

BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. DR09-38
	)	
ALEXANDER & BALDWIN, INC.	)	FINDINGS OF FACT,
	)	CONCLUSIONS OF LAW,
For Declaratory Order to Designate	)	AND DECISION AND ORDER
Important Agricultural Lands	)	
for approximately 27,102 acres at Wailuku	)	
and Makawao, Maui, Hawai`i,	)	
TMK: 2-5-01: portion of 01, 05 and 08; 2-5-02:	)	
portion of 01 and portion of 02; 2-5-03: 06, 07,	)	
08 and 09; 2-5-04: 13 and portion of 39;	)	
2-5-05: portion of 19 and portion of 20;	)	
3-8-01: portion of 01, 05, 06, portion of 07, 11,	)	
12, 14, 15, 33 and 135; 3-8-03: 01, 02, 03,	)	
portion of 04, 05, 06 and 07; 3-8-04: portion of	)	
01, portion of 02 and portion of 22; 3-8-05:	)	
portion of 01, portion of 02 and 18; 3-8-06:	)	
portion of 01, portion of 02, portion of 03, 15	)	
and 29; 3-8-08: 06	)	

**FINDINGS OF FACT, CONCLUSIONS  
OF LAW, AND DECISION AND ORDER**

ALEXANDER & BALDWIN, INC. ("Petitioner"), filed a Petition for Declaratory Order to Designate Important Agricultural Lands on April 6, 2009, pursuant to Hawai`i Revised Statutes ("HRS") §§ 205-44 and 45, and Hawai`i Administrative Rules ("HAR") chapter 15-15, to designate as Important Agricultural Lands ("IAL") approximately 27,133<sup>1</sup> acres at Wailuku and Makawao, Maui, Hawai`i ("Property"), more particularly described below, as Important Agricultural Lands ("IAL") pursuant to §§205-44 and 45

<sup>1</sup> The acreage was subsequently reduced to 27, 102 acres.

of the Hawaii Revised Statutes (“HRS”) and §§15-15-98 and 99 of the Hawaii Administrative Rules (“HAR”). Tax Map Key Nos.: 2-5-01:portion of 01, 05, and 08; 2-5-02: portion of 01 and portion of 02; 2-5-03: 06, 07, 08, 09; 2-5-04: 13 and portion of 39; 2-5-05: portion of 19 and portion of 20; 3-8-01: portion of 01, 05, 06 portion of 07, 11, 12, 14, 15, 33 and 135; 3-8-03: 01, 02, 03, portion of 04, 05, 06, and 07; 3-8-04: portion of 01, portion of 02 and portion of 22; 3-8-05: portion of 01, portion of 02 and 18; 3-8-06: portion of 01, portion of 02, portion of 03, 15 and 29; 3-8-08:06. ("Petition Area").

The Land Use Commission ("Commission"), having heard and examined the testimony, evidence, and argument of counsel presented during the hearings, along with the pleadings filed herein, hereby makes the following Findings of Fact, Conclusions of Law, and Decision and Order.

## **I. PROCEDURAL MATTERS**

1. On April 6, 2009 the Commission received Petitioner’s Petition for Declaratory Order to designate Important Agricultural Lands (“Petition”), and Exhibits “A” through “D” of the Petition.

2. On April 9, 2009, the LUC sent letters to the State Department of Agriculture, the State Office of Planning, and the County of Maui, Department of Planning; requesting comments regarding the suitability of the Petition.

3. On May 19, 2009 the Commission received the State of Hawaii, Office of Planning (“OP”) comments to the Petition.

4. On May 15, 2009 the Commission received the State of Hawaii, Department of Agriculture (“DOA”) comments to the petition.

5. On May 13, 2009, the Commission received County of Maui's ("County") comments to the Petition.

6. On May 22, 2009, pursuant to discussions with LUC staff concerning a minor mapping revision to the Petition area, the Petitioner submitted a correction to the acreage of the Petition Area to reflect a reduction of 28.5 acres in Tax Map Key parcels: 3-8-03:04 and 3-8-04: 01. Subsequently, the Petition Area was reduced by an additional 2.5 acres to account for another mapping revision in Tax Map Key Nos. 3-8-06:02 and 3-8-06:03.

7. On May 26, 2009, the Commission received Petitioner's response to comments from OP, DOA, and the County of Maui.

8. On June 3, 2009, the Commission held a site visit to view the Petition Area in Wailuku and Makawao, Maui, Hawaii.

9. On June 4, 2009, the Commission held an action hearing on the Petition in Makena, Maui, Hawaii. Benjamin Matsubara, Esq. appeared on behalf of the Petitioner. Jeffrey Hunt of the County of Maui, Planning Department and Abe Mitsuda of the Office of Planning appeared and provided public testimony. Irene Bowie, on behalf of Maui Tomorrow and Lucienne de Naie, on behalf of Sierra Club Maui Group, also provided public testimony.

10. The written comments of OP, DOA, and County, and Petitioner's response to the comments of DOA, county and OP, were made a part of the record in this proceeding.

11. Petitioner is not seeking to reclassify any agricultural lands to the urban, rural or conservation land use district.

12. Petitioner has represented that it is not claiming and will not claim any credits described in HRS § 205-45(h).

## **II. FINDINGS OF FACT**

13. The Petition Area consists of approximately approximately 27,102 acres at Wailuku and Makawao, Maui, Hawai'i. Tax Map Key Nos. 2-5-01: portion of 01, 2-5-01: 05, 2-5-01: 08, 2-5-02: portion of 01, 2-5-02: portion of 02, 2-5-03: 06, 2-5-03: 07, 2-5-03: 08, 2-5-03: 09, 2-5-04: 13, 2-5-04: portion of 39, 2-5-05: portion of 19, 2-5-05: portion of 20, 3-8-01: portion of 01, 3-8-01: 05, 3-8-01: 06, 3-8-01: portion of 07, 3-8-01: 11, 3-8-01: 12, 3-8-01: 14, 3-8-01: 15, 3-8-01: 33, 3-8-01: 135, 3-8-03: 01, 3-8-03: 02, 3-8-03: 03, 3-8-03: portion of 04, 3-8-03: 05, 3-8-03: 06, 3-8-03: 07, 3-8-04: portion of 01, 3-8-04: portion of 2, 3-8-04: portion of 22, 3-8-05: portion of 01, 3-8-05: portion of 02, 3-8-05: 18, 3-8-06: portion of 01, 3-8-06: portion of 02, 3-8-06: portion of 03, 3-8-06: 15, 3-8-06: 29, and 3-8-08: 06 ("Petition Area").

14. The description of the Petition Area acreage by Tax Map Key Numbers and Tax Maps depicting the Petition Area is shown in Petitioner's Exhibit B, which is attached hereto and incorporated herein by reference as Exhibit "A".

15. The Petition Area is owned in fee simple by Alexander & Baldwin Inc, who has provided its written authorization to file the Petition.

16. Petitioner seeks a determination from the Commission as to whether the lands identified by Petitioner in this Petition should be designated as IAL pursuant to HRS §§ 205-44 and 45.

17. It is Petitioner's position that the Petition Area meets the qualifications for designation as IAL under HRS § 205-44, and that the Commission should issue a declaratory order designating the Property as IAL pursuant to HRS § 205-45.

18. The majority of the Petition Area is being actively utilized for the cultivation and processing of sugar cane by the Hawaiian Commercial & Sugar Co. (“HC&S”), a division of the Petitioner. Also, portions of the Property located in Waikapu and Hamakauapoko are used for the cultivation of seed corn, pineapple and pasture.

19. Of the 27,102 acres proposed to be designated IAL, approximately 87% is in sugarcane cultivation, and 6% is used for the cultivation of seed corn , pineapple and pasture. The remaining 7% of the lands is not in cultivation, however, are essential components of the agricultural operation, such as gulches and steep slopes which serve a drainage function or other key agricultural infrastructure, such as reservoirs and irrigation distribution infrastructure.

20. There are a total of four pasture leases for ranching operations in the area identified as Tax Map Key No. 2-5-01:08.

21. The University of Hawaii, Land Study Bureau (“LSB”) developed the Overall Productivity Rating, which classified soils according to five (5) levels, with “A” representing the class of highest productivity soils and “E” representing the lowest. These letters are followed by numbers which further classify the soil types by conveying such information as texture, drainage and stoniness. Based on this, approximately 59% of the Petition Area is rated "A" and approximately 14% of the Petition Area is rated "B". Approximately 27% of the Petition Area is rated “C”, “D”, and “E”. Less than 1% of the

Petition Area is not classified by the LSB, but includes drainage gulches and reservoirs that are essential elements of the active agricultural operations.

22. Based on the Sunshine Maps prepared in 1985 by the Department of Business, Economic Development and Tourism, formerly known as the State Department of Planning and Economic Development, Energy Division, approximately 84% of the Petition Area receives an annual average of 450 calories of solar energy per square centimeter per day.

