor licenses**, section 281-31(s), HRS, **licenses, classes**, section 281-32(a), HRS, **licenses, temporary**, section 281-45(3) and (4), HRS, **no license issued, when**, and section 281-53.5, HRS, **county liquor commissions; criminal history record check**, to the extent necessary to allow licensees of premises that are no longer in operation due to the August 8, 2023 wildfires to transfer their operations to new premises within the County of Maui under temporary licenses or permits, provided that the licensees and their operations were in compliance with these sections before August 8, 2023.

Chapter 269, HRS, **public utilities commission**, to the extent necessary to respond to the emergency during the emergency period.

Chapter 271, HRS, **motor carrier law**, to the extent necessary to respond to the emergency during the emergency period.

Chapter 271G, HRS, **Hawaii water carrier act**, to the extent necessary to respond to the emergency during the emergency period.

Section 321-11, HRS, **subjects of health rules, generally**, and title 11, chapter 22, Hawaii Administrative Rules (HAR), **mortuaries, cemeteries, embalmers, undertakers, and mortuary authorities**, only to the extent necessary to extend the time that a dead human body must be embalmed, cremated, or buried, on the island of Maui from within 30 hours after death to the later of: 30 days after death or 30 days after release from the custody of the coroner, medical examiner, county, or county physician.

Chapter 328, HRS, **food, drugs, and cosmetics**, to the extent necessary to allow a pharmacist to refill active, prescriptions for persons directly impacted by the wildfire emergency if the pharmacist is unable to readily obtain refill authorization from the prescriber, and to dispense without a prescription the drug Paxlovid (nirmatrelvir co-packaged with ritonavir) to persons in the County of Maui in only those instances where sufficient information is available to allow the pharmacist to assess patient renal and hepatic function and the potential for drug interaction, and it is unnecessary to modify the patient's other medications to avoid potential drug interaction, provided that: (1) the pharmacist may only dispense up to a maximum 30-day supply (5-day supply only for Paxlovid); (2) the prescription is not for a substance listed in schedules 11-V appearing in chapter 329, HRS; (3) the medication is essential to the maintenance of life or to the

continuation of therapy in a chronic condition; (4) in the pharmacist's professional judgment, the interruption of therapy might reasonably produce undesirable health consequences or may cause physical or mental discomfort; (5) any dispensed prescription drug bears a label with the information otherwise required by law, including but not limited to section 328-16, HRS; and (6) the dispensing pharmacist complies with section 328-17.7, HRS, and notifies the prescriber of the emergency dispensing as soon as practicable after such dispensing.

Section 329-38(i)(1), HRS, **prescriptions**, to the extent necessary to waive the requirement that a prescription for controlled substances originate from within the State when prescribed to treat mental, behavioral, neurodevelopmental, or substance-related or addictive disorders.

Section 329-40(b)(7), HRS, **methadone treatment programs**, to the extent necessary to allow the medical director or other program physician of a Maui methadone treatment program to dispense the maximum number of take-home dosages of methadone permitted by federal law to patients who are directly affected by the wildfire emergency during the emergency period, in lieu of the 14-day limit.

Section 329-41(a)(8), HRS, **prohibited acts**, to the extent necessary to allow, subject to any federal regulation, a practitioner who is not physically located in the State to facilitate the issuance or distribution of a written prescription or to issue an oral prescription for a controlled substance for a patient, currently in State, who is directly affected by the wildfire emergency during the emergency period.

Section 329-32, HRS, **registration requirements**, to the extent necessary to allow an out-of-state physician or advanced practice registered nurse with a current and active license, and who holds a current United States Drug Enforcement Administration (DEA) registration in at least one state, to administer, prescribe, dispense, or store a controlled substance, on the island of Maui without a current Hawaii controlled substance registration; provided that they have never had their professional vocational license or their authority to work with controlled substances revoked or suspended and are hired by a State or county agency or entity, or by a hospital, including related clinics and rehabilitation hospitals, nursing home, hospice, pharmacy, clinical laboratory, or other health care entity. This suspension is contingent on the out-of-state physician or advanced



practice registered nurse receiving federal authority from the DEA to administer, prescribe, dispense, or store a controlled substance in Hawaii beforehand and complying with any further instruction from the State Narcotics Enforcement Division (NED).

