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ATTORNEYS FOR PETITIONERS

KAUKONAHUA RANCH, LLC and K VIEW, LLC

**BEFORE THE LAND USE COMMISSION OF  
THE STATE OF HAWAI`I**

In the Matter of the Petition of:

KAUKONAHUA RANCH, LLC and K VIEW, LLC, both Washington limited liability companies authorized to conduct business in the State of Hawai`i.

For Declaratory Order to Designate as Important Agricultural Lands those identified portions of parcels totaling approximately 1,258 acres located at O`ahu, Hawai`i and found on TMK Nos. 1-6-7-003:002; 1-6-7-003-006; 1-6-7-003-007; 1-6-7-004:001; 1-6-7-004:004

DOCKET NO. DR 21-75

**PETITION FOR  
DECLARATORY ORDER TO  
DESIGNATE IMPORTANT  
AGRICULTURAL LANDS**

**EXHIBITS A-D**

**CERTIFICATE OF SERVICE**

**PETITION FOR DECLARATORY ORDER  
TO DESIGNATE IMPORTANT AGRICULTURAL LANDS**

Kaukonahua Ranch LLC and K View, LLC (“**Petitioners**”) hereby petition the Land Use Commission of the State of Hawai`i (the “**Commission**”) to issue a declaratory order designating an approximately 1,258 acre portion (approximately 54%) of their 2,337 acres of land situated at Kamananui in the Kaukonahua valley on the island of O`ahu in the State of Hawai`i, which are specifically identified in the caption above (collectively, the “**Property**”), and are more particularly described below, as Important Agricultural Lands (“**IAL**”) pursuant to §§ 205-44 and -45 of the Hawai`i Revised Statutes (“**HRS**”) and §§ 15-15-98, -99, -120, -121 of the Hawai`i Administrative Rules (“**HAR**”). In support of this Petition for Declaratory Order to Designate Important Agricultural Lands (this “**Petition**”), **Petitioners** present the following evidence:

**I. PETITION CONTENT REQUIREMENTS**

The Following content is set forth pursuant to the requirements for a Petition for Declaratory Order in HAR §15-15-99.

**A. NAME, ADDRESS AND TELEPHONE NUMBER OF EACH PETITIONER**

Petitioners are each Washington limited liability corporations authorized to conduct business in the State of Hawai`i, with their mailing address at Five Waterfront Plaza 500 Ala Moana Blvd. Ste. 400 Honolulu, Hawai`i 96813. DURRETT LANG MORSE, LLLP represents Petitioners in accordance with HAR § 15-15-35(b). All correspondence and communication regarding this Petition shall be addressed to and served upon Kalani A. Morse, DURRETT LANG MORSE, LLLP, 841 Bishop Street, Suite 1101, Honolulu, Hawai`i 96813.

**B. STATEMENT OF PETITIONERS' INTEREST IN THE SUBJECT MATTER AND REASON FOR THE SUBMISSION**

Petitioners are the fee simple owners and managers of the Property. The Property and Petitioners' Lands are more specifically identified and described in Exhibits A, C, and D. Petitioners request that the Commission designate a portion of the Property as IAL, pursuant to HRS §§ 205-44 and -45 and HAR §§ 15-15-98, -99, -120 and -121. As set forth below, Petitioners' goals and plans for the Property are in accordance with HRS §§ 205-41- 205-52 (the "IAL Laws") and in accordance with the reasons for the majority incentive whereby Petitioners seek to designate a majority (54%) of its Agricultural lands as IAL.

Petitioners' lands at Kaukonahua consist of 8 parcels (TMKs 1-6-7-003:002; 1-6-7-003-006; 1-6-7-003-007; 1-6-7-004:001; 1-6-7-004:004; 1-6-5-001-049; 1-6-5-001-052; and 1-6-5-001-053;) comprising approximately 2,337 acres of agricultural lands, with the all the relevant lands currently being zoned as AG-2. *See* Table 1 in Exhibit D. The Property is situated in an area that has been classified by historians as a traditionally agricultural region marked with a history of traditional practices by native Hawaiians. Subsequent uses of the Property have included significant military use during the mid-twentieth century. More recently, the Property has been used primarily for agricultural purposes, including ranching, cattle grazing, and small-scale forestry and crop cultivation.

Currently, the Property is utilized for existing agricultural uses, including cattle ranching, agroforestry, and reforestation projects. Holistic agriculture, rotational grazing, and natural resource management plans aim to maintain the historical land-use traditions and incorporate modern methods of agricultural technology. Planned improvements to the land include further establishment of a rotational cattle grazing, agricultural production focusing on specialty diversified crops and Hawaiian crops in market demand, increased native tree reforestation and silviculture operations, including koa growth, watershed protection, rare native plant protection, and restoration, wildfire risk mitigation, and invasive species control.

Petitioners are responsible for protecting and enhancing the agricultural productivity of their lands while ensuring the sustainable profitability of income-producing operations thereon. As a part of its agricultural growth strategy, Petitioners aim to preserve and enhance the agricultural production capacities of its lands so they can help promote agricultural sustainability in Hawai`i and provide a destination for exploring natural landscapes and agricultural production operations in a way that enhances agricultural production, preserves its natural beauty, and promotes education and interaction with native Hawaiian landscapes and agricultural practices.

**C. DESIGNATION OF SPECIFIC STATUTORY PROVISION, RULE OR ORDER IN QUESTION**

This Petition arises under and is filed pursuant to the statutory authorities set forth in the IAL Laws and the applicable regulatory scheme set forth in the HAR

**D. STATEMENT OF PETITIONERS' POSITION**

The Property is appropriate for IAL designation as it sufficiently satisfies most of the IAL criteria outlined in HRS § 205-44 and HAR § 15-15-120. Accordingly, the Commission should issue a declaratory order designating a portion the Property as IAL, pursuant to HRS § 205-45, HAR § 15-15-121, and the details set forth in this petition.

**E. MEMORANDUM OF AUTHORITIES/DESCRIPTION OF REASONS AND LEGAL AUTHORITIES IN SUPPORT OF PETITIONERS' POSITION**

The IAL Laws provide that a petition for declaratory order designating lands as IAL shall be submitted in accordance with subchapter 14 of the LUC's rules (HAR §§ 15-15-98 - 15-15-104) and include the additional requirements contained in HRS § 205-45(c). These requirements are addressed in Sections 1.A through 1.H of this Petition, including the requirements in HAR § 15-15-121(b), each of which are addressed in turn as follows:

**a. Tax Map Key Numbers and Landowners' Verification and Authorization**

Petitioners seek to designate as IAL approximately 1,258 acres of land on the island of O`ahu, Hawai`i. Attached hereto as *Exhibit A* and incorporated herein are documents identifying the locations, applicable tax map key numbers, and acreages of each parcel and the respective portions thereof to be designated as IAL.

Petitioners' due diligence efforts have not uncovered the existence or possible presence of any unresolved claims on the Property, including any claims on kuleana parcels located within the Property and Petitioners own all lands proposed for IAL designation, as specified and enumerated in *Exhibit A*. The portions of the Property identified herein are appropriate for IAL designation as they sufficiently satisfy the IAL criteria outlined in HRS § 205-44 and HAR § 15-

15-120. Accordingly, the LUC should issue a declaratory order designating the identified portions of the Property as IAL, pursuant to HRS § 205-45 and HAR § 15-15-121.

The map at Exhibit A illustrates the proposed IAL lands within the boundaries of Petitioners' lands. Attached hereto as Exhibit B and incorporated herein by reference is the Landowner Authorization and Affidavit of Joseph C. Houssian, manager of the Petitioners, authorizing this Petition for IAL designation of the Property and verifying the statements and representations herein.

Attached hereto as Exhibit C and incorporated herein by reference is: 1) a copy of the deeds verifying Petitioners' ownership of the Property, and 2) current City and County of Honolulu tax/ownership records establishing Petitioners' ownership of the Property.

***b. Proof of Qualification for IAL Designation Under HRS § 205-44 & HAR § 15-15-120***

Both HRS § 205-44(c) and HAR § 15-15-120(c) set the criteria for lands that may be designated as IAL. To qualify for IAL designation, lands need not meet every criterion. Rather, IAL designation shall be made by "weighing criteria with each other to meet the constitutionally mandated purposes in Article XI, Section 3, of the Hawai'i Constitution and the objectives and policies for IAL identified in HRS §§ 205-42 and -43." *See* HRS § 205-44(a). In particular, the IAL statute clarifies that IAL are lands that:

- (1) Are capable of producing sustained high agricultural yields when treated and managed according to accepted farming methods and technology;
- (2) Contribute to the State's economic base and produce agricultural commodities for export or local consumption; or
- (3) Are needed to promote the expansion of agricultural activities and income for the future, even if currently not in production.

HRS § 205-42(a).