23. In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawaii (“ALISH”). The classification system is based primarily, though not exclusively, upon the soil characteristics of the lands. The three (3) classes of ALISH lands are: "Prime", "Unique", and "Other", with all remaining lands termed "Unclassified". When utilized with modern farming methods, "Prime" agricultural lands have a soil quality, growing season, and moisture supply necessary to produce sustained crop yields economically. "Unique" agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. "Other" agricultural lands include those that have not been rated as "Prime" or "Unique". The ALISH system classifies approximately 76% of the Petition Area as "Prime" and 13% as “Other”. The balance of the Petition Area is farmed or includes essential elements of the active agricultural operation including gulches, and reservoirs that are not classified under ALISH.

24. The majority of the Petition Area has been in active sugarcane cultivation for at least a century. Portions of the Petition Area are used for the cultivation of seed corn, pineapple and pasture.

25. To conserve water, all sugar cane fields in the Petition Area are served by HC&S' existing drip irrigation systems. Currently, irrigation water is derived from a combination of sources consisting of brackish water wells, reservoirs and two surface water ditch systems. The irrigation system also includes ditches, pipelines and reservoirs for the transport and storage of water. The cultivated areas within the Petition Area have historically relied upon these water sources to sufficiently meet their irrigation needs.

26. The Petition Area is provided water by the East Maui Irrigation Ditch (EMI) which is owned, operated/maintained by the East Maui Irrigation Company, a wholly owned subsidiary of the Petitioner and the West Maui Ditch system which is co-owned, operated and maintained by HC&S and the Wailuku Water Company, formerly Wailuku Sugar Company. The delivery capacity of the East and West Maui systems totals approximately 570 million gallons per day (East Maui Irrigation system: 450 mgd; West Maui ditch system: 120 mgd). The long-term average water delivery from the two systems is approximately 195 mgd, which includes only the water delivered from the West Maui systems used by HC&S, not the total delivery of the system. In addition, HC&S owns and operates 15 brackish water wells with a total pumping capacity of approximately 228 mgd which are used to supplement ditch flows as needed.

27. In addition to the existing wells, reservoirs and irrigation system, the Petition Area receives an average of 15.8 to 59.1 inches of rain annually. Therefore, the Petition Area has sufficient quantities of water to support viable agricultural production.

28. The Draft Maui Island Plan (April 2008) is a part of the County's on-going effort to prepare the General Plan 2030 of the County of Maui. Intended to provide a long-term comprehensive strategic planning document for the physical, economic, environmental development and cultural identity of the County, it encompasses goals, polices, programs and actions that are recommended based on an assessment of current and future needs and available resources. According to the Land Use Policy Map published within the Draft Maui Island Plan, the entire Petition Area is outside of the proposed Urban Growth Boundary, Resort Areas, and Developed Areas.

29. As a more detailed land use element of the County's General Plan, the Maui Community Plans are land use planning documents that guide government action and decision-making for the total of nine community planning districts within the County. The documents are district specific and include planning goals, objectives, policies and implementation considerations that provide for optimum planning effectiveness and benefits for the residents in the respective community districts.

30. Three of the Community Plans Land Use Maps contain portions of the Petition Area: the 1990 Wailuku-Kahului Community Plan Land Use Map, the 1998 Kihei-Makena Community Plan Land Use Map, and the 1995 Paia-Haiku Community Plan Land Use Map.

31. Petition Area lands within the 1990 Wailuku-Kahului Community Plan Land Use Map are designated Agriculture. Petition Area lands within the 1998 Kihei-Makena Community Plan Land Use Map are designated Agriculture, with the Waikapu Stream and a few small areas outside Kealia Pond National Wildlife Refuge designated as Open



Space. Petition Areas lands within the 1995 Paia-Haiku Community Plan Land Use Map are designated as Agriculture.

32. The portions of the Petition Area that are designated as “Open Space” in the County of Maui’s Kihei Makena Community Plan and designated as “Sensitive Lands” in the County of Maui’s Draft Maui Island Plan are consistent with said designations. These designated areas are principally internal gulches within cultivated fields of the plantation, where agricultural use is permitted. The management of these gulches is part of an overall stewardship program for HC&S, which includes prudent agricultural practices (mitigation of soil erosion, runoff and impacts to water quality). This conservation program is administered in consultation with the USDA Natural Resources Conservation Service, whose primary mission is the conservation of natural resources. The intent of the “Open Space” designation is to limit development on lands which may be inappropriate due to environmental, physical or scenic constraints, while “Sensitive Lands” are characterized by native habitat, natural floodways and steep slopes where future growth should be discouraged. The designation of the Petition Area as IAL is consistent with the intent and purpose of these respective County land use designations.

33. The Petition Area is situated within the State Agricultural District.

34. The Petition Area contributes to maintaining a critical land mass important to agricultural operating productivity.

35. Lands containing high to steep slopes which include gulches, valleys, ravines and drainage ways provide critical infrastructure support of the adjacent highly productive lands by providing and preserving the necessary natural drainage ways for adjacent lands which have been identified as highly productive.

36. Lands containing natural and/or man-made water ways and features such as streams, reservoirs, wetlands, and drainage basins provide critical infrastructure support for adjacent highly productive lands by providing and preserving the necessary water source for existing as well as potential future irrigation systems necessary to assure agriculture productivity for the Petition Area.

37. Additional lands proposed for inclusion, although not identified as “Prime” agricultural lands, nor characteristic of , or containing elements which may provide critical infrastructure support for highly productive lands being proposed, are necessary to provide the overall critical “contiguous” land mass necessary for the agricultural operating productivity of the overall approximately 27,102 acres of land being proposed by the Petitioner.

38. The Petition Area is fully integrated with the infrastructure necessary to support intensive agricultural production, harvesting, processing, and shipping of product.

### **III. CONCLUSIONS OF LAW**

1. The Commission has jurisdiction over the Petition pursuant to HRS §§ 91-8, 205-44 and 205-45 and HAR § 15-15-98.

2. The entire Petition Area is currently used for agricultural production and ninety-three percent of the Petition Area is in active cultivation in accordance with HRS § 205-44(c)(1).

3. The Petition Area has soil qualities and growing conditions that support agricultural production in accordance with HRS § 205-44(c)(2).

4. Seventy-six percent of the Petition Area is rated as Prime under ALISH in accordance with HRS § 205-44(c)(3).

5. Eighty-seven percent of the Petition Area is currently in sugar cane cultivation in accordance with HRS § 205-44(c)(4).

6. The Petition Area has sufficient quantities of water to support viable agricultural production in accordance with HRS § 205-44(c)(5).

7. The Petition Area's designation as IAL is consistent with the general, development, and community plans of the County in accordance with HRS § 205-44(c)(6).

8. The entire Petition Area, including those areas comprised of gulches, streams and reservoirs, that are not actively cultivated constitute a critical land mass that is important to agricultural operating productivity in accordance with HRS § 205-44(c)(7).

9. The Petition Area is within close proximity to or is near support infrastructure conducive to agricultural productivity, such as transportation to markets, water, or power in accordance with HRS § 205-44(c)(8).

10. The entire Petition Area, including those areas that are not actively cultivated comprised of gulches, streams and reservoirs, constitute a contiguous, intact, and functional land unit large enough to allow flexibility in agricultural production and management and is consistent with the policies of HRS § 205-43(1).

11. The Petition Area meets the requirements of HRS § 205-45(c) for designation as important agricultural land.

12. Any conclusion of law herein improperly designated as a finding of fact should be deemed or construed as a conclusion of law; any finding of fact herein

improperly designated as a conclusion of law should be deemed or construed as a finding of fact.

#### **IV. DECISION AND ORDER**

IT IS HEREBY ORDERED that the Petition Area, consisting of approximately designate approximately 27,102 acres at Wailuku and Makawao, Maui, Hawai'i ("Property"), more particularly described below, as Important Agricultural Lands ("IAL") pursuant to §§205-44 and 45 of the Hawaii Revised Statutes ("HRS") and §§15-15-98 and 99 of the Hawaii Administrative Rules ("HAR"). Tax Map Key Nos. 2-5-01: portion of 01, 2-5-01: 05, 2-5-01: 08, 2-5-02: portion of 01, 2-5-02: portion of 02, 2-5-03: 06, 2-5-03: 07, 2-5-03: 08, 2-5-03: 09, 2-5-04: 13, 2-5-04: portion of 39, 2-5-05: portion of 19, 2-5-05: portion of 20, 3-8-01: portion of 01, 3-8-01: 05, 3-8-01: 06, 3-8-01: portion of 07, 3-8-01: 11, 3-8-01: 12, 3-8-01: 14, 3-8-01: 15, 3-8-01: 33, 3-8-01: 135, 3-8-03: 01, 3-8-03: 02, 3-8-03: 03, 3-8-03: portion of 04, 3-8-03: 05, 3-8-03: 06, 3-8-03: 07, 3-8-04: portion of 01, 3-8-04: portion of 2, 3-8-04: portion of 22, 3-8-05: portion of 01, 3-8-05: portion of 02, 3-8-05: 18, 3-8-06: portion of 01, 3-8-06: portion of 02, 3-8-06: portion of 03, 3-8-06: 15, 3-8-06: 29, and 3-8-08: 06, and shown approximately on Exhibit "A," attached hereto and incorporated by reference herein, shall be and is hereby designated as Important Agricultural Lands as governed by HRS Chapter 205.