Chapter 342B, HRS, **air pollution**, to the extent necessary to respond to the emergency, and implementing rules including HAR sections 11-60.1-52 and -53, to the extent necessary to suspend permits and to disallow open burning and agricultural burning on the Islands of Hawai'i and Maui.

Chapter 342D, HRS, **water pollution**, to the extent necessary to respond to the emergency, and implementing rules including but not limited to HAR chapters 11-53, 11-54, 11-55, 11-56, and 11-62 to support emergency management functions; and to allow the creation of firebreaks on government land in all counties, suspend the requirement to obtain a National Pollutant Discharge Elimination System permit or notice of general permit coverage, provided that such activity implements pollution and erosion control best management practices to minimize debris and sediment runoff and erosion.

Chapter 342E, HRS, **non-point source pollution management and control**, to the extent necessary to support emergency management functions.

Chapter 342F, HRS, **noise pollution**, to the extent necessary to respond to the emergency.

Chapter 342G, HRS, **integrated solid waste management**, to the extent necessary to perform emergency response during the emergency period.

Chapter 342H, HRS, **solid waste pollution**, to the extent necessary to respond to the emergency, and implementing rules including HAR section 11-58.1 to allow expedited waste management including but not limited to collection, removal, transport, recycling, and disposal activities.

Chapter 342J, HRS, **hazardous waste**, to the extent necessary to respond to the emergency, and implementing rules including HAR sections 11-260.1-279.1 to allow expedited waste management including but not limited to collection, removal, transport, recycling, and disposal activities.

Chapter 342L, HRS, **underground storage tanks**, and implementing rules including HAR section 11-280.1, to the extent necessary to respond to the emergency.

Chapter 343, HRS, **environmental impact statements**, to the extent necessary to respond to the emergency.

Section 412:3-503, HRS, **Opening or relocating principal office, branch, or agency**, and 16-25-10(b)(4), HAR, **Applications by Hawaii financial institutions**, to the extent necessary to waive the requirement that a Hawaii financial institution file an application, pay a fee, and obtain the Commissioner of Financial Institutions's prior approval before opening or relocating any branch or agency on the island of Maui.

Chapter 451J, **marriage and family therapists**, to the extent necessary to allow an out-of-state marriage and family therapists with a current and active license, or those previously licensed under Chapter 451J, HRS, but who are no longer current and active, to practice statewide without a Hawai'i license; provided that they have never had their license revoked or suspended and are hired by a State or county agency or facility, or by a hospital, including related clinics and rehabilitation hospitals, nursing home, hospice, pharmacy, or clinical laboratory, or other health care entity.

Section 451J-5, HRS, **prohibited acts**, and section 451J-7, HRS, **application for licensure**, to the extent necessary to waive the licensure and accompanying requirements so as to enable out-of-state marriage and family therapists with a current and active license, to engage in telehealth practices with Hawai'i patients without an in-person consultation or a prior existing provider-patient relationship, provided that they have never had their license revoked or suspended and are subject to the same conditions, limitations, or restrictions as in their home jurisdiction.

Chapter 453, HRS, **medicine and surgery**, and Chapters 16-85, HAR, **medical examiners**, to the extent necessary to allow out-of-state physicians, osteopathic physicians, emergency medical service personnel, and physician assistants with a current and active license, or those previously licensed under Chapter 453, HRS, but who are no longer current and active, to practice statewide without a Hawai'i license; provided that they have never had their license revoked or suspended and are hired by a State or county agency or facility, or hospital, including related clinics and rehabilitation hospitals, nursing home, hospice, pharmacy, or clinical laboratory, or other health care entity.

Section 453-1.3, HRS, **practice of telehealth**, to the extent necessary to allow individuals currently and actively licensed under Chapter 453, HRS, to engage in telehealth without an in-person consultation or a prior existing physician-patient relationship; and to the extent necessary to enable out-of-state physicians, osteopathic physicians, and physician assistants with a current and active license, or those who were previously licensed under Chapter 453, HRS, but who are no longer current and active, to engage in telehealth in Hawai'i without a license, in-person consultation, or prior existing physician-patient relationship, provided that they have never had their license revoked or suspended and are subject to the same conditions, limitations, or restrictions as in their home jurisdiction.