As illustrated herein, IAL designation of the selected portions of the Property aligns with the statutory criteria and the constitutionally mandated purposes and policies listed above. Indeed, most of the eight requirements for a petition for declaratory order under the IAL Laws and the LUC's rules are satisfied herein. *See* HAR § 15-15-99. Indeed, the Agricultural Land Assessment ("ALA"), attached hereto as Exhibit D and incorporated herein, further describes, illustrates, and quantifies how the uses and characteristics of the Property satisfy substantially all standards and criteria for IAL designation as follows:

*1. Land is currently used for agricultural production.*

The Property is comprised of lands currently in agricultural use or which have historically been used for agricultural purposes. Current agricultural uses on the Property

include cattle pasturing and ranching, agroforestry, and on-going koa reforestation. A significant majority of the Property is devoted to the current and pending pasturing of livestock and cattle production. Expansion of existing ranch uses and operations across the Property includes paddocks and fencing to fortify pasturing operations. In addition, rotational grazing systems based on three defined pasture areas are being established and integrated into related agricultural activities.

Along the mauka portions of the land, the Property is managed by existing and ongoing natural resource management practices that are based on the traditional Hawaiian ahupua'a system for the long-term restoration of land, including ecological restoration, conservation, and watershed protection efforts. Since acquiring the Property in 2017, Petitioners have continuously worked with the Hawaii Agricultural Research Center (HARC) to cultivate native species restoration and reforestation, primarily with endemic Koa tree species. Reforestation and agroforestry operations across the Property will continue to expand systematic planting programs for koa and sandalwood (Ili`ahi) cultivars, both of which have historically been endemic to and are presently cultivated on the Property.

The steeper slopes on the property have historically been used for cattle grazing over the last several decades. These portions of the Property provide ideal conditions for expanded silviculture operations focused on endemic agroforestry crops such as koa and sandalwood. Additionally, the planned, maintenance, management, and use of these sloped areas are critical for enhancing land stewardship goals, wildfire prevention protocols, and critical soil conservation opportunities, all of which are needed to help preserve a healthy, productive watershed and maintain continuous agricultural uses, both on the Property and for adjacent agricultural lands on the North Shore of O'ahu.

*2. Soil qualities and growing conditions support agricultural production for food, fiber, or fuel and energy-producing crops.*

The Land Study Bureau (“**LSB**”) of the University of Hawai'i prepared an inventory and evaluation of the State's land resources and created a five-class productivity rating system based on the land's overall quality in terms of agricultural productivity, taking into consideration the interaction of particular soil properties, topography, and climate.

The LSB's soil ratings for the Property are primarily classified as E and D (Land Study Bureau, 1972). According to the LSB, over 62 percent of O'ahu's agricultural lands are E-rated. That determination is consistent with majority portions of the Property being E-rated and

historical and dominant agriculture uses and production activities on the Property: livestock production (cattle), agroforestry, and koa reforestation.

3. *Identification under agricultural productivity ratings systems, such as the agricultural lands of importance to the State of Hawai‘i (“ALISH”) system adopted by the board of agriculture.*

The State of Hawai‘i Board of Agriculture adopted the ALISH system in 1977 to classify agricultural lands of importance in the State of Hawai‘i. The ALISH classification system primarily considered soil characteristics and established criteria for classifying and identifying lands that met the criteria for each respective class. ALISH classifications are not specific land use designations or classifications. Instead, they provide decision makers with an awareness of the long-term implications of various land use options for ALISH land that is or can be used for production of food, feed, forage, and fiber crops in Hawai‘i.

The ALISH system establishes three land classes – Prime, Unique, and Other. Prime ALISH rating is for lands: 1) best suited for the production of food, feed, forage and fiber crops, and 2) that have the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed, including water management, according to modern farming methods.

The Other ALISH rating is for lands other than Prime or Unique that are of statewide or local importance for the production of food, feed, fiber, and forage crops. Such lands exhibit certain properties like seasonal wetness, erodibility, limited rooting zone, slope, flooding, droughtiness, or lack of current use for production of a “unique” crop. Other ALISH rated lands can be readily and adequately farmed to produce good crop yields when managed properly. Such management may include applying greater inputs of fertilizer and other soil amendments, improving drainage and erosion control practices, and installing flood protections. In particular, pasture and agroforestry are often well-suited uses for Other-rated lands. As shown in Figure 5 in Exhibit D, approximately 15 percent of the Property is classified as Other ALISH. Though the balance is not ALISH classified, those lands are integral to the overall use of the Property for primary and critical agricultural operations like pasturing, land stewardship, and agroforestry and additionally provides for a unified and defined IAL area.

The Unique ALISH rating is applied to lands that are other than Prime land but usable for production of specific high-value food crops. Such lands have the special combination of soil quality, growing season, temperature, humidity, sunlight, air drainage, elevation, aspect, moisture supply, or other conditions, like nearness to market, that favor the production of

specific crops of high quality and/or high yield when the land is treated and managed according to modern farming methods.

*a. NRCS Soils Survey*

According to the U.S. Department of Agriculture’s *Soil Survey of the Island of Kaua‘i, O‘ahu, Maui, Moloka‘i, and Lāna‘i, State of Hawai‘i* (Foote, 1972), the Property contains five distinct soil series (*see* Table 3 and Figure 6 in Exhibit D).

TABLE 3: NRCS SOILS ON THE PROPERTY

| Soil Type                         | Acres        | % of IAL    |
|-----------------------------------|--------------|-------------|
| Stony Steep Land (rSY)            | 686          | 54%         |
| Halawa Silt Loam (HJE, HJF2)      | 205          | 17%         |
| Kemoo Silty Clay (KpD, KpE, KpF)  | 204          | 16%         |
| Tropohumults-Dystrandepts (rTP)   | 141          | 11%         |
| Kawaihapai Stony Clay Loam (KlaB) | 22           | 2%          |
| <b>Total:</b>                     | <b>1,258</b> | <b>100%</b> |

Stony Steep Lands (rSY) are found along the steeper slopes of the Property in all agricultural zones, bearing natural vegetation and grasses used for wildlife habitat, grazing, and recreation.

Halawa Silt Loam soils (HJE, HJF2) are found primarily in the pasture zones of the Property and consists of well-drained soils, as typically found in uplands on the island of O‘ahu. The natural vegetation thereon consists of guava, hilo grass, kikuyu grass, yellow foxtail, lantana, and bracken fern. These soils are used almost entirely for pasture. Small areas are used for pineapple and woodland.

Kemoo Silty Clay (KpD, KpE, KpF) is prevalent almost entirely within the pasture zones of the Property and is marked by natural vegetation consisting of guava, koa haole, Christmas berry, lantana, and bermudagrass. These soils are used for pasture.

Tropohumults-Dystrandepts (rTP) soils are found in the mauka portions of the Property that are largely dedicated to native reforestation, as are typical for the mountainous areas in the Wai‘anae maintain range on the island of O‘ahu, particularly on narrow ridgetops at higher elevations and on steep side slopes. Vegetation is mainly ohia, puakeawe, koa, aalii, and ferns, with the steeper areas serving mainly as a watershed.

Kawaihapai Loam (KlaB) is found exclusively in portions of the pasture zone on the Property, along the Kaukonahua Stream and is used for sugarcane, truck crops, and pasture.

As such, the above results accurately reflect the existing and proposed agricultural types on the Property for pasture, agroforestry, and native reforestation on the mauka lands and are generally consistent with the soil series confirmed by the NRCS Soil Survey.

*b. Soil Orders*

The Property contains three of the nine soil orders found on O‘ahu. *See* Figure 7 in Exhibit D. Listed in order from most abundant to least, they are: 1) Inceptisols; 2) Ultisols; and

3) Mollisols. The mauka portions of the Property designated for native reforestation and agroforestry are primarily comprised of Ultisols and Inceptisols. Areas devoted to pasture and livestock production are predominately comprised of Inceptisols and Mollisols. Below is a short description of each.

Ultisols are weathered soils that are usually rich in a silicate clay known as kaolinite. Ultisols are most commonly found in mountainous areas in the windward side of the island where rainfall reaches a moderate to high annual level of 50-90 inches. These soils possess good physical qualities such as good tilth and drainage but are often acidic to highly acidic and lack key plant nutrients like Ca, K, P. Ultisols also have a high concentration of available Al. Though these soils have diminished nutrient profiles and contain high levels of Al, they can sustain highly productive agricultural use if managed properly.

Mollisols are nutrient rich and typically occur in grasslands, such as the plains of North America. In Hawai`i, they occur most often in coastal plains and gently sloping lands from sea level to about 1,500 feet. In North America, these soils are usually a rich, dark-brown color. In Hawaii, these soils are rich in iron giving them their characteristically red color. Mollisols are generally well draining but can become oversaturated relatively quickly leading to sticky and muddy conditions that can form hard clumps when dried.