IT IS HEREBY FURTHER ORDERED that the designation of the Petition Area as Important Agricultural Lands shall be subject to the following conditions:

1. Petitioner shall comply with representations made to the Commission with respect to not claiming any credits described in HRS § 205-45(h) with respect to the Petition Area.

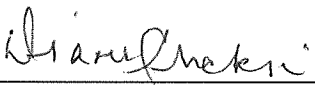
2. Within seven days of the issuance of the Commission's Decision and Order, Petitioner shall record it with the Bureau of Conveyances.

ADOPTION OF ORDER


The undersigned Commissioners, being familiar with the record and proceedings, hereby adopt and approve the foregoing ORDER this 26 day of June, 2009. This ORDER may be executed in counterparts. This ORDER and its ADOPTION shall take effect upon the date this ORDER is certified and filed by this Commission.

Done at Honolulu, Hawai'i, this 26 day of June 2009.

APPROVED AS TO FORM

  
Deputy Attorney General

LAND USE COMMISSION  
STATE OF HAWAII

By   
DUANE KANUHA  
Chairperson and Commissioner

By \_\_\_\_\_  
RANSOM PILTZ  
Vice Chairperson and Commissioner

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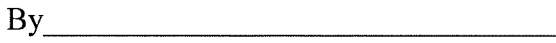
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APPROVED AS TO FORM

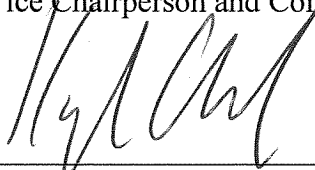
  
Deputy Attorney General

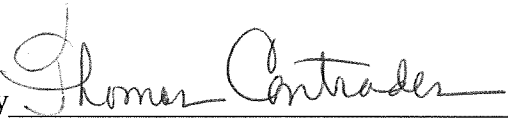
LAND USE COMMISSION  
STATE OF HAWAII

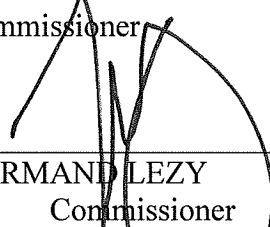
By   
DUANE KANUHA  
Chairperson and Commissioner

By   
RANSOM PILTZ  
Vice Chairperson and Commissioner

By ABSENT  
VLADIMIR PAUL DEVENS  
Vice Chairperson and Commissioner

By   
KYLE CHOCK  
Commissioner

By   
THOMAS CONTRADES  
Commissioner

By   
NORMAND LEZY  
Commissioner

By   
LISA JUDGE  
Commissioner


By ABSENT  
NICHOLAS W. TEVES, JR.  
Commissioner

Filed and effective on:

June 29, 2009

By ABSENT  
REUBEN S.F. WONG  
Commissioner

Certified by:

  
Orlando Davidson, Executive Officer

# EXHIBIT A

(Consisting of 15 pages)

Petitioner's Exhibit B to Petition  
DR09-38

June 2009



EXHIBIT B

Proposed Important Agricultural Lands  
Tax Map Key Parcels  
for  
Alexander & Baldwin, Inc.  
Maui Lands

June 2009

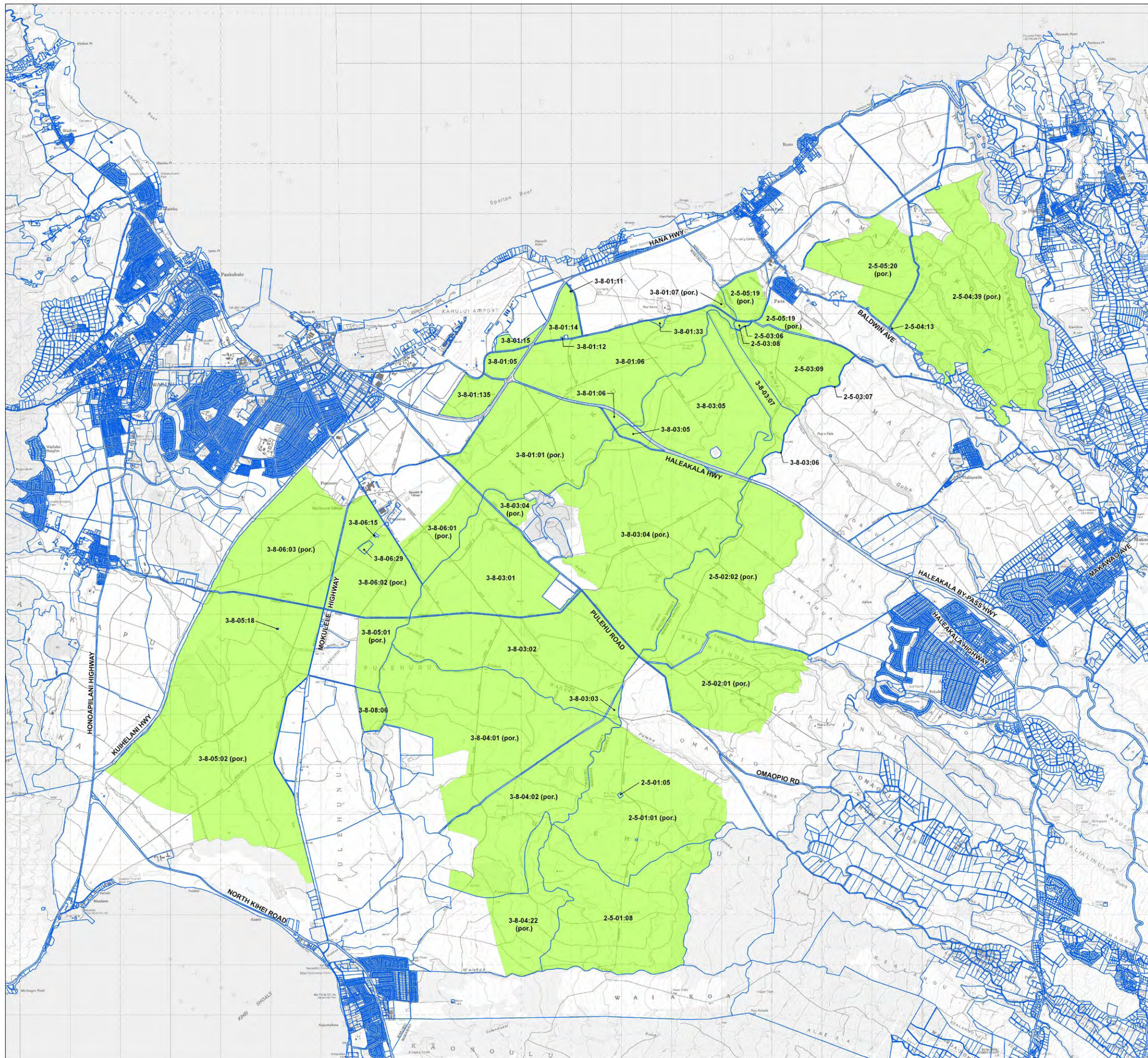
Exhibit B: Tax Map Key Description

Approximately 27,102 acres of land owned by Alexander & Baldwin, Inc. on Maui are proposed to be designated as IAL, including 42 Tax Map Key (TMK) parcels (entire parcel or portions thereof). The parcels are specifically described as TMK numbers: 2-5-01: 01 (portion), 05, and 08; 2-5-02: 01 (portion), and 02 (portion); 2-5-03: 06, 07, 08, and 09; 2-5-04: 13, and 39 (portion); 2-5-05: 19 (portion), and 20 (portion); 3-8-01: 01 (portion), 05, 06, 07 (portion), 11, 12, 14, 15, 33, and 135; 3-8-03: 01, 02, 03, 04 (portion), 05, 06, and 07; 3-8-04: 01 (portion), 02 (portion), and 22 (portion); 3-8-05: 01 (portion), 02 (portion), and 18; 3-8-06: 01 (portion), 02 (portion), 03 (portion), 15, and 29; and 3-8-08: 06.