Section 453D-5, HRS, **prohibited acts**, and 453D-7, HRS, **application for licensure as a mental health counselor**, to the extent necessary to allow out-of-state licensed mental health counselors with a current and active license, or those previously licensed under Chapter 453D, HRS, but are no longer current and active, to practice statewide without a Hawai'i license; provided that they have never had their license revoked or suspended and are hired by a State or county agency or facility, or by a hospital, including related clinics and rehabilitation hospitals, nursing home, hospice, pharmacy, or clinical laboratory, or other health care entity.

Section 453D-5, HRS, **prohibited acts**, and section 453D-7, HRS, **application for licensure as a mental health counselor**, to the extent necessary to waive the licensure and accompanying requirements so as to enable out-of-state mental health counselors to engage in telehealth practices with Hawai'i patients without an in-person consultation or a prior existing provider-patient relationship, provided that they have never had their license revoked or suspended and are subject to the same conditions, limitations, or restrictions as in their home jurisdiction.

Chapter 457, HRS, **nurses**, and chapter 16-89, HAR, **nurses**, to the extent necessary to allow out-of-state licensed practical nurses, registered nurses, advanced practice registered nurses and advanced practice registered nurses with prescriptive authority with a current and active license, or those previously licensed under Chapter 457, HRS, but who are no longer current and active, to practice statewide without a Hawai'i license; provided that they have never had their license revoked or suspended

and are hired by a State or county agency or facility, or by a hospital, including related clinics and rehabilitation hospitals, nursing home, hospice, pharmacy, or clinical laboratory, or other health care entity.

Section 461-7, HRS, **temporary license**, section 461-8.5, HRS, **reciprocity**, section 16-95-18, HAR, **license or permit required**, section 16-95-22.5, HAR, **application and requirements for pharmacist license by reciprocity** and section 16-95-23, HAR, **temporary license**, to the extent necessary to allow out-of-state pharmacists to engage in the practice of pharmacy in the State and under this emergency proclamation, provided that: 1) their license is not revoked or suspended by any jurisdiction in which they hold a license; and 2) they are working in a pharmacy, mobile pharmacy in the State that shares common ownership with at least one currently licensed pharmacy in good standing in the State.

Section 461-9(a), HRS, **pharmacists in charge; pharmacy personnel**, and section 16-95-79(a), HAR, **supervision by a registered pharmacist**, and 16-95-80(a), HAR, **physical presence of a registered pharmacist**, to the extent necessary to allow out-of-state pharmacists actively licensed in another state to engage in the practice of pharmacy under Chapter 461, HRS, to receive and review prescriptions by remote data entry and counsel patients regarding the same, provided that: 1) their license is not revoked or suspended in any jurisdiction in which they hold a license; and 2) they are working for a pharmacy, mobile pharmacy or temporary pharmacy in the State that shares common ownership with at least one currently licensed pharmacy in good standing in the State.

Section 461-14, HRS, **permits for operation of pharmacy** and section 16-95-26, HAR, **pharmacy permit**, to the extent necessary to establish and operate mobile or temporary pharmacies, provided that the following conditions are met:

- (1) The mobile or temporary pharmacy meets all applicable federal requirements;
- (2) The mobile or temporary pharmacy shares common ownership with at least one currently licensed pharmacy in good standing in the State;
- (3) The mobile or temporary pharmacy retains records of dispensing and complies with the requirements under section 16-95-93, HAR, **records of**

**dispensing**, section 329-36, HRS, **records of registrants**, section 329-38, HRS, **prescriptions**, section 329-41(a)(6), HRS, **prohibited acts** **8-penalties**, section 329-101, HRS, **reporting of dispensation of controlled substances; electronic prescription accountability system; requirements; penalty**, and section 23-200-12, HAR, **records of controlled substances**;

- (4) The mobile or temporary pharmacy is under the control and management of a licensed pharmacist who is on the premises while prescriptions are being dispensed;
- (5) Reasonable security measures are taken to safeguard the drug supply maintained in the mobile or temporary pharmacy and under section 23-200-11, HAR, **inspections of establishments of registrants**; and
- (6) The mobile or temporary pharmacy ceases the provision of services within 48 hours following the termination of the declared emergency.