The most abundant order of soil found on the Property are Inceptisols, which are typically found in relatively active landscapes, such as steep mountain slopes and river valleys. On steeper slopes, erosional processes expose unweathered material beneath the soil surface. In river valleys, soils beneath the surface are kicked up into the water column and deposited downstream. Inceptisols made up of alluvium, typically found in streams and rivers, have high nutrient quantities and poor drainage. These soils are exceptional for wetland agriculture and are commonly found in traditional lo`i systems. These soils can also be highly acidic and are used, without much amendment, in the growing of crops.

*4. Traditional native Hawaiian agricultural uses, such as taro cultivation or unique agricultural crops and uses, such as coffee, vineyards, aquaculture and energy production.*

Accounts from Hawaiian oral history referred to the area as “Keawawaihe” or “valley of spears” and was known as a training grounds for the practice of the Hawaiian martial art of lua. A traditional Hawaiian trail connecting central O`ahu to the north shore also existed which is about the same place as Kaukonahua Road today. The Kaukonahua Valley was classified as a



traditionally agricultural region with traditional practice by native Hawaiians such as the cultivation of sweet potatoes, bananas, and even lo'i kalo in the lower gulches.

Petitioners plan to further implement holistic agriculture and natural resource management techniques, based on the traditional Hawaiian ahupua'a system for the long-term restoration and preservation of the land and its historical uses. Petitioners plan to expand existing agriculture with comprehensive agroforestry, native tree reforestation, valley agriculture including traditional crops, and cattle ranching, all while enhancing access to the Property with educational, cultural, and agricultural engagement programs.

5. *Solar Radiation sufficient to support agricultural production*

The Property receives sufficient solar radiation to support agricultural production. With a mean annual solar radiation on the Property ranging from about 188 to 196 watts per square meter per hour, the Property offers adequate growing conditions for both existing and proposed agricultural uses, such as pasture lands, agroforestry, and native species reforestation. *See* page 19 of Exhibit D.

6. *Sufficient quantities of water to support viable agricultural production.*

The Property has sufficient quantities of water and infrastructure to support viable agricultural production for the foreseeable future. *See* Figure 7 of Exhibit D which shows existing water resources and the agricultural infrastructure on the Property.

Mean annual rainfall on the Property ranges from 30 to 55 inches which has long provided more than adequate water resources to meet the needs of the existing agricultural uses such as pasturing livestock, agroforestry, and reforestation. The mean annual rainfall on the Property is also ideal for koa and other reforestation programs. Areas with ideal for growth conditions for koa forests generally receive between 40 and 160 inches of annual rainfall. Sandalwood however has a higher tolerance for drier climates and has been found to exist in areas that receive less than 20 inches of annual rainfall, but cannot exist in areas with rainfall in excess of 150 inches, making the Property ideal for sandalwood cultivation and growth.

For cultivation of more water-intensive crops on the Property, Petitioners have access to existing water pump systems with an allocation of 13,466 gallons per day and an allocation of 100,000 gallons per day from the existing Wahiawa irrigation ditch system on the Property. Options to drill groundwater wells in the Kaukonahua valley to support additional agricultural irrigation needs are also readily viable options. Currently, however, the mean annual rainfall for the Property is more than sufficient to meet the growing conditions of the existing and all proposed livestock pasturing, agroforestry, and reforestation programs.

Upon acquisition of the Property, Petitioners invested and continues to invest in agricultural infrastructure development, repairing existing roads and water networks long neglected by previous owners and operators. The primary purpose of such improvements is to allow more efficient cultivation and processing of agricultural crops, managing pastures, and restoring the land's natural ecology. All such improvements will also help ensure improved soil and water conservation.

Current infrastructure improvement plans cooperate with the West Oahu Soil and Water Conservation District, pursuant to an accepted Soil and Water Conservation Plan. As part of that plan, conservation planners shall review the existing road structure and ensure all improvements meet farm needs and reduce overall soil erosion and water runoff. The existing road system was developed decades ago, before such practices were standard. Petitioners have since installed numerous erosion/runoff control features to the road system to help preserve soils, significantly increase conservation values, and enhance access to and usability of the Property for agricultural purposes. The local expertise of the WOSWCD Board ensures that such improvements are appropriate for local soil and water conditions and help to achieve larger conservation goals within the District.

*7. IAL Designation is consistent with general development and community plans of the Sustainable Communities Plan and the State Land Use District Boundary Map.*

*a. IAL Designation is Consistent with the State Land Use District:*

HRS § 205-2 authorizes the Commission to designate all lands in the State into one of four Districts: Urban, Rural, Agricultural and Conservation. The Property is located entirely within the Agricultural District and the current uses of the Property are either consistent with the uses permitted within the Agricultural District or are aligned with county use permit criteria and the agricultural development requirements therein. HRS § 205-2(d) provides that land in Agricultural Districts should include activities or uses like those occurring on the Property or readily capable of being sustained on the Property. This includes (1) activities or uses as characterized by the cultivation of crops, (2) farming activities or uses related to animal husbandry, (3) aquaculture, (4) agricultural tourism conducted on a working farm or a farming operation, and (5) open-area recreational facilities.

Thus, the IAL designation proposed by this Petition is consistent with activities and uses occurring on, and planned for the Property. IAL designation is also consistent with activities and uses that may be conducted and/or permitted within the Agricultural District and with the

objective of giving the greatest possible protection to lands with a high capacity for intensive cultivation and production.

*b. IAL Designation is Consistent with the City General Plan:*

The General Plan for the City and County of Honolulu (1992 edition, amended in 2002) (“**General Plan**”), sets forth the long-range objectives and policies for the island of O‘ahu and the strategies of action to achieve them. Together with regional development plans, the General Plan provides a direction and framework to guide the programs and activities of the City and County of Honolulu (the “**City**”). *See* General Plan § Introduction. The General Plan identifies 11 areas of concern that provide the framework for guiding public policy concerning the needs of the people and the functions of government. *See Id.* at § Preamble.

Designating the Property as IAL is consistent with the General Plan’s objectives to maintain the viability of agriculture on O‘ahu and furthers important policies by (1) continuing agriculture as an important source of income and employment, [...] and (4) encouraging more intensive use of productive agricultural lands. *See Id.* at § The Economy, Objective C.

As of July 2021, the City is still in the process of updating its General Plan. In December 2017, the City presented its updated draft of the General Plan (Proposed Revised General Plan) at a public meeting and in March 2018, the Planning Commission conducted a public hearing on the Proposed Revised General Plan and provided recommendations to the City Council in April 2018. After the subsequent public comment period, the Proposed Revised General Plan was reintroduced for adoption by the City Council in February 2020 (Resolution 20-44) and awaits final approval. As in the General Plan, the Proposed Revised General Plan includes objectives and polices to ensure the long-term viability and continued productivity of agriculture on O‘ahu.<sup>1</sup>

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<sup>1</sup> Other relevant policy statements from the Proposed Revised General Plan agricultural objective include the City’s stated policies to:

- Foster a **positive business climate for agricultural enterprises of all sizes**,
  - Foster innovative approaches to farming as a business
  - Ensure the continuation of agriculture as an important component of Oahu’s economy.
  - Support agricultural diversification to help **strengthen the agricultural Industry**
  - Encourage **agricultural occupations**.
  - Encourage landowners to **actively use agricultural lands** for agricultural purposes.
  - Encourage landowners to **permanently preserve agricultural land** with high productivity potential for agricultural production.
  - **Prohibit the urbanization of agricultural land.**
  - **Encourage public and private Investments** to improve and expand agricultural infrastructure
  - **Encouraging agricultural education** and training programs and by **raising public awareness and appreciation** for agriculture.
  - Recognize the **scenic value of agricultural lands** as an open-space resource and amenity.
- See* [http://honolulu.gov/Portals/0/pdfs/planning/generalplan/GPUupdate/PR%20GP\\_web.pdf](http://honolulu.gov/Portals/0/pdfs/planning/generalplan/GPUupdate/PR%20GP_web.pdf)

Designating the Property as IAL is consistent with many of the Proposed Revised General Plan’s objectives, including but not limited to the City’s policy goals to: 1) help to ensure the continuation of agriculture as an important component of O‘ahu’s economy; 2) encourage active use of high quality agricultural land for agricultural purposes; and 3) contribute toward lessening the urbanization of high-value agricultural land located outside the City’s growth boundaries.

*c. IAL Designation is Consistent with the North Shore Sustainable Communities Plan:*

The City’s Sustainable Communities Plans provide the vision, implementing policies, and guidelines for each of the eight planning regions on O‘ahu. These regional plans are adopted by ordinances passed by the Honolulu City Council and are intended to guide the City’s land use approvals, infrastructure improvements, and private sector investment decisions. The Property falls under the North Shore Sustainable Communities Plan (*see* Agricultural Land Assessment/Exhibit D or “**ALA**” at Figure 10), which has stated goals to protect agricultural lands, open spaces, and natural resources. Preserving agricultural lands best promotes agriculture and ensures preservation of the rural nature of the north shore region.