The following table shows a summary of TMK numbers and approximate acreage for proposed IAL lands:

	<b>TMK NUMBER</b>	<b>APPROXIMATE ACREAGE</b>		<b>TMK NUMBER</b>	<b>APPROXIMATE ACREAGE</b>
1	2-5-01:01 (POR.)	1,269.2	24	3-8-03:01	1,005.2
2	2-5-01:05	2.2	25	3-8-03:02	1,538.7
3	2-5-01:08	1,815.5	26	3-8-03:03	23.5
4	2-5-02:01 (POR.)	954.4	27	3-8-03:04 (POR.)	2,334.3
5	2-5-02:02 (POR.)	1,316.0	28	3-8-03:05	1,078.6
6	2-5-03:06	0.9	29	3-8-03:06	5.7
7	2-5-03:07	4.8	30	3-8-03:07	323.9
8	2-5-03:08	9.0	31	3-8-04:01 (POR.)	1,717.6
9	2-5-03:09	538.9	32	3-8-04:02 (POR.)	1,002.5
10	2-5-04:13	0.8	33	3-8-04:22 (POR.)	589.7
11	2-5-04:39 (POR.)	2,150.5	34	3-8-05:01 (POR.)	223.1
12	2-5-05:19 (POR.)	214.8	35	3-8-05:02 (POR.)	3,224.8
13	2-5-05:20 (POR.)	643.8	36	3-8-05:18	0.1
14	3-8-01:01 (POR.)	1,194.0	37	3-8-06:01 (POR.)	359.0
15	3-8-01:05	83.5	38	3-8-06:02 (POR.)	739.1
16	3-8-01:06	1,198.2	39	3-8-06:03 (POR.)	1,038.6
17	3-8-01:07 (POR.)	25.6	40	3-8-06:15	0.5
18	3-8-01:11	0.2	41	3-8-06:29	11.5
19	3-8-01:12	0.6	42	3-8-08:06	101.5
20	3-8-01:14	141.2			
21	3-8-01:15	49.7			
22	3-8-01:33	5.6			
23	3-8-01:135	164.7			
<b>TOTAL:</b>					27,102.0

Exhibit B illustrates the proposed IAL lands and the related Tax Map Key parcels. To illustrate the individual TMK parcels, Exhibits B-1 to B-11 identify the individual TMK parcels and portions thereof that are proposed to be designated IAL.



- Legend**
- TMK Parcel Boundary
  - Proposed Important Agricultural Lands

Source:  
County of Maui  
U.S. Geological Survey

Disclaimer:  
This map has been prepared for general planning purposes only.

EXHIBIT B  
Tax Map Key  
**A&B IAL Maui**

A&B INC. ISLAND OF MAUI

NORTH

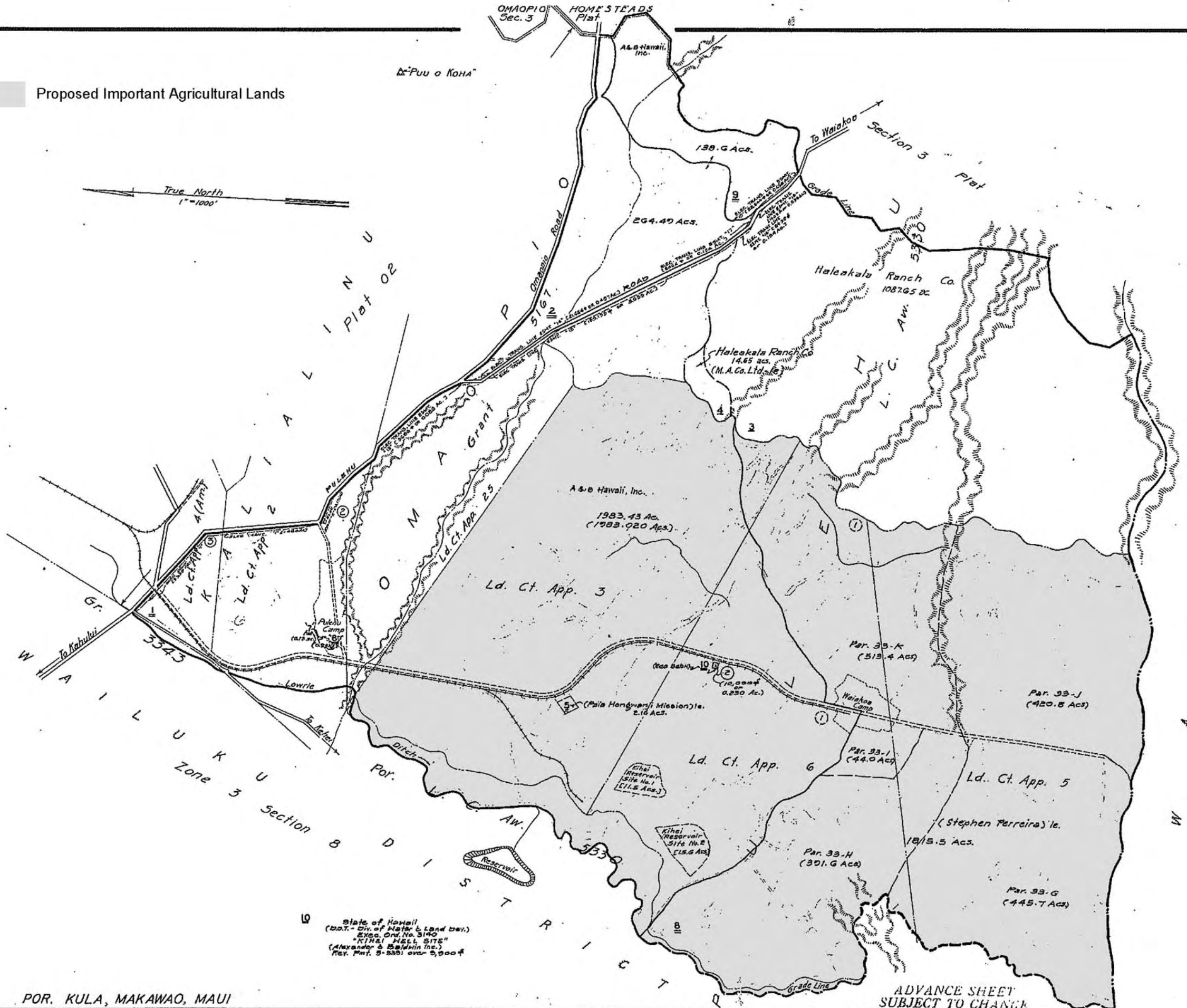
LINEAR SCALE (FEET)  
0 1,000 2,000 4,000 8,000

June 2009

PBR HAWAII & ASSOCIATES, INC.

DIRECTED  
JUN 19 1975  
JAN 21 1979  
1974  
7 1950  
1971  
AN 1 1975  
18 1975  
2 1981  
20 1981

Proposed Important Agricultural Lands



Dwg. No. 1969 Revised to  
By: D.S.C. - E.H.N. March 1974  
Source: Tax Maps Bureau