Section 461-15(7), HRS, **miscellaneous permits**, and section 16-95-18, HAR, **license or permit required**, and section 16-95-31, HAR, **miscellaneous permit**, to the extent necessary to allow an out-of-state pharmacy or entity to engage in the practice of pharmacy by distributing, shipping, mailing, or delivering prescription drugs or devices to or on the island of Maui; provided that they have never had their license revoked or suspended by any jurisdiction in which they hold a license.

Section 463-10.5, HRS, **guards; registration, instruction, training, testing, and continuing education required; renewal of registration**, to the extent necessary to allow out-of-state licensed guards with a current and active license, or those previously licensed under Chapter 463, HRS, but who are no longer current and active, to engage in the business of guarding statewide without a Hawai'i license; provided that they have never had their license revoked or suspended, have not been convicted of a felony within the last five years, and are hired by a Hawai'i licensed guard agency whose license is current, active, and in good standing.

Section 464-4, HRS, **public works required to be supervised by certain professionals**, to the extent necessary to respond to the emergency.

Chapter 465, HRS, **psychologists**, and Chapter 16-98, HAR, **psychologists**, to the extent necessary to allow out-of-state psychologists with a current and active license, or those previously licensed under Chapter 465, HRS, but who are no longer current and active, to practice statewide without a Hawai'i license; provided that they have never had their license revoked or suspended and are hired by a State or county agency or facility, or by a hospital, including related clinics and rehabilitation hospitals, nursing home, hospice, pharmacy, or clinical laboratory, or other health care entity.

Section 465-2, HRS, **license required**, and section 465-15, HRS, **prohibited acts; penalties**, to the extent necessary to waive the licensure and accompanying requirements so as to enable out-of-state psychologists licensed to engage in telehealth practices with Hawai'i patients without an in-person consultation or a prior existing provider-patient relationship, provided that they have never had their license revoked or suspended and are subject to the same conditions, limitations, or restrictions as in their home jurisdiction.

Chapter 4660, **respiratory therapists**, to the extent necessary to allow an out-of-state respiratory therapist with a current and active license, or those previously licensed under Chapter 4660, HRS, but who are no longer current and active, to practice statewide without a Hawai'i license; provided that they have never had their license revoked or suspended and are hired by a State or county agency or facility, or by a hospital, including related clinics and rehabilitation hospitals, nursing home, hospice, pharmacy, or clinical laboratory, or other health care entity.

Section 466J-4, HRS, **licenses required**, section 466J-5, HRS, **radiographers, radiation therapists, and nuclear medicine technologists, qualifications and licenses**, section 11-44-3, HAR, **licenses required**, section 11-44-4, HAR, **application for license**, and section 11-44-5, HAR, **minimum eligibility requirements for license**, to the extent necessary to allow an out-of-state radiographer, radiation therapist, or nuclear medicine technologist, with a current and active registration or certification in good standing with the American Registry of Radiologic Technologists (ARRT) in radiography, radiation therapy technology, or nuclear medicine technology or with the Nuclear Medicine Technology Certification Board (NMTCB) in nuclear medicine technology, or those previously licensed under Chapter 466J, HRS, but who are no

longer current and active, to practice statewide without a Hawai'i license; provided that they have never had their license revoked or suspended and are hired by a state or county agency or other health care entity that possesses a current and valid radiation facility license. Facilities are required to submit to the Radiologic Technology Board the following information for individuals performing radiologic technology under this exemption: full name; ARRT, NMTCB or previous license number; and a photocopy of the current ARRT or NMTCB credential card.

Section 467-7, HRS, **licenses required to act as real estate broker and salesperson**, as it applies to the management and operation, including rental, of State-owned temporary lodging for persons displaced by the Lahaina wildfire and those assisting with the Lahaina wildfire recovery.