According to the North Shore Sustainable Communities Plan Land Use Map, the Property is in a designated agricultural area, with certain stream areas being designated as Preservation lands. Moreover, the Property is also outside of the Community Growth Boundary. *See* the North Shore Land Use Map in the NCSCP.<sup>2</sup>

*d. IAL Designation is Consistent with City Zoning:*

Various portions of the Property are zone for the Restricted Agricultural District (AG-1) and the General Agricultural District (AG-2). *See* ALA Figure 11, page 25 of Exhibit D. According to the Revised Ordinances of Honolulu (ROH) § 21-3.50(b), the intent of the AG-1 District is to “conserve and protect important agricultural lands for the performance of agricultural functions by permitting only those uses which perpetuate the retention of these lands in the production of food, feed, forage, fiber crops and horticultural plants.” According to the Revised Ordinances of Honolulu (ROH) § 21-3.50(d), the intent of the AG-2 District is to “conserve and protect agricultural activities on smaller parcels of land.” Current and planned uses on the Property are consistent with both of these stated intents.

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<sup>2</sup> *See* the North Shore Sustainable Communities Plan at: [http://www.honoluludpp.org/Portals/0/pdfs/planning/NorthShore/NSSCP\\_May\\_2011.pdf](http://www.honoluludpp.org/Portals/0/pdfs/planning/NorthShore/NSSCP_May_2011.pdf)

*e. The City's IAL Map and Recommendations:*

In July 2012, DPP initiated the City's IAL Study to identify the City's candidate lands for IAL designation (the "**Study**"). The Study consists of two phases. DPP completed Phase I in April 2014, which included: 1) defining the City's IAL site selection criteria; 2) identifying available data sets to assist in mapping the defined criteria; and 3) developing methodology for weighing or ranking the criteria. Formal public review, a comment period, and notification to affected landowners was not a part of the Phase I tasks. Although the City's proposed IAL were not defined in Phase I of the Study, DPP prepared a series of criteria maps and came up with two composite maps of the City's top three and four priority criteria using a geographic information system (GIS) (City and County of Honolulu Department of Planning and Permitting, 2014).

After completing Phase I in 2014, DPP began Phase II of the Study by holding public meetings in November 2017. In Phase II, DPP reported that it was considering incentives for landowners to designate their lands as IAL and Petitioners met with City officials to express their desires to explore possible designation of a portions of its lands after learning more about the forthcoming enactment of City and County incentives for owners and farmers of IAL designated lands.

The City never followed up with petitioners about the enactment of those incentives and Petitioners remain unaware of any IAL incentives being enacted by the City and County of Honolulu. Nevertheless, while petitioners would like to proceed with this petition only after such incentives are enacted, Petitioners understand that the County is unlikely to enact such incentives at this point and as such, wish to proceed with this petition for designation pursuant to HRS § 205-45.

Though the City has not enacted any incentives or protections for IAL lands and their landowners and farmers, the DPP produced draft maps of proposed IAL lands on O'ahu based on the City's top three criteria: 1) land currently used for agricultural production; 2) land with soil qualities and growing conditions suitable for agricultural production; and 3) land with sufficient quantities of water to support viable agricultural production.

In September 2018, DPP forwarded their "O'ahu Important Agricultural Land Mapping Project" report to the City Council for review, comment, revision, approval, and adoption. DPP's report includes revised maps of proposed IAL lands on O'ahu, and a summary of comments received during the public engagement phase (City and County of Honolulu Department of Planning and Permitting, 2018).

On June 5, 2019, the Honolulu City Council passed a formal resolution to submit to the LUC the City and County's IAL maps and recommendations, as prepared by DPP. Those IAL maps and recommendations propose designation of all of Petitioner's lands as IAL.

Upon receipt of the City's initial submission, the LUC began working with the City and DPP to ensure that the City has provided a complete record of its proceedings in support of its recommendations, pursuant to HAR §§ 15-15-125(a-c). The LUC is currently holding public hearings and consulting with the State Attorney General's office to determine:

1. Whether the City's maps and recommendations for designating certain lands as IAL were developed in consultation and cooperation with the State Department of Agriculture, landowners, and other agricultural interests' groups as required and identified by HRS § 205-47, and
2. Whether to elect to:
  - a. Remand the matter back to the City for further review or clarification,
  - b. Adopt the City's recommendations, or
  - c. Amend and/or revise the City's recommendations to include or exclude certain lands from those the City has proposed for IAL designation.

*See* HAR § 15-15-125 (e).

While the City, the LUC, and the Attorney Generals work to determine how to best proceed on the possible remand, adoption, or revision of the City's IAL Map and recommendations, Petitioners seek designation under HRS § 205-45. All those portions of the Property that petitioners propose for IAL designation under HRS § 205-45 herein are consistent with the City's proposed designation of Petitioner's lands as IAL. *See* Figure 14, page 29 of Exhibit D.

Similarly, the State of Hawai'i's Department of Agriculture recently submitted written testimony to the LUC in support of designating Petitioners lands as IAL, which meet the criteria for designation as IAL, as recommended by the City's Study and submission to the LUC. As such, both State and County agencies with statutory obligations to weigh in on this petition have already stated their support for the designation of petitioners' lands as IAL.

The State of Hawai'i's Office of Planning recently submitted written testimony to the LUC requesting exclusion from IAL designation pursuant to HRS § 205-49 all lands with slopes greater than 20%, which constitutes almost all of petitioner's lands. Nevertheless, the historic, current, and planned ranching, grazing, agricultural, and forestry uses on Petitioners' lands have long proven to be well suited to the sloped lands on the Property. *See* ALA at pg. 4.

In accordance with the intent of HRS Chapter 205 Part III, Important Agricultural Lands and the “majority incentive” in HRS § 205-49(a)(3), petitioners propose to designate a majority (54 percent or 1,258 acres) of their lands as IAL. Designation of the lands petitioners are proposing for designation as IAL is consistent with: 1) the objective and policies for IAL set forth in HRS §205-42 and HRS §205-43; and 2) a majority of the standards and criteria for the identification of important agricultural lands set forth in HRS §205-44.

7. *Contribution to maintaining a critical land mass important to agricultural operating productivity.*

The Property consists of a contiguous block of agricultural land that itself is contiguous with additional agricultural lands which have also been recommended by the City’s Study for IAL designation. The Property has a long history of agricultural use and significance in the North Shore region and Petitioners intend to continue with traditional and productive agricultural uses on the Property. IAL designation of the Property will significantly contribute to the maintaining a critical land mass important to agricultural operations in the area.

8. *Supporting infrastructure conducive to agricultural productivity, such as transportation to markets, water, or power.*

In addition to the water resources and agricultural infrastructure described above, the Property contains existing networks of agricultural roads, fencing, storage facilities, and multiple transportation access points to markets. Despite neglected maintenance by previous owners and operators, petitioners have already invested significantly in the rehabilitation of agricultural roads needing improvement and repair, preventing further topsoil erosion and runoff, and making agricultural production areas more accessible. Such improvements are allowing for more efficient cultivation and processing of agricultural crops, pasture management, and restoration of natural site ecology. They also have the added benefit of improving the overall conservation value of the ranch and forest areas of the Property.

***c. The current or planned agricultural use of area to be designated.***

As more fully described above, the Property currently includes agricultural pasture lands as well as agroforestry and ongoing koa reforestation project areas, with future operations including expanding livestock production and native species restoration and reforestation. Petitioner also plans to continue to utilize accessory agribusiness activities to ensure the financial sustainability of agricultural operations and educational programs on the Property. As it looks to the future of agriculture in Hawai‘i, Petitioner continues to explore potential options to increase agricultural uses of the Property, consistent with the agricultural uses outlined in HRS § 205.

**F. NAMES OF ANY OTHER POTENTIAL PARTIES**

Other potential parties include the Department of Planning and Permitting for the City and County of Honolulu, the State of Hawai‘i Department of Agriculture, and the Office of Planning for the State of Hawai‘i.

**G. SIGNATURE OF EACH PETITIONER**

This petition is signed below by Petitioners’ attorney, who has been authorized by Joseph C Houssian, in his fiduciary capacity, to sign and file this petition for Petitioners.

**H. STATEMENT OF WHETHER THIS PETITION RELATES TO ANY COMMISSION DOCKET FOR DISTRICT BOUNDARY AMENDMENT OR SPECIAL PERMIT**

This Petition is not related to any commission docket for district boundary amendment or special permit.