POR. KULA, MAKAWAO, MAUI

ADVANCE SHEET  
SUBJECT TO CHANGE

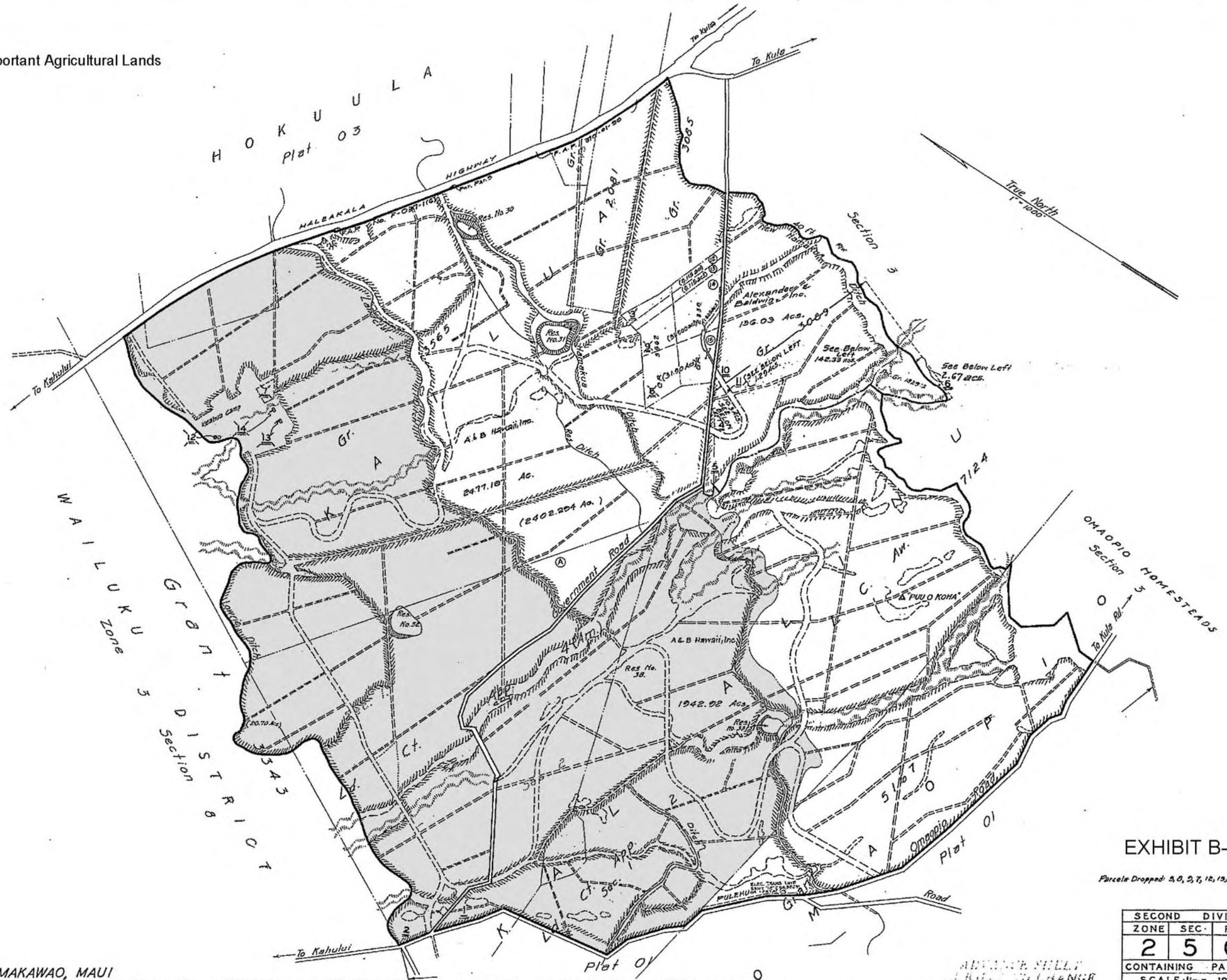
EXHIBIT B-1

Parcels dropped 7,6.

SECOND DIVISION		
ZONE	SEC.	PLAT
2	5	01
CONTAINING PARCELS		
SCALE 1 in = 1000 ft.		

PRINTED

Proposed Important Agricultural Lands



OWNERS OF  
 PARCELS 4, 5, 6 & 11  
 Alexander & Baldwin, Inc.

EXHIBIT B-2

Parcels Dropped: 5, 6, 9, 7, 12, 13, 14.

SECOND DIVISION		
ZONE	SEC.	PLAT
2	5	02
CONTAINING PARCELS		
SCALE 1 in = 1000 Ft.		

ADVANCE SHEET  
 SUBJECT TO CHANGE

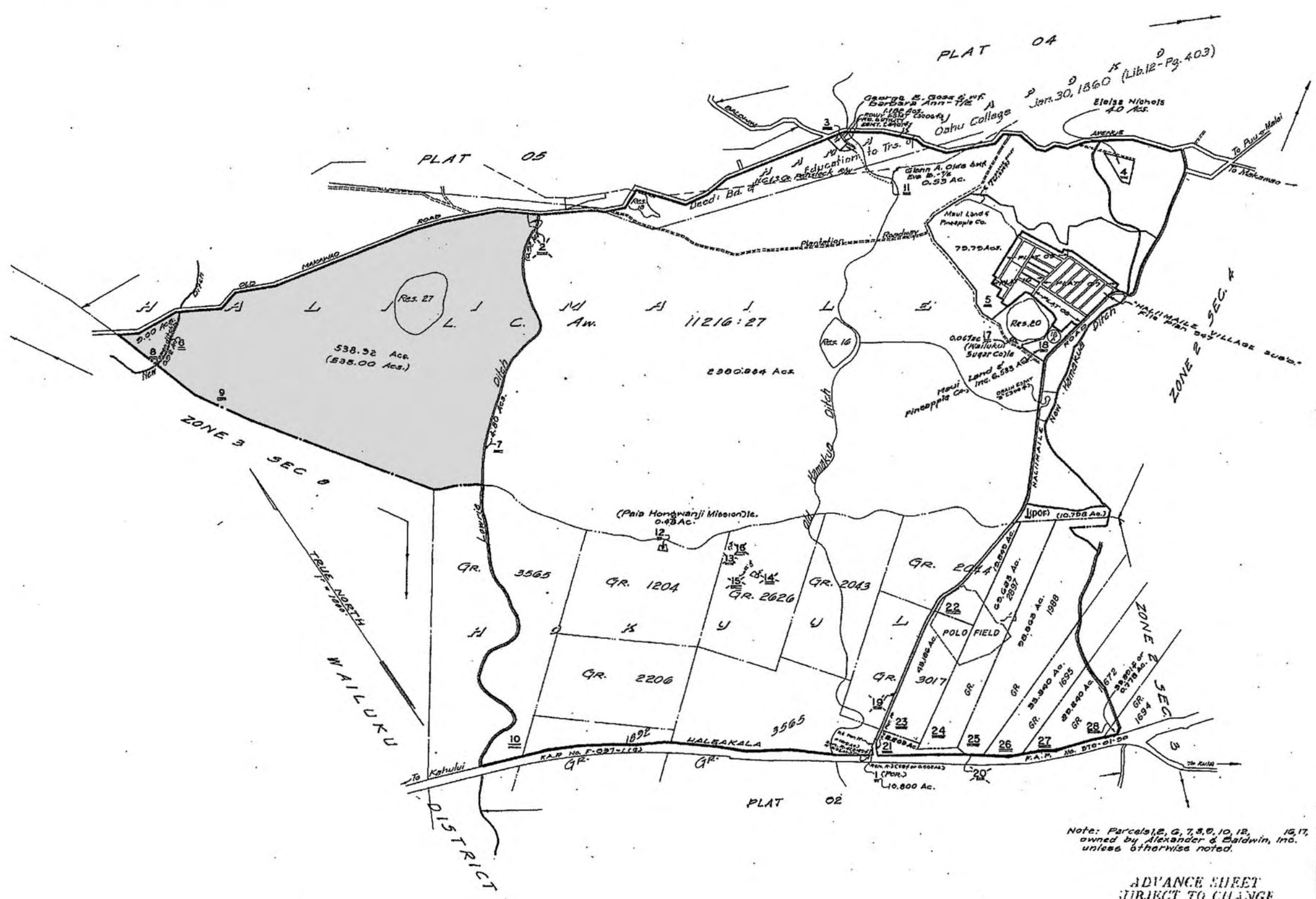
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POR. KULA, MAKAWAO, MAUI

JUL 1 1950  
 AUG 1 1950  
 SEP 1 1950  
 OCT 1 1950  
 NOV 1 1950  
 DEC 1 1950  
 JAN 1 1951  
 FEB 1 1951  
 MAR 1 1951  
 APR 1 1951  
 MAY 1 1951  
 JUN 1 1951  
 JUL 1 1951  
 AUG 1 1951  
 SEP 1 1951  
 OCT 1 1951  
 NOV 1 1951  
 DEC 1 1951  
 JAN 1 1952  
 FEB 1 1952  
 MAR 1 1952  
 APR 1 1952  
 MAY 1 1952  
 JUN 1 1952  
 JUL 1 1952  
 AUG 1 1952  
 SEP 1 1952  
 OCT 1 1952  
 NOV 1 1952  
 DEC 1 1952

Div. No. 1910  
 By D.S.C. & H.N. March, 1934.  
 Source: Tax Maps, Bureau.

Proposed Important Agricultural Lands



JUL 1 1950  
 FEB 1 1950  
 MAY 1 1950  
 OCT 1 1950  
 APR 1 1971  
 MAY 1 1972  
 JUN 2 1976  
 SEP 1 1992

Dwg. No. 2223  
 Source: Tax Maps Bureau  
 By: B.S.C. & A. May 1982

FOR: HAMAKUAPONO, MAKAWAO, MAUI.

EXHIBIT B-3

Parcel Dropped: 13,14,15,16

Note: Parcels 5, 6, 7, 8, 9, 10, 12, 15, 17, owned by Alexander & Baldwin, Inc. unless otherwise noted.