Chapter 467E, **social workers**, to the extent necessary to allow an out-of-state clinical social worker with a current and active license, or those previously licensed under Chapter 467E, HRS, but who are no longer current and active, to practice statewide without a Hawai'i license; provided that they have never had their license revoked or suspended and are hired by a State or county agency or facility, or by a hospital, including related clinics and rehabilitation hospitals, nursing home, hospice, pharmacy, or clinical laboratory, or other health care entity.

Section 467E-5, HRS, **license required**, and section 467E-13, HRS, **prohibited acts; penalties**, to the extent necessary to waive the licensure and accompanying requirements so as to enable out-of-state social workers to engage in telehealth practices with Hawai'i patients without an in-person consultation or a prior existing provider-patient relationship, provided that they have never had their license revoked or suspended and are subject to the same conditions, limitations, or restrictions as in their home jurisdiction.

Section 514B-112(c), HRS, **condominium community mutual obligations**, to the extent necessary to allow condominiums and condominium owners to house persons displaced by the wildfire emergency in excess of time limits contained in declarations, by-laws, and house rules.

Section 572-6(a), **application; license; limitations**, to the extent necessary to allow a person applying for a marriage license on the island of Maui to appear via videoconferencing.

Section 16-95-26(b)(1), HAR, **pharmacy permit**, to the extent necessary to reopen existing pharmacy locations in areas impacted by the wildfire emergency without a sink with hot and cold water and sewage outlet, provided that: 1) reasonable alternative sources for water and sanitation are established; and 2) all other requirements under section 16-95-26 are met.

Section 16-95-84, HAR, **transfer of prescriptions**, to the extent necessary to allow a pharmacy or pharmacist whose principal place of business or professional practice is directly impacted by wildfire on the island of Maui to transfer prescription information for the purpose of initial fill or refill dispensing.

Section 23-200-10, HAR, only to the extent necessary to (1) allow registrants whose principal place of business or professional practice is directly impacted by wildfire to relocate controlled substances to another healthcare facility so long as the registrant inventories the relocated substances, segregates the stock of controlled substances, and keeps the substances secure; and (2) allow licensed Hawai'i registrants who may respond to the emergency on the islands of Hawai'i or Maui from another island to prescribe, administer, dispense, or store a controlled substance without the need for a separate controlled substance registration. This suspension is conditioned on the registrant informing the State NED beforehand and complying with any further instruction from NED.

### III. **Severability**

If any provision of this Proclamation is rendered or declared illegal for any reason, or shall be invalid or unenforceable, such provision shall be modified or deleted, and the remainder of this Proclamation and the application of such provision to other persons or circumstances shall not be affected thereby but shall be enforced to the greatest extent permitted by applicable law.



#### IV. Enforcement

No provision of this Proclamation, or any rule or regulation hereunder, shall be construed as authorizing any private right of action to enforce any requirement of this Proclamation, or of any rule or regulation. Unless the Governor, Director of Emergency Management, or their designee issues an express order to a non-judicial public officer, no provision of this Proclamation, or any rule or regulation hereunder, shall be construed as imposing any ministerial duty upon any non-judicial public officer and shall not bind the officer to any specific course of action or planning in response to the emergency or interfere with the officer's authority to utilize his or her discretion.

I **FURTHER DECLARE** that this proclamation supersedes all earlier proclamations relating to wildfires. The disaster emergency relief period shall commence immediately and continue through July 2, 2024, unless terminated or superseded by separate proclamation, whichever shall occur first. Notwithstanding the termination of a disaster emergency relief period, any contracts, agreements, procurements, programs, or employment of personnel entered into, started, amended, or continued by reason of the provisions of the proclamation relating to this emergency shall continue in full force and effect.