**I. WAIVER OF 85-15 RECLASSIFICATION INCENTIVE**

HRS § 205-45(b) provides that a petitioner seeking IAL designation may also seek reclassification of lands in the Agricultural District to the Rural, Urban, or Conservation Districts, or some combination thereof. Petitioner is not seeking such reclassifications and hereby voluntarily waives any right to claim or exercise any such “credits” under HRS § 205-45(h) and shall not attempt to reclassify any of Petitioners’ other lands as part of this Petition. This waiver is limited to the aforesaid credits, and shall not apply to any other right, credit, entitlement, or privilege held now or in the future with respect to any of Petitioners’ properties.

**CONCLUSION**

For the forgoing reasons, Petitioner respectfully requests that the Land Use Commission: (1) find that pursuant to this Petition, the Property sufficiently meets the standards for IAL designation, set by HRS §§ 205-44 and 45, and (2) issue a Declaratory Order designating as IAL those specific portions of petitioner’s land herein proposed for such designation.

DATED: Honolulu, Hawai‘i, August 4, 2021

  
\_\_\_\_\_  
KALANI A. MORSE  
JONATHAN S. DURRETT  
ATTORNEYS FOR PETITIONER  
KAUKONAHUA RANCH, LLC AND  
K VIEW, LLC



**EXHIBIT A**  
**MAP OF TMK PARCELS:**

**1-6-7-003:002**

**1-6-7-003-006**

**1-6-7-003-007**

**1-6-7-004:001**

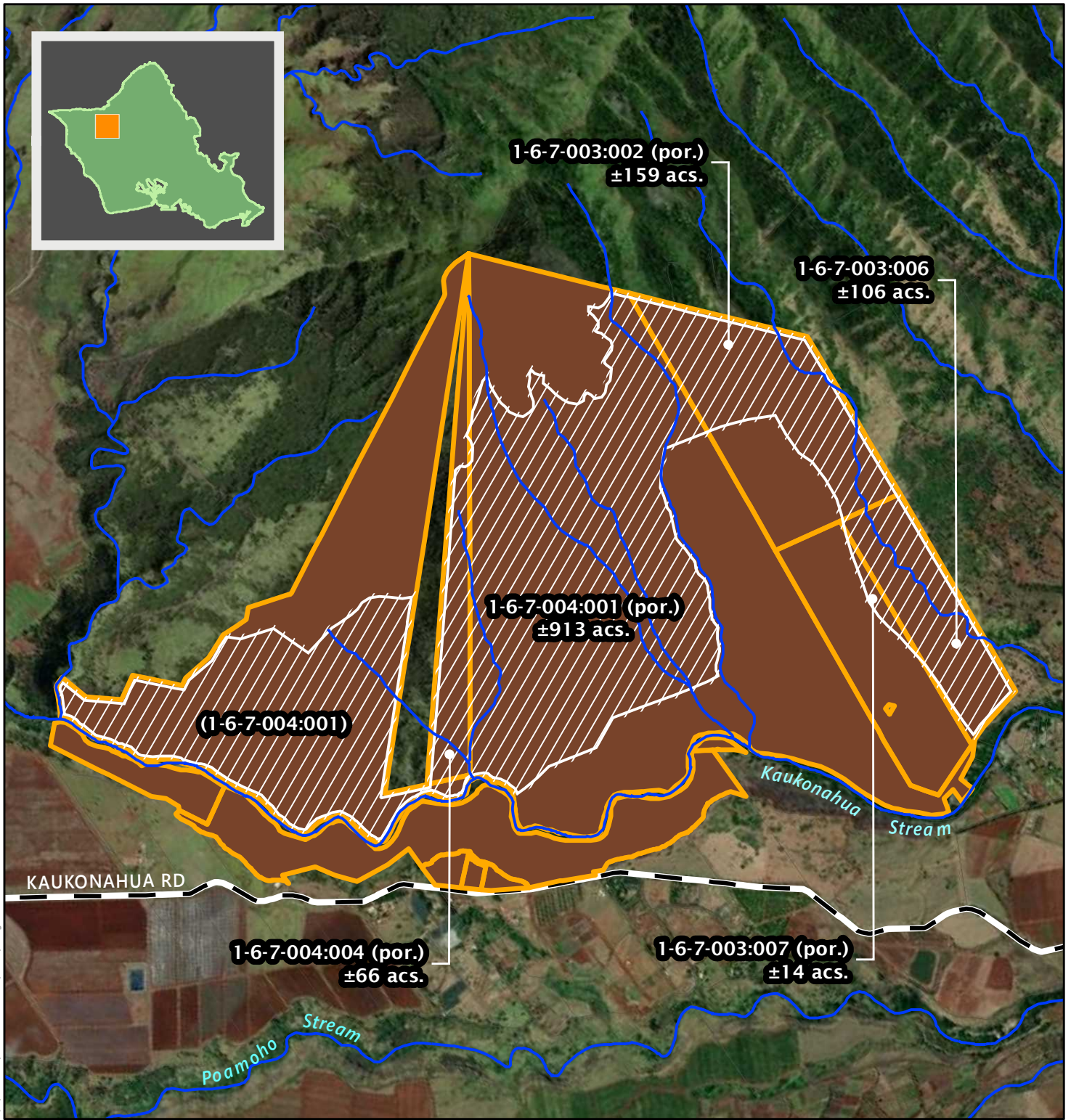
**1-6-7-004:004**

**1-6-5-001:049**

**1-6-5-001:052**

**AND**

**1-6-5-001:053**



DATE: 7/6/2021

**LEGEND**



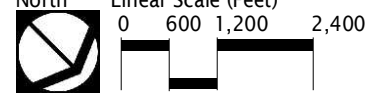
-  Total Ranch Lands: 2,337 acres
-  Proposed IAL: 1,258 acres


Figure 1  
TMK Parcels and Proposed IAL

**KAMANANUI IAL**

Kaukonahua Ranch  
North  
Linear Scale (Feet)  
0 600 1,200 2,400



Island of O'ahu



Source: City & County of Honolulu, 2020. ESRI Basemap, 2020.  
Disclaimer: This graphic has been prepared for general planning purposes only.

Q:\Oahu\Kamananui\GIS\Project

**EXHIBIT B  
LANDOWNER AFFIDAVIT AND VERIFICATION**

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

In the Matter of the Petition of:

KAUKONAHUA RANCH, LLC and K VIEW, LLC, both Washington limited liability companies authorized to conduct business in the State of Hawai'i.

For Declaratory Order to Designate as Important Agricultural Lands those identified portions of parcels totaling approximately 1,258 acres located at O'ahu, Hawai'i and found on TMK Nos. 1-6-7-003:002; 1-6-7-003-006; 1-6-7-003-007; 1-6-7-004:001; 1-6-7-004:004

DOCKET NO.

**VERIFICATION**

**VERIFICATION**

JOSEPH C HOUSSIAN, being first duly sworn, on oath, deposes and says that he is the manager of Kaukonahua Ranch, LLC, and the manager of K View, LLC and, as such, is authorized to make this verification on behalf of said entities; that he has read the foregoing Petition and knows the contents thereof; and that the same are true to the best of his knowledge, information and belief.

DATED: Honolulu, Hawai'i, July 29, 2021

  
\_\_\_\_\_  
JOSEPH C HOUSSIAN  
KAUKONAHUA RANCH, LLC  
Its Manager

  
\_\_\_\_\_  
JOSEPH C HOUSSIAN  
K VIEW, LLC  
Its Manager

**VERIFICATION ON OATH OR AFFIRMATION**

State of WA  
County of Whatcom } ss.

Subscribed and sworn to (or affirmed) before me

this 29<sup>th</sup> day of July, 2021, by  
Day Month Year

Joseph C Houssian

Name of Signer No. 1

N/A

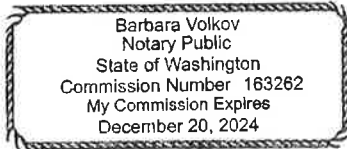
Name of Signer No. 2 (if any)

Barbara Volkov

Signature of Notary Public

Exp 12/20/2024

Any Other Required Information  
(Residence, Expiration Date, etc.)



Place Notary Seal/Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Exhibit B

Title or Type of Document:

Landowner Affidavit + Verification

Document Date:

7/29/2021

Number of Pages:

Signer(s) Other Than Named Above:

N/A

**LANDOWNER LETTER OF AUTHORIZATION**

for

Tax Map Key Nos: 1-6-7-004:004 (por.); 1-6-7-004:001; 1-6-7-004:001 (por.); 1-6-7-003:002 (por.);  
1-6-7-003:006; 1-6-7-003:007 (por.)

Land Use Commission Docket No. \_\_\_\_\_

KAUKONAHUA RANCH, LLC a Washington limited liability company authorized to conduct business in Hawai'i and K VIEW LLC, also a Washington limited liability company authorized to conduct business in Hawai'i ("*Petitioners*") are the fee simple owners of those certain real property parcels identified above.