TAXATION MAPS BUREAU TERRITORY OF HAWAII		
TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
2	5	03
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		

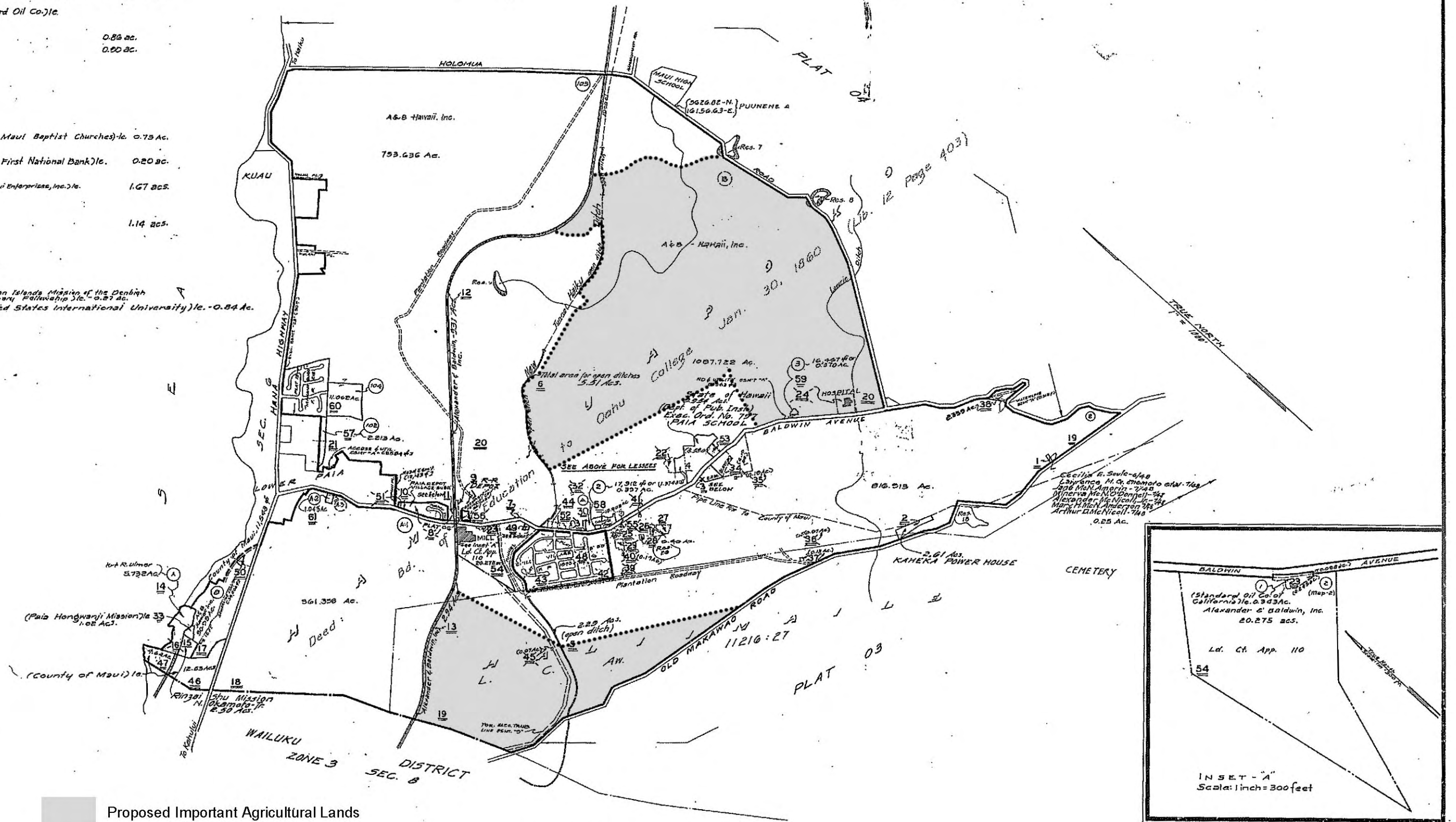
ADVANCE SHEET  
 SUBJECT TO CHANGE



All parcels listed below owned by Alexander & Baldwin, Inc. & leased, unless otherwise noted.

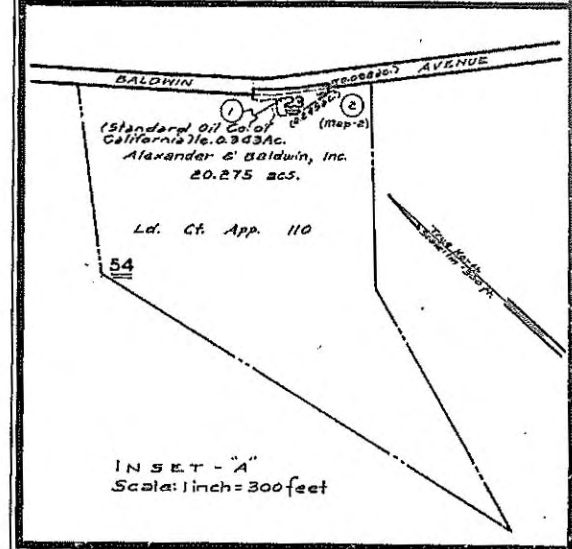
- 23 (Standard Oil Co.) le.
- 26 0.88 ac.
- 27 0.00 ac.
- 44 (East Maui Baptist Churches) le. 0.79 Ac.
- 7 (Bishop First National Bank) le. 0.20 ac.
- 18 (Maui Enterprises, Inc.) le. 1.67 acs.
- 30 1.14 acs.
- 52 (Catholic Islands Mission of the Denbigh Missionary Fellowship) le. 0.27 ac.
- 53 (United States International University) le. 0.54 Ac.

JUN 1 1898  
 FEB 19 1940  
 APR 1 1940  
 MAY 1 1940  
 JUN 1 1940  
 JUL 1 1940  
 AUG 1 1940  
 SEP 1 1940  
 OCT 1 1940  
 NOV 1 1940  
 DEC 1 1940  
 JAN 1 1941  
 FEB 1 1941  
 MAR 1 1941  
 APR 1 1941  
 MAY 1 1941  
 JUN 1 1941  
 JUL 1 1941  
 AUG 1 1941  
 SEP 1 1941  
 OCT 1 1941  
 NOV 1 1941  
 DEC 1 1941  
 JAN 1 1942  
 FEB 1 1942  
 MAR 1 1942  
 APR 1 1942  
 MAY 1 1942  
 JUN 1 1942  
 JUL 1 1942  
 AUG 1 1942  
 SEP 1 1942  
 OCT 1 1942  
 NOV 1 1942  
 DEC 1 1942  
 JAN 1 1943  
 FEB 1 1943  
 MAR 1 1943  
 APR 1 1943  
 MAY 1 1943  
 JUN 1 1943  
 JUL 1 1943  
 AUG 1 1943  
 SEP 1 1943  
 OCT 1 1943  
 NOV 1 1943  
 DEC 1 1943  
 JAN 1 1944  
 FEB 1 1944  
 MAR 1 1944  
 APR 1 1944  
 MAY 1 1944  
 JUN 1 1944  
 JUL 1 1944  
 AUG 1 1944  
 SEP 1 1944  
 OCT 1 1944  
 NOV 1 1944  
 DEC 1 1944  
 JAN 1 1945  
 FEB 1 1945  
 MAR 1 1945  
 APR 1 1945  
 MAY 1 1945  
 JUN 1 1945  
 JUL 1 1945  
 AUG 1 1945  
 SEP 1 1945  
 OCT 1 1945  
 NOV 1 1945  
 DEC 1 1945



Proposed Important Agricultural Lands

- 3 Roman Catholic Church in the State of Hawaii - 2.00 Acs.
- 11 Alexander & Baldwin, Inc. - 0.51 ac.
- 49 Hann. Telephone Co. - 6.037 ac. or 0.198 ac.



Note: All parcels owned by Alexander & Baldwin, Inc. unless otherwise noted.

**EXHIBIT B-5**  
**ADVANCE SHEET**  
**SUBJECT TO CHANGE**

Parcels dropped: 35, 45, 8, 10, 51, 52, 57, 60, 26, 34, 55, 56, 58, 59, 61, 62, 63, 64, 65

TERRITORY OF HAWAII		
TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
2	5	05
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		