Done this 3<sup>rd</sup> day of May, 2024

**JOS?**  
\_\_\_\_\_  
Governor of Hawai'i

APPROVED:

*Anne E. Lopez*

\_\_\_\_\_  
ANNE E. LOPEZ,  
Attorney General, State of Hawai'i

# EXHIBIT C

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
DIVISION OF LAND MANAGEMENT

REVOCABLE PERMIT NO. S-5579

KNOW ALL MEN BY THESE PRESENTS:

THAT, effective the 1st day of September, 19 78,

WEST MAUI CULTURAL COUNCIL, a Hawaii non-profit Corporation, whose  
business address is 562-A Front Street, Lahaina, Maui, Hawaii, and  
whose mailing address is P. O. Box 906,

of Lahaina County of Maui 96761, State of Hawaii,  
(City and)

hereinafter called the "PERMITTEE", is permitted to enter and  
occupy on a month to month basis that certain parcel of Government  
land (and any improvements located thereupon) situate at

Front Street, Pakala, Tax Map Key 4-6-07:08,

Lahaina County of Maui,  
(City and)

State of Hawaii, as indicated on the plan attached hereto, if any,  
and made a part hereof, containing an approximate area of  
Land (8,848 Sq. Ft.) and Building(4800 Sq. Ft. ±) which parcel is  
hereinafter referred to as the "Premises".

THE CONDITIONS UNDER WHICH THIS PERMIT IS GRANTED ARE AS FOLLOWS:

1. The Permittee shall occupy and use said Premises for the  
following specified purposes only:

Community center for cultural activities

2. The Permittee shall pay, at the Office of the Department of  
Land and Natural Resources, Honolulu, Oahu, or at the Office  
of its Land Agent on the Island where said Premises are  
located, the sum of GRATIS

3. The Permittee, upon execution of this Permit, shall deposit  
with the Board of Land and Natural Resources, the sum of  
\$ None as security for the faithful performance  
of all of the terms and conditions herein. The whole or  
portion of said deposit will be returned to the Permittee  
upon termination of this Permit, but only after all of the  
terms and conditions of this Permit have been observed and  
performed to the satisfaction of the representatives of the  
Department of Land and Natural Resources.

EXHIBIT C

4. If the Permittee does not vacate the Premises upon the revocation of the Permit by the Board of Land and Natural Resources, the Permittee shall pay to the State liquidated damages at the daily rate of \$ None for each day, or portion thereof, the Permittee remains on the Premises over said date of revocation by said Board of Land and Natural Resources. Such payment is to be in addition to any other rights or remedies the Board may be entitled to pursue for breach of contract, or for illegal occupancy.
5. The Board of Land and Natural Resources may revoke this Permit upon written notice to the Permittee at least thirty (30) days prior to such revocation.
6. The Board of Land and Natural Resources may at any time increase or decrease the monthly rental by written notice thereof at least thirty (30) days prior to the date of change of rent.
7. Any major improvements, including but not limited to buildings and fences, erected on or moved onto the Premises by the Permittee shall remain the property of the Permittee and the Permittee shall have the right, prior to the termination of this Permit, or within such additional period as the Board in its discretion may allow, to remove such improvements from the Premises; provided, however, that in the event the Permittee shall fail so to remove such improvements within thirty (30) days, after written notice to remove, the Board may elect to retain said improvements or shall remove the same and charge the cost of removal and storage if any to the Permittee.
8. The Permittee shall, at the Permittee's own cost and expense, keep the government-owned improvements located on the Premises insured against loss by fire and other hazards, casualties and contingencies, for the full insurable value of such improvements. Said policies are to be in favor of the Board of Land and Natural Resources and are to be in filed and deposited with said Board. In the event of loss, damage or destruction, the Board of Land and Natural Resources shall retain from the proceeds of the policies such amounts deemed by it to be necessary to cover the loss, damage or destruction of or to the government-owned improvements and the balance of such proceeds, if any, shall be delivered to the Permittee.
9. The Board of Land and Natural Resources reserves the right to itself, its agents and/or representatives to enter or cross any portion of the Premises at any time in the performance of its duties.
10. The Permittee shall give the Board of Land and Natural Resources twenty-five (25) days' notice in writing before vacating the Premises.
11. The Permittee, if a holdover lessee or licensee, shall pay all real property taxes, which shall be assessed against the Premises from the date of this Permit, provided that a Permittee, not a holdover lessee or licensee, who has occupied the Premises for commercial purposes for a continued period of one year or more, shall pay the real property taxes assessed against said premises after the first year of the Permit as provided in Section ~~245-36(d)~~, Hawaii Revised Statutes.  
246-36(1) (5),