Petitioners hereby authorizes KALANI A. MORSE, JONATHAN S. DURRETT, and the law firm of DURRETT LANG MORSE, LLLP to prepare and process on their behalf a Petition to the State of Hawai'i Land Use Commission for Declaratory Order to Designate Important Agricultural Lands, and to take such other actions as may be reasonably necessary in furtherance thereof.

This authorization may be delivered by electronic or facsimile reproduction.

DATED: Honolulu, Hawai'i, July 29, 2021

  
\_\_\_\_\_  
JOSEPH C HOUSSIAN  
KAUKONAHUA RANCH, LLC  
Its Manager

  
\_\_\_\_\_  
JOSEPH C HOUSSIAN  
K VIEW, LLC  
Its Manager

**VERIFICATION ON OATH OR AFFIRMATION**

State of WA }  
County of Whatcom } ss.

Subscribed and sworn to (or affirmed) before me

this 29<sup>th</sup> day of July, 2021, by  
Day Month Year

Joseph C. Houssian  
Name of Signer No. 1

N/A

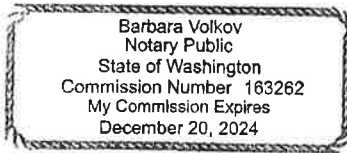
Name of Signer No. 2 (if any)

Barbara Volkov

Signature of Notary Public

exp 12/20/2024

Any Other Required Information  
(Residence, Expiration Date, etc.)



Place Notary Seal/Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Landowner Letter of Authorization

Document Date: 7/29/2021 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: N/A

## **Exhibit C**

### **1. Kaukonahua Ranch, LLC and K View, LLC's Deeds for**

#### **TMKs:**

**1-6-7-003:002**

**1-6-7-003-006**

**1-6-7-003-007**

**1-6-7-004:001**

**1-6-7-004:004**

**1-6-5-001:049**

**1-6-5-001:052**

**AND**

**1-6-5-001:053**

### **2. City and County of Honolulu Tax/Ownership Records for**

#### **TMKs:**

**1-6-7-003:002**

**1-6-7-003-006**

**1-6-7-003-007**

**1-6-7-004:001**

**1-6-7-004:004**

**1-6-5-001:049**

**1-6-5-001:052**

**AND**

**1-6-5-001:053**

D20  
0960

DOUBLE SYSTEM

417



STATE OF HAWAII  
OFFICE OF ASSISTANT REGISTRAR  
RECORDED

March 22, 2017 8:01 AM

Doc No(s) T-9942016  
on Cert(s) 71655  
Issuance of Cert(s) 1133382



STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

March 22, 2017 8:01 AM

Doc No(s) A-62900112



1 7/10 ZMA  
B-32965802

/s/ LESLIE T. KOBATA  
ASSISTANT REGISTRAR

Conveyance Tax: \$17,500.00



1 8/10 ZMA  
B-32965802

/s/ LESLIE T. KOBATA  
REGISTRAR

LAND COURT SYSTEM  REGULAR SYSTEM

Return by Mail  Pickup  To:

Kaukonahua Ranch LLC  
c/o McCorriston Miller Mukai MacKinnon LLP  
Attention: Randall Sakumoto, Esq.  
Fourth Floor, Building Five  
500 Ala Moana Boulevard  
Honolulu, Hawaii 96813

TG: 201709463 -S  
TGE: 16087773  
Barbara Paulo

DS  
④

Total Pages: 5

Tax Map Key Nos.: (1) 6-7-004-001; (1) 6-7-004-004; (1) 6-7-003-002; (1) 6-7-003-006;  
(1) 6-7-003-007

**QUITCLAIM DEED**

110 9601245

1095

THIS Quitclaim Deed is made this 22<sup>nd</sup> day of March, 2017, by DOLE FOOD COMPANY, INC., a North Carolina corporation (hereinafter called the "Grantor"), in favor of KAUKONAHUA RANCH LLC, a Washington limited liability company, whose address is c/o McCorriston Miller Mukai MacKinnon LLP, Attention: Randall Sakumoto, Esq., Fourth Floor, Building Five, 500 Ala Moana Boulevard, Honolulu, Hawaii 96813 (hereinafter called the "Grantee");

WITNESSETH:

That for valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby remise, release, and quitclaim to the Grantee, all the Grantor's right, title and interest in the real property described in Exhibit A attached hereto and made a part hereof.

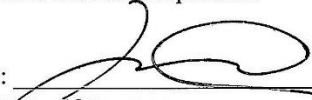
6281573.1

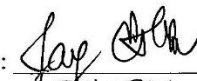


The terms "Grantor" and "Grantee" as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine, feminine or neutral gender, the singular or plural number, individuals, corporations, partnerships, joint ventures or other associations, and each of their respective successors, heirs, personal representatives and permitted assigns, according to the context thereof.

IN WITNESS WHEREOF, the Grantor has executed this instrument on the day and year first written above.

**DOLE FOOD COMPANY, INC.,**  
a North Carolina corporation

By:   
Name: JARED GALE  
Title: VICE PRES., GENERAL COUNSEL & CORPORATE SECRETARY

By:   
Name: JODY EGAN  
Title: VICE PRES., CORPORATE DEVELOPMENT,  
STRATEGY & PLANNING

Grantor

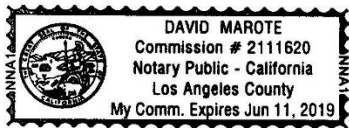
*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF CALIFORNIA    )  
  ) ss.  
COUNTY OF LOS ANGELES )

On March 17, 2017 before me, David Marote, Notary Public, personally appeared JARED GALE and JAY ESBAN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



*(Handwritten Signature)*  
\_\_\_\_\_  
Notary Public

EXHIBIT "A"

PROPERTY DESCRIPTION

PARCEL ONE:

All of that certain parcel of land situate at Waialua, District of Waialua, City and County of Honolulu, State of Hawaii, containing an area of 1,569.890 acres, more or less, as shown on Map 1, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1297 of Waialua Agricultural Company, Limited.

Together with access to and from a public highway on, over and across Lot 12 of Land Court Application No. 1280 owned by Helemano Company, Limited, under Certificate of Title No. 42,474, adjoining both the above described premises and said public highway;

Being the land(s) described in Transfer Certificate of Title No. 71,655 issued to DOLE FOOD COMPANY, INC., a Hawaii corporation.  
[Tax Key designation (1) 6-7-004-001]

PARCEL TWO:

All of that certain parcel of land (being all of the land(s) described in and covered by Royal Patent Grant Numbers 719 and 842 to Pea) situate, lying and being at Kamananui, District of Waialua, City and County of Honolulu, State of Hawaii, bearing Tax Key designation (1) 6-7-004-004, and containing an area of 79.01 acres, more or less.

-Note:- Attention is called to the discrepancy between the area shown in Royal Patent Grant Numbers 719 and 842 (82 acres, more or less) and the area shown for tax map key (1) 6-7-004-004 (79.01 acres). Appearing in the records of the City and County of Honolulu Real Property Tax Map Key history sheets for tax map key (1) 6-7-004-004 is a route slip dated January 15, 1943 which states the change in area from 82.0 acres to 79.01 acres was calculated from Land Court Application 1297 boundaries and description of Grant 719.

PARCEL THREE:

All of that certain parcel of land (being all of the land(s) described in and covered by Royal Patent Grant Number 1799 to C. W. Collins) situate, lying and being at Kamananui, District of Waialua, City and County of Honolulu, State of Hawaii, bearing Tax Key designation (1) 6-7-003-002, and containing an area of 230.0 acres, more or less.

PARCEL FOUR:

All of that certain parcel of land (being all of the land(s) described in and covered by Royal Patent Grant Number 346 to Hanapule) situate, lying and being at Alapii, Kamananui, District of Waialua, City and County of Honolulu, State of Hawaii, bearing Tax Key designation (1) 6-7-003-006, and containing an area of 106.48 acres, more or less.

-Note:- Attention is called to the discrepancy between the area described in Royal Patent Grant Number 346, containing an area of 100 acres, more or less, and Tax Map Key (1) 6-7-003-006, containing an area of 106.48 acres, more or less.

PARCEL FIVE:

All of that certain parcel of land (being all of the land(s) described in and covered by Royal Patent Grant Number 345 to Kaha) situate, lying and being at Imuahole, Kamananui, District of Waialua, City and County of Honolulu, State of Hawaii, bearing Tax Key designation (1) 6-7-003-007, and containing an area of 135.95 acres, more or less.

-Note:- The records at the City and County of Honolulu, Department of Finance, Real Property Tax Assessment Division for Tax Key designation (1) 6-7-003-007, shows the area for this parcel revised from 100 acres to 135.95 acres on January 5, 1943.