FOR HAMAKUAPOKO, MAKAWAO MAUI



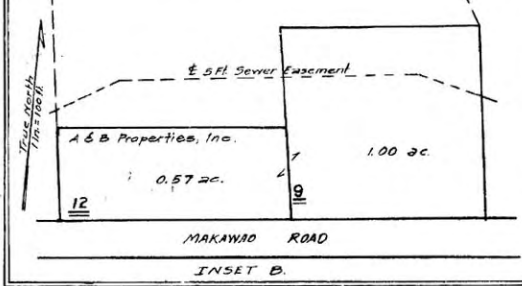
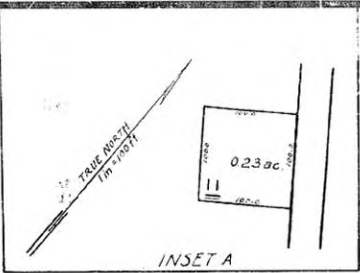
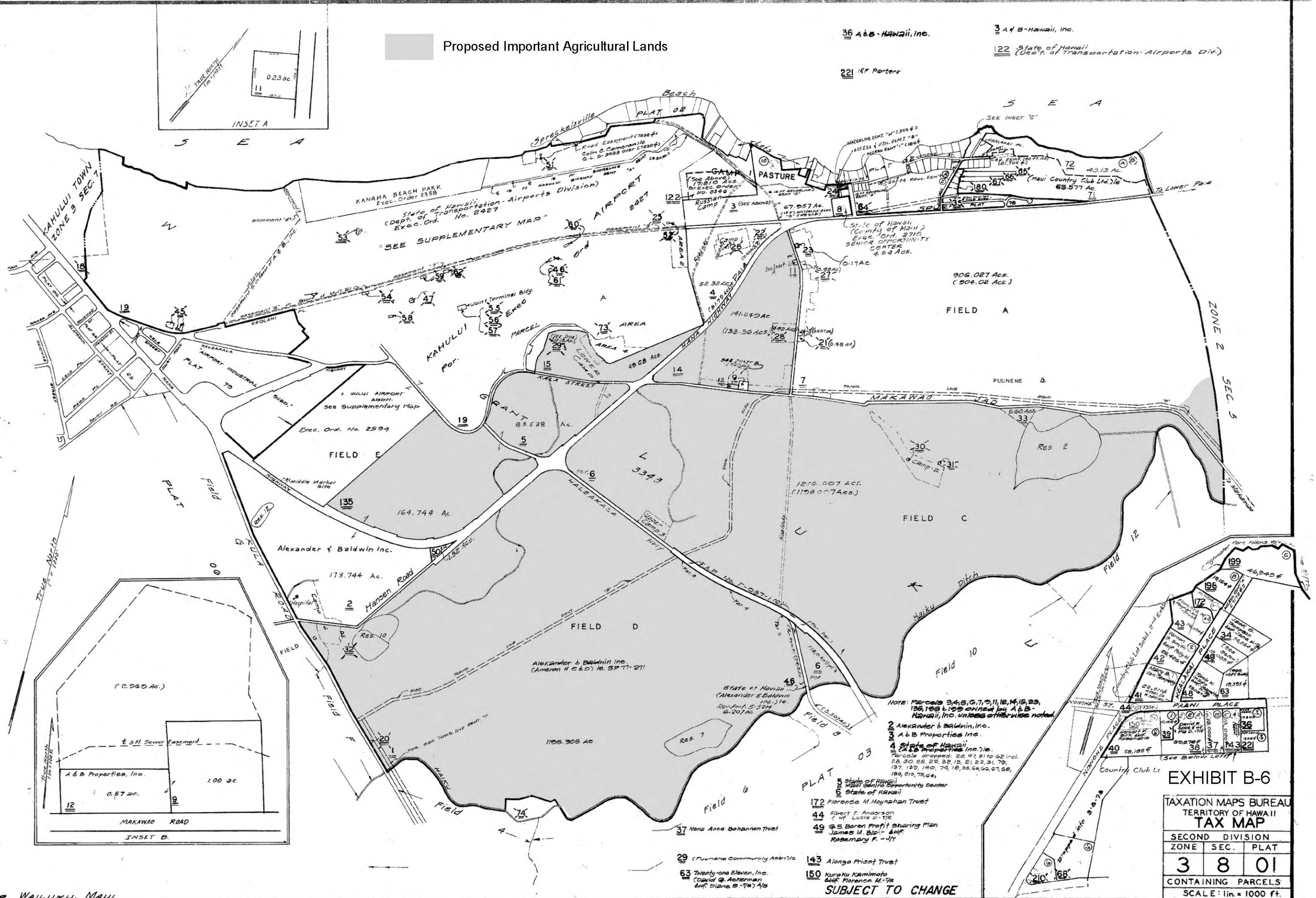
Proposed Important Agricultural Lands

36 A & B - Hawaii, Inc.

3 A & B - Hawaii, Inc.

122 State of Hawaii (Dept. of Transportation - Airports Div.)

221 147 Parsons



- NOTE: Parcels 3, 4, 5, 6, 7, 9, 11, 12, 14, 15, 23, 135, 102 & 100 owned by A & B - Hawaii, Inc. unless otherwise noted.
- 2 Alexander & Baldwin, Inc.
  - 3 A & B Properties, Inc.
  - 4 State of Hawaii (A & B Properties, Inc.)
  - 172 Florence M. Moynihan Trust
  - 44 Albert F. Anderson & wife Lucie D. Tye
  - 49 G.S. Boren Profit Sharing Plan James M. Boren & wife Rosemary F. - JT
  - 29 Puunene Community Ass'n/Co
  - 63 Twenty-one Eleven, Inc. Capital G. Ackerman & wife Diane B. - JT/As
  - 143 Alonge Priest Trust
  - 150 Kureku Kaminoto & wife Florence M. - JT/As
- SUBJECT TO CHANGE**

**EXHIBIT B-6**

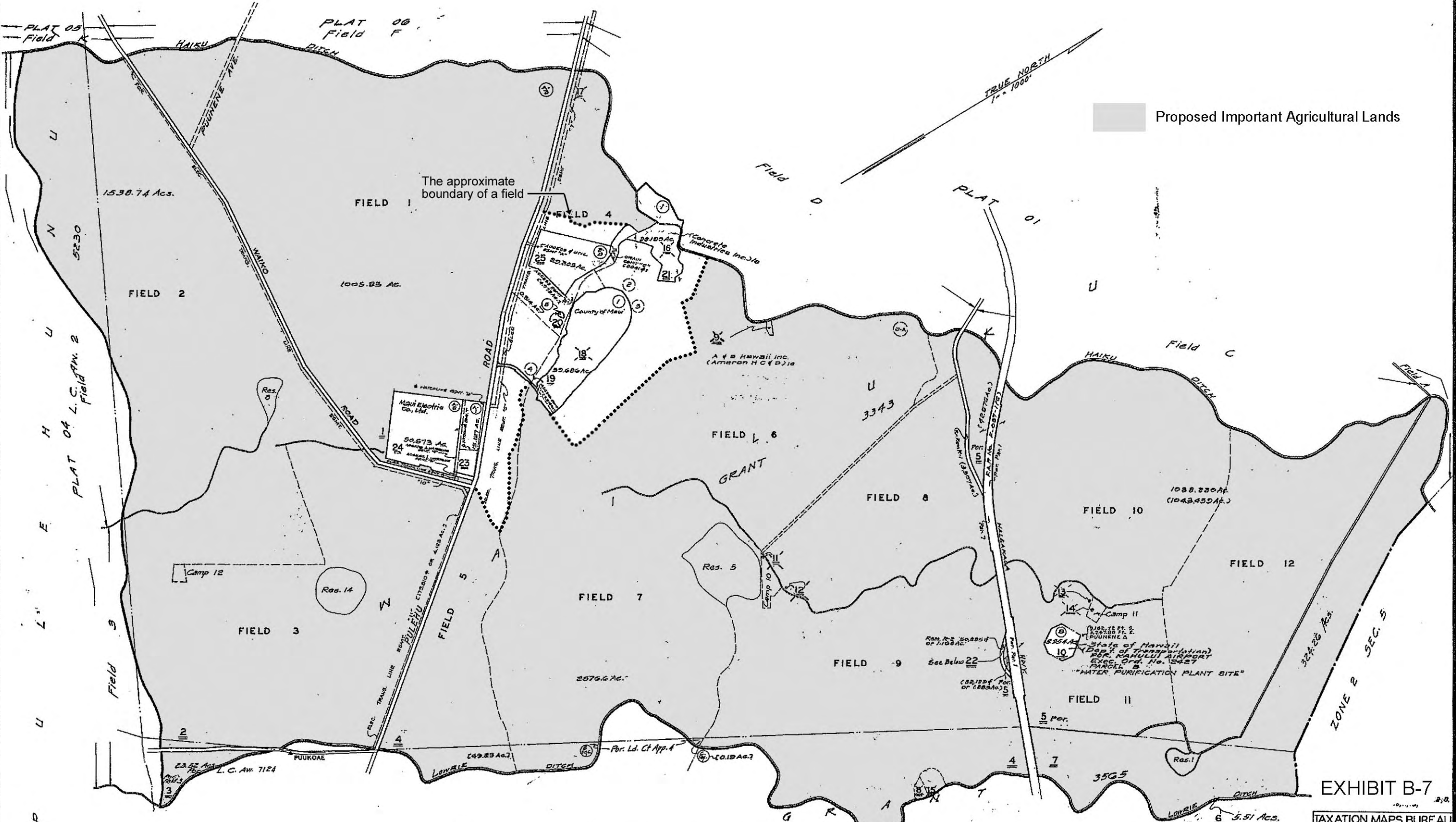
TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
<b>TAX MAP</b>		
SECOND DIVISION	PLAT	
ZONE	SEC.	PLAT
<b>3</b>	<b>8</b>	<b>01</b>
CONTAINING PARCELS		
SCALE: 1 in = 1000 ft.		