12. This Permit or any rights hereunder shall not be sold, assigned, conveyed, leased, mortgaged or otherwise transferred or disposed of.
13. The Permittee shall observe and comply with all laws, ordinances, rules and regulations of the federal, state municipal or county governments affecting the Premises or improvements.
14. The Permittee shall repair and maintain all buildings or other improvements now or hereafter on the Premises.
15. The Permittee shall obtain the prior written consent of the Board before making any major improvements.
16. The Permittee shall keep the Premises and improvements in a clean, sanitary and orderly condition.
17. The Permittee shall pay when due, all payments for water and other utilities, and whatever charges for the collection of garbage that may be levied.
18. The Permittee shall not make, permit or suffer, any waste, strip, spoil, nuisance or unlawful, improper or offensive use of the Premises.
19. The Permittee shall at all times with respect to the Premises use due care for public safety and agrees to defend, hold harmless and indemnify the State of Hawaii from and against all claims or demands for damage, including claims for property damage, personal injury or death, arising on or about the Premises, or by any fire or explosion thereon, or growing out of, or caused by any failure on the part of the Permittee to maintain the Premises in accordance with the terms and conditions of this Permit.
20. It is understood that the Permittee has inspected the Premises and knows the condition thereof and fully assumes all risks incident to its use.
21. The acceptance of rent by the Permitter shall not be deemed a waiver of any breach by the Permittee of any term, covenant or condition of this Permit nor of the Permitter's right to declare and enforce a forfeiture for any such breach, and the failure of the Permitter to insist upon strict performance of any term, covenant or condition, or to exercise any option herein conferred, in any one or more instances, shall not be construed as a waiver or relinquishment of any term, covenant, condition or option.
22. That the Permittee shall procure, at its own cost and expense, and maintain during the entire period of this permit, a policy or policies of comprehensive public liability insurance, in an amount acceptable to the Chairman or his designated representative, insuring the State of Hawaii and the Permittee against all claims for personal injury, death and property damage; that said policy or policies shall cover the entire premises, including all buildings, improvements and grounds and all roadways or sidewalks on or adjacent to the premises in the control or use of the Permittee. The Permittee shall furnish the State with a certificate showing such policy to be initially in force and shall furnish a like certificate upon each renewal of such policy, each such certificate to contain or be accompanied by an assurance of the insurer to notify the State of any intention to cancel any such policy sixty (60) days prior to actual cancellation. The procuring of this policy shall not release or relieve the Permittee of

its responsibility under this permit as set forth herein or limit the amount of its liability under this permit.

- 23. Should this Permit on a month to month basis extend for a period beyond one year from the date of issuance, any renewal of this Permit beyond such one year from the date of issuance shall be only upon approval of the Board of such extension.
- 24. The use and enjoyment of the Premises shall not be in support of any policy which discriminates against anyone based upon race, creed, color, national origin or a physical handicap.

Unless the text indicates otherwise, the use of any gender shall include all genders and, if the Permittee includes more than one person, the singular shall signify the plural and this Permit shall bind said persons, and each of them jointly and severally.

Dated: October 31, 19 78.

STATE OF HAWAII

Approved by the Board  
at its meeting held on

September 8, 1978

By: W.F. Thompson  
Chairman and Member of the  
Board

And By: Geely W. Fay  
Member  
Board of Land and Natural  
Resources

PERMITTEE  
WEST MAUI CULTURAL COUNCIL

By: Marian Freeman, president

And By: Robert Schuman, V.P.

APPROVED AS TO FORM:

Clara Michael  
DEPUTY ATTORNEY GENERAL

DATE: OCT 26 1978

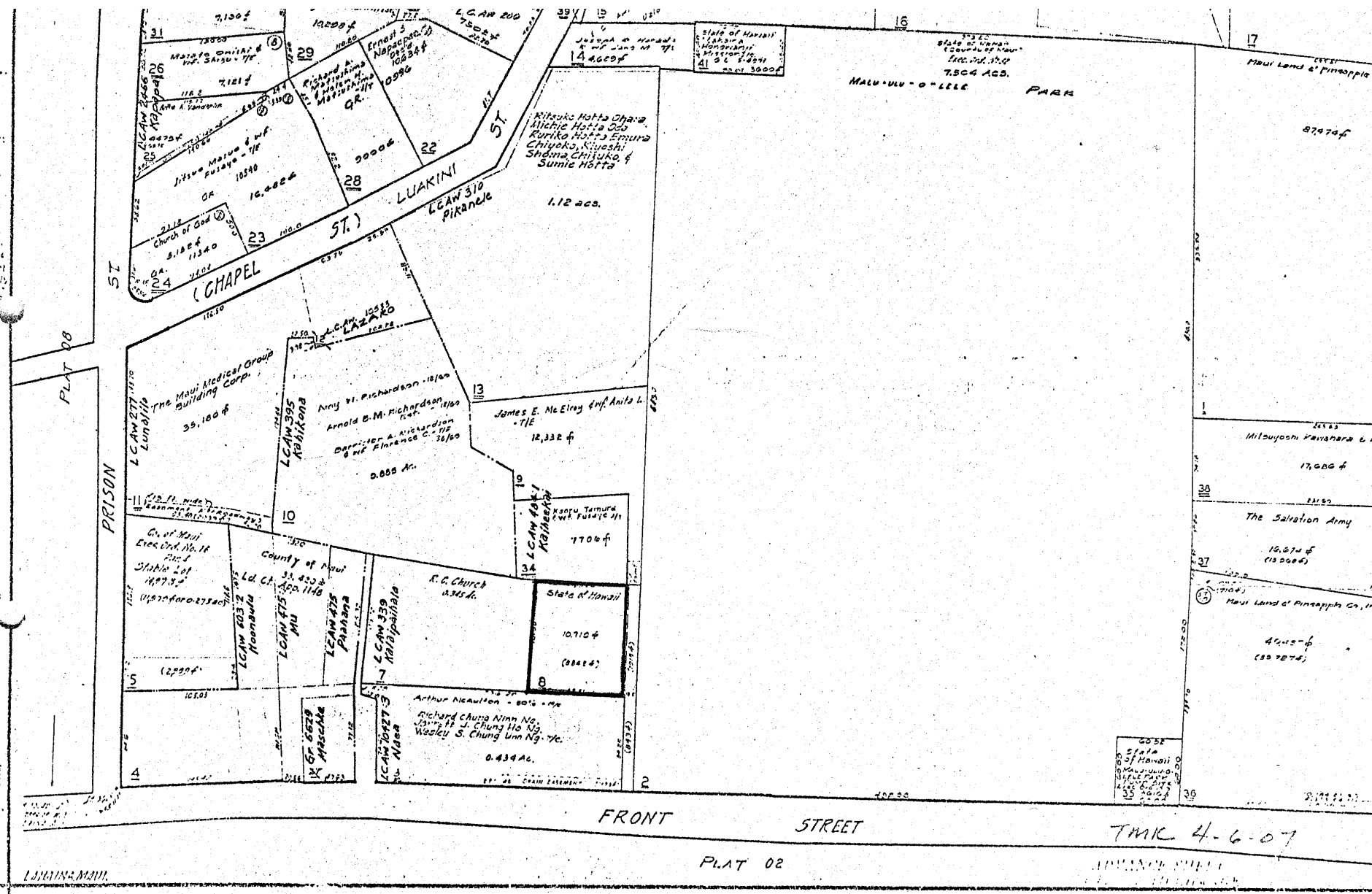
STATE OF HAWAII

COUNTY OF Maua )  
(City and) ) SS

On this 20th day of September, 1978,  
before me appeared MARIAN FREEMAN  
and ROBERT SCHUMAN, to me personally  
known, who, being by me duly sworn, did say that they are the  
PRESIDENT and Vice President,  
respectively, of West Maui Cultural Council,  
and that the seal affixed to the foregoing instrument is the  
corporate seal of said corporation and that said instrument was  
signed and sealed in behalf of said corporation by authority of  
its Board of Directors, and the said Marian Freeman  
and Robert Schuman acknowledged said instrument  
to be the free act and deed of said corporation.

Irma K. Thompson  
Notary Public, Second Judicial  
Circuit, State of Hawaii.

My Commission Expires: Mar. 15, 1982



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