STATE OF HAWAII  
BUREAU OF CONVEYANCES  
RECORDED

July 17, 2019 8:01 AM

Doc No(s) A-71370389



1 2/3 OFC  
B-33357700

/s/ LESLIE T. KOBATA  
REGISTRAR

Conveyance Tax: \$16,800.00

AFTER RECORDATION, RETURN BY MAIL (X) PICK-UP ( )

MCCORRISTON MILLER MUKAI MACKINNON  
ATTN: KEITH K. SUZUKA  
PO BOX 2800  
HONOLULU, HI 96803-2800

TGOH 201858903  
TGES 210-19130202  
BARBARA PAULO

RS #2

THIS DOCUMENT CONTAINS 17 PAGES

TITLE OF DOCUMENT:

LIMITED WARRANTY DEED

PARTIES TO DOCUMENT:

Grantor: KAUKONAHUA HO'OLA, LLC, a Hawaii limited liability company  
Grantee: K VIEW LLC, a Washington limited liability company  
c/o Five Waterfront Plaza, Suite 400, 500 Ala Moana Boulevard,  
Honolulu, Hawaii 96813

PROPERTY AFFECTED: : LIBER/PAGE/DOCUMENT NO.:  
SEE EXHIBIT "A" : A-44540185, A-44220655 & A-65540456  
: LAND COURT DOCUMENT NO.:  
: N/A  
: TRANSFER CERTIFICATE OF  
: TITLE NO(S): N/A

Tax Map Key Nos: (1) 6-5-001-049  
(1) 6-5-001-052  
(1) 6-5-001-053

CLAY CHAPMAN IWAMURA PULICE & NERVELL  
Attorneys at Law, A Law Corporation

LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That KAUKONAHUA HO'OLA, LLC, a Hawaii limited liability company, hereinafter called the "Grantor", for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor paid by K VIEW LLC, a Washington limited liability company, whose address is c/o Five Waterfront Plaza, Suite 400, 500 Ala Moana Boulevard, Honolulu, Hawaii 96813, hereinafter called the "Grantee", receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey the real and personal property (if any) described in Exhibit "A" hereto attached and expressly made a part hereof, unto Grantee as TENANT IN SEVERALTY;

And the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto;

TO HAVE AND TO HOLD the same, as to said real property, together with all buildings, improvements, tenements, hereditaments, rights, easements, privileges and appurtenances thereunto belonging or appertaining or held and enjoyed therewith unto Grantee, absolutely and in fee simple, and as to said personal property (if any), absolutely and forever;

The Grantor does hereby covenant and agree with the Grantee that Grantor is the sole owner in fee simple of the property described in said Exhibit "A," that Grantor has full power and authority to sell and convey the same, and that Grantor has not done or suffered any act or thing whereby said property is encumbered and that the same is free and clear of and from all encumbrances made or suffered by the Grantor other than the encumbrances mentioned in said Exhibit "A" and real property taxes which are to be prorated between the parties hereto. Grantor will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

The Grantee is aware, understands and agrees that, except for the representations and warranties expressly set forth in the Option Agreement made and entered into as of March 14, 2017, by and between the Grantor and Dubkey Investments, Inc., a British Columbia corporation, as said Option Agreement has heretofore been amended (as amended, the "Option Agreement"), the Buyer's position thereunder having been subsequently assigned to and assumed by the Grantee, all land, improvements (including but not limited to the roof, walls, foundations, soils, appliances, plumbing, and electrical systems, etc.) and real and personal property are being purchased and conveyed "AS IS" WITHOUT WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, AS TO CONDITION, FITNESS OR INTENDED USE, FITNESS FOR ANY PURPOSE WHATSOEVER,

687109-v2

- 2 -

MERCHANTABILITY, HABITABILITY, OR COMPLIANCE WITH ANY ZONING, HEALTH RULES OR REGULATIONS, the Grantee hereby agreeing, acknowledging and affirming to the Grantor that the Grantee has had full opportunity to inspect and accepts all land, improvements (as described above) and real and personal property "AS IS".

The Grantee hereby acknowledges the Grantee's acceptance of all of the foregoing, including, but not limited to, the tenancy set forth above, as well as the encumbrances, exceptions, reservations, restrictions and other matters noted herein and in Exhibit "A" (if any).

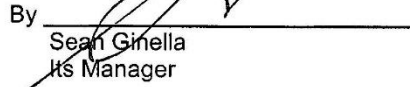
The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine, feminine or neuter, the singular or plural number, individuals, corporations or partnerships, and their and each of their respective successors, successors in trust, heirs, personal representatives and assigns, according to the context thereof. If these presents shall be signed by two or more Grantors or by two or more Grantees, all covenants of such parties shall for all purposes be joint and several.

This document may be executed in counterparts. Each counterpart shall be executed by one or more of the parties to this document and the several counterparts shall constitute one document to the same effect as though the signatures of all of the parties were upon the same document.

(The remainder of this page has intentionally been left blank)

IN WITNESS WHEREOF, the Grantor and the Grantee have executed these presents this 17<sup>th</sup> day of July, 2019.

KAUKONAHUA HO'OLA, LLC, a Hawaii limited liability company

By   
Sean Ginella  
Its Manager

By   
Marcus Gillespie  
Its Manager

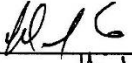
"Grantor"

(signature continued on next page)



(signature continued from previous page)

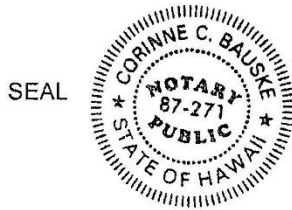
K VIEW LLC, a Washington limited liability  
company

By   
Name: Mark Truett  
Its: Vice President

"Grantee"

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

On this 10<sup>th</sup> day of July, 2019, before me personally appeared SEAN GINELLA to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Corinne C. Bauske

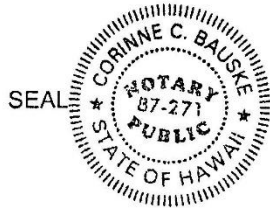
Print  
Name: Corinne C. Bauske  
Notary Public, State of Hawaii  
First Circuit

My commission expires: 5-18-2023

| NOTARY CERTIFICATION                               |                        |
|--|------------------------|
| Date of Document: <u>Undated</u>                   | No. of Pages <u>17</u> |
| Date of Certification: <u>7-10-19</u>              | Circuit: <u>FIRST</u>  |
| Document Description: <u>LIMITED WARRANTY DEED</u> |                        |
| Notary Name: <u>Corinne C. Bauske</u>              |                        |
| <u>Corinne C. Bauske</u><br>Notary Signature       |                        |

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

On this 10<sup>th</sup> day of July, 20 19, before me personally appeared MARCUS GILLESPIE, to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



*Corinne C. Bauske*

Print Name: Corinne C. Bauske  
Notary Public, State of Hawaii  
First Circuit

My commission expires: 5-18-2023 *cu*  
*14.*

| NOTARY CERTIFICATION                               |                        |
|--|------------------------|
| Date of Document: <u>Undated</u>                   | No. of Pages <u>17</u> |
| Date of Certification: <u>7-10-19</u>              | Circuit: <u>FIRST</u>  |
| Document Description: <u>LIMITED WARRANTY DEED</u> |                        |
| Notary Name: <u>Corinne C. Bauske</u>              |                        |
| <i>Corinne C. Bauske</i>                           |                        |
| Notary Signature                                   |                        |

STATE OF Washington )  
COUNTY OF King ) ss.

On this 10<sup>th</sup> day of July, 2019, before me personally appeared Mark Tingstad, to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Lisa Crowe  
Print  
Name: Lisa Crowe  
Notary Public in and for the  
above-named State and County

My commission expires: 08-15-20

EXHIBIT "A"

Item I.