DWG. No. 3433  
 Source: H.C. & Co. (Eng. Pln. Map)  
 By: D.S.C.F.H.N. June 1929

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 2000

FOR WAILUKU, MAUI

DEC 5 1929  
 JAN 1 1930  
 JUL 20 1945  
 3 5 1950  
 APR 23 1951  
 5 12 52  
 5 21 56  
 4 12 58  
 NOV 25 60  
 DEC 10 77  
 20715 71  
 NOV 25 70  
 NOV 10 71  
 NOV 15 72  
 DEC 16 1973  
 Y 8 1972  
 1 8 1972  
 5 1972  
 5 1977  
 5 1978  
 1 6 1977



Dwg. No. 3430  
 Source: H.C. & G. Ltd. (Sug. Elix. Map)  
 By: R.S.G. & H.N. June 1939

FOR WAILUKU MAUI

ZONE 2 SEC. 5

22 State of Hawaii  
 (Alexander & Baldwin, Inc.)  
 Rev. Pmt. 6-2485

Note: All parcels owned by A&B. Hawaii, Inc. unless otherwise noted.

EXHIBIT B-7

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
3	8	03
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		

SUBJECT TO CHANGE

Proposed Important Agricultural Lands

DEC 1 1943  
 DEC 1 1944  
 DEC 1 1945  
 DEC 1 1946  
 DEC 1 1947  
 DEC 1 1948  
 DEC 1 1949  
 DEC 1 1950  
 DEC 1 1951  
 DEC 1 1952  
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 DEC 1 1954  
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 DEC 1 2020  
 DEC 1 2021  
 DEC 1 2022  
 DEC 1 2023  
 DEC 1 2024  
 DEC 1 2025

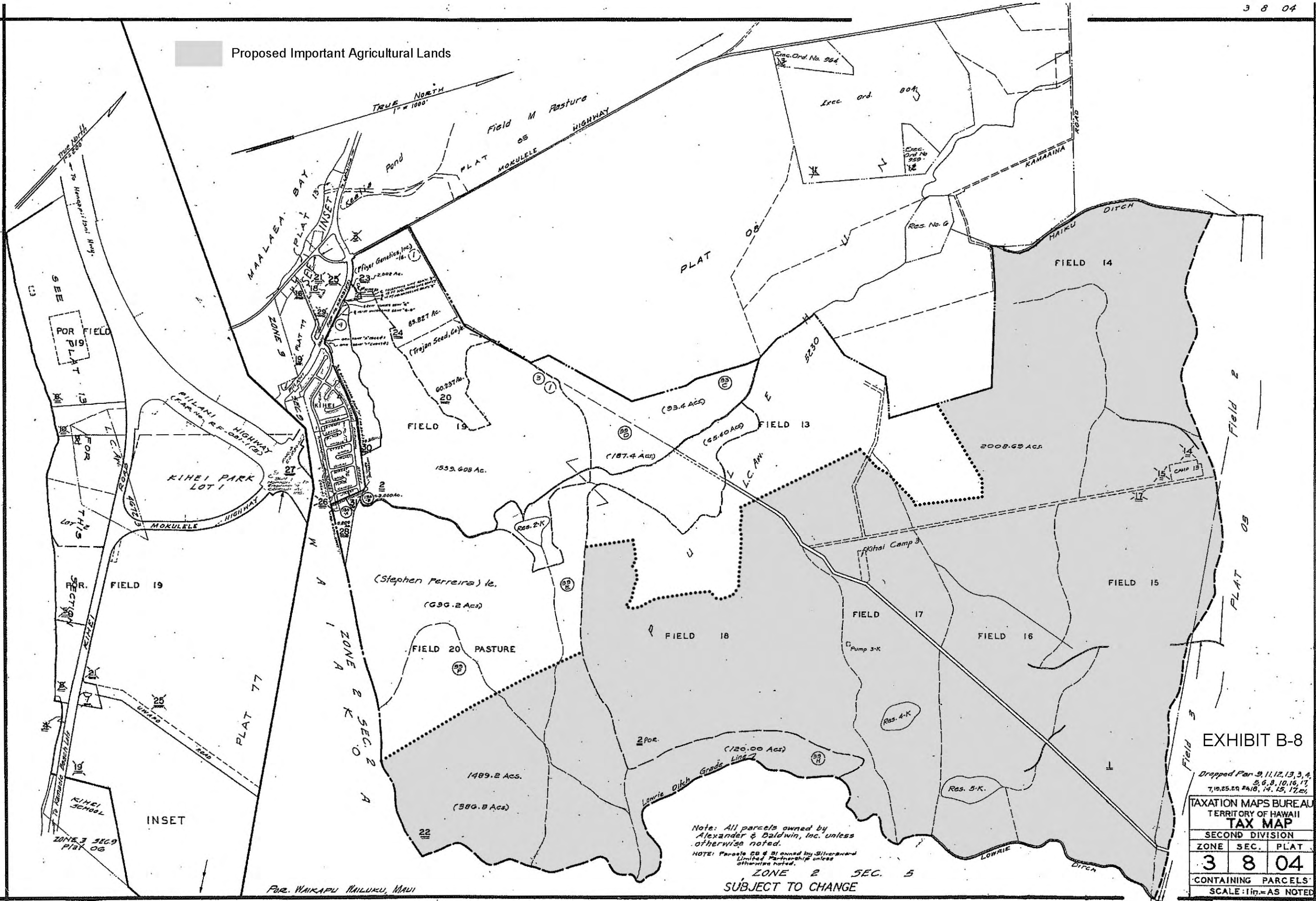


EXHIBIT B-8

Dropped Parcels 9, 11, 12, 13, 3, 4, 5, 6, 8, 10, 16, 17, 7, 10, 25, 29, 30, 18, 14, 15, 17, 21

TAXATION MAPS BUREAU  
TERRITORY OF HAWAII  
**TAX MAP**  
SECOND DIVISION

ZONE	SEC.	PLAT
3	8	04

CONTAINING PARCELS  
SCALE: 1 in. = AS NOTED

Note: All parcels owned by Alexander & Baldwin, Inc. unless otherwise noted.

NOTE: Parcels 05 & 08 owned by Silverwood Limited Partnership unless otherwise noted.

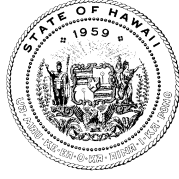
ZONE 2 SEC. 5  
SUBJECT TO CHANGE

FOR WAIKAPU MAILUKU, MAUI









BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII

In the Matter of the Petition of	)	DOCKET NO. DR09-38
	)	
ALEXANDER & BALDWIN, INC.	)	CERTIFICATE OF SERVICE
	)	
For Declaratory Order to Designate	)	
Important Agricultural Lands	)	
for approximately 27,102 acres at Wailuku	)	
and Makawao, Maui, Hawai'i,	)	
TMK: 2-5-01: portion of 01, 05 and 08; 2-5-02:	)	
portion of 01 and portion of 02; 2-5-03: 06, 07,	)	
08 and 09; 2-5-04: 13 and portion of 39;	)	
2-5-05: portion of 19 and portion of 20;	)	
3-8-01: portion of 01, 05, 06, portion of 07, 11,	)	
12, 14, 15, 33 and 135; 3-8-03: 01, 02, 03,	)	
portion of 04, 05, 06 and 07; 3-8-04: portion of	)	
01, portion of 02 and portion of 22; 3-8-05:	)	
portion of 01, portion of 02 and 18; 3-8-06:	)	
portion of 01, portion of 02, portion of 03, 15	)	
and 29; 3-8-08: 06	)	

CERTIFICATE OF SERVICE

I hereby certify that a certified copy of the FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION AND ORDER was served upon the following by either hand delivery or depositing the same in the U. S. Postal Service by regular or certified mail as noted:

DEL.            ABBEY SETH MAYER, Director  
                  State Office of Planning  
                  P. O. Box 2359  
                  Honolulu, Hawai'i 96804-2359

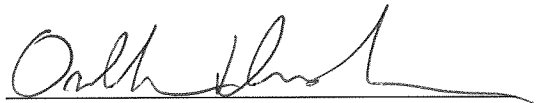
REGULAR MAIL: BRYAN C. YEE, Esq.  
Deputy Attorney General  
425 Queen Street  
Honolulu, Hawai'i 96813  
Attorney for State Office of Planning

REGULAR MAIL: JEFF HUNT, Director of Planning  
Department of Planning  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

REGULAR MAIL: BRIAN MOTO, Esq.  
Corporation Counsel  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

CERTIFIED MAIL: BENJAMIN M. MATSUBARA  
CURTIS T. TABATA  
888 Mililani Street, 8<sup>th</sup> Floor  
Honolulu, HI 96813

Dated: Honolulu, Hawai'i, JUN 29 2009.



ORLANDO DAVIDSON  
Executive Officer