All of that certain parcel of land (being a portion of Lot 12, as shown on Map 1 of Land Court Application No. 1280 of Waialua Agricultural Company, Limited having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-67880946 and all of TMK (1) 6-1-001-019) situate, lying and being at Kamananui, Waialua, City and County of Honolulu, State of Hawaii, being LOT 1001, as shown on map dated October 1, 2018, approved by the Department of Planning and Permitting, City and County of Honolulu, File No. 2016/SUB-161, on October 19, 2018, and thus bounded and described in AFFIDAVIT recorded as Document No. A-68980568 and as follows:

Being all of Royal Patent Grant Number 856 to Kekio, Royal Patent Grant Number 859 to Hopemanu, Royal Patent Grant Number 1110 to Kauikapu, Royal Patent Grant Number 1113 to Kahuawaa, Royal Patent Grant Number 1114 to Kanoulu, Royal Patent Grant Number 1115 to Poikamauna, Land Patent Grant Number 5346 Lots 2 and 3 to Wahiawa Water Company, Limited, Land Patent Grant Number 5348 Lots 5 and 9 to Wahiawa Water Company, Limited, Land Patent Grant Number 5350 Lot 8 to Helemano Land Company, Limited, Land Patent Grant Number 5352 Lot 12 to Wahiawa Water Company, Limited, Land Patent Grant Number 5354 Lot 14 to Wahiawa Water Company, Limited, Land Patent Grant Number 8550, Apana 3 to Waialua Agricultural Company, Limited, Land Patent Grant Number 9946 to Waialua Agricultural Company, Limited and also portions of Royal Patent Grant Number 846 to Haapou, Royal Patent Grant Number 1333 to Kealohi, Royal Patent Grant Number 1334 to Naalaa and Land Patent Grant Number 5345 Lot 1 to Wahiawa Water Company, Limited and being more particularly described as follows:

Beginning at the easterly corner of this parcel of land, being also the most northerly corner of Lot 1002 as shown on DPP File No. 2016/SUB-161 and on the southwesterly side of Kaukonahua Road, being former Lot 12 of Land Court Application No. 1280 as shown on Map 1, said Lot 12 having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,039,487 in the Bureau of Conveyances of the State of Hawaii on August 2, 2018, as Regular System Document No. A-67880947, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUU IKI" being 768.10 feet south and 11,540.01 feet east, thence running by azimuths measured clockwise from true South:

1. 8° 50' 774.35 feet along said Lot 1002;
2. 277° 00' 447.36 feet along said Lot 1002;
3. 287° 00' 600.16 feet along said Lot 1002;

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4. 330° 00' 400.00 feet along said Lot 1002 and Lot 1003 as shown on DPP File No. 2016/SUB-161;
5. 338° 00' 365.00 feet along said Lot 1003;
6. 300° 00' 580.00 feet along said Lot 1003;
7. 188° 50' 176.14 feet along said Lot 1003;

Along Lot A being a portion of Grant 1331 to Kea and Kahui as shown on DPP File No. 2014/SUB-189, along top edge of gulch for the next four (4) courses, the direct azimuths and distances between points along said top edge of gulch being:

8. 324° 20' 400.00 feet;
9. 356° 00' 1,130.00 feet;
10. 344° 40' 800.00 feet;
11. 86° 15' 86.80 feet;
12. 161° 58' 540.00 feet along Map 1 of Land Court Application 1297;
13. 69° 35' 740.00 feet along Map 1 of Land Court Application 1297;

Along the edge of Kaukonahua Stream for the next twenty-two (22) courses, the direct azimuths and distances between points along said edge of Kaukonahua Stream being:

14. 161° 10' 370.00 feet;
15. 179° 00' 940.00 feet;
16. 149° 00' 380.00 feet;
17. 117° 41' 117.20 feet;
18. 137° 45' 880.00 feet;
19. 177° 10' 260.00 feet;
20. 98° 30' 450.00 feet;
21. 70° 50' 470.00 feet;

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- 22. 100° 10' 300.00 feet;
- 23. 142° 40' 570.00 feet;
- 24. 106° 20' 400.00 feet;
- 25. 92° 10' 240.00 feet;
- 26. 171° 10' 550.00 feet;
- 27. 213° 20' 550.00 feet;
- 28. 130° 00' 350.00 feet;
- 29. 140° 20' 1,100.00 feet;
- 30. 65° 20' 700.00 feet;
- 31. 128° 20' 400.00 feet;
- 32. 141° 30' 450.00 feet;
- 33. 98° 30' 560.00 feet;
- 34. 49° 50' 350.00 feet;
- 35. 48° 17' 143.65 feet;
- 36. 132° 40' 360.00 feet along a portion of Grant 716 to Niho as shown on Map 1 of Land Court Application 1280;
- 37. 189° 45' 985.00 feet along Lots 4-A and 4-C as shown on Map 8 of Land Court Application No. 1193;

Along Grant 1336 to Kuoha and Haiku, along the top edge of gulch for the next four (4) courses, the direct azimuths and distances between points along said top edge of gulch being:

- 38. 332° 35' 280.00 feet;
- 39. 285° 40' 450.00 feet;
- 40. 245° 00' 215.00 feet;
- 41. 271° 14' 416.30 feet;

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Along Grant 1335 to Paele and Puu, along the top edge of gulch for the next five (5) courses, the direct azimuths and distances between points along said top edge of gulch being:

- 42. 287° 20' 600.00 feet;
- 43. 296° 20' 425.00 feet;
- 44. 300° 40' 430.00 feet;
- 45. 256° 25' 140.00 feet;
- 46. 305° 24' 173.94 feet;
- 47. 189° 45' 75.70 feet along said portion of Grant 1335 to Paele and Puu;
- 48. 304° 46' 338.05 feet along the southwesterly side of Kaukonahua Road;
- 49. 305° 40' 313.51 feet along the southwesterly side of Kaukonahua Road;
- 50. 307° 00' 150.77 feet along the southwesterly side of Kaukonahua Road;
- 51. 302° 10' 316.26 feet along the southwesterly side of Kaukonahua Road;
- 52. 310° 24' 706.37 feet along the southwesterly side of Kaukonahua Road;
- 53. 320° 28' 969.72 feet along the southwesterly side of Kaukonahua Road, to the point of beginning and containing an area of 198.675 acres, more or less.

Said above described parcels of having been acquired by KAUKONAHUA HO'OLA, LLC, a Hawaii limited liability company, as follows:

- (a) By QUITCLAIM DEED of DOLE FOOD COMPANY, INC., a Delaware corporation, dated March 9, 2012, filed as Land Court Document No. T-8106082 and recorded as Document No. A-44540185; and
- (b) By LIMITED WARRANTY DEED of SEAN FRANCIS GINELLA, unmarried, and MARCUS GILLESPIE, husband of Pamela Gillespie, dated February 8, 2012,

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recorded as Document No. A-44220655.

Said above Limited Warranty Deed was confirmed by FINAL JUDGMENT dated November 27, 2017 and filed November 28, 2017, in Civil No. 17-1-0478-03 JPC, First Judicial Circuit Court, State of Hawaii and recorded as Document No. A-65540456, on December 11, 2017.

Item II.

Together with the following:

1. an easement for vehicular, mechanical and pedestrian access purposes over, under and through a portion of that certain parcel of land bearing tax key designation (1) 6-7-003-009 containing an area of 1.30 acres, more or less, as granted by GRANT OF NONEXCLUSIVE ACCESS EASEMENT dated January 30, 2015, filed as Land Court Document No. T-9160134, recorded as Document No. A-55080463, by and between CHERRY LAND CO. LLC, a Hawaii limited liability company, "Grantor", and KAUKONAHUA HO'OLA, LLC, a Hawaii limited liability company, "Grantee", subject to the terms and provisions contained therein.
2. an easement for vehicular, mechanical and pedestrian access purposes over, under and through a portion of that certain parcel of land bearing tax key designation (1) 6-6-028-024, said easement being designated as Easement "A-1" for access purposes, containing an area of 3,764 square feet, more or less, as described in and granted by GRANT OF NONEXCLUSIVE EASEMENT dated May 27, 2015, filed as Land Court Document No. T-9283348, recorded as Document No. A-56311050, by and between DOLE FOOD COMPANY, INC., a Delaware corporation, "Grantor", and KAUKONAHUA HO'OLA, LLC, a Hawaii limited liability company, "Grantee", subject to the terms and provisions contained therein.
3. an easement for vehicular, mechanical and pedestrian access purposes over, under and through portions of that certain parcel of land bearing tax key designation (1) 6-7-004-001, said easements being designated as Easements "1", "2", "3", "4" and "5" for access purposes, as shown on Map 2, Land Court Application No. 1297, as granted by GRANT OF NONEXCLUSIVE EASEMENT dated May 27, 2015, filed as Land Court Document No. T-9283350, recorded as Document No. A-56311052, by and between DOLE FOOD COMPANY, INC., a Delaware corporation, "Grantor", and KAUKONAHUA HO'OLA, LLC, a Hawaii limited liability company, "Grantee", subject to the terms and provisions contained therein.

-Note:- The above easements are not contiguous to the land described under Item I hereof.

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Item III.

Together with the right, in the nature of a nonexclusive easement over, through and across Easement "A" for vehicular access purposes, as granted in GRANT OF NONEXCLUSIVE EASEMENT (FOR ACCESS PURPOSES) dated July 10, 2019, recorded as Document No. A-71300589, being more particularly described therein; and subject to the terms and provisions contained therein.

SUBJECT, HOWEVER TO:

1. Mineral and water rights of any nature.
2. The terms and provisions contained in the following:  

INSTRUMENT: AGREEMENT AND QUITCLAIM

DATED: September 12, 1951

FILED: Land Court Document No. 132071

PARTIES: STATE OF HAWAII and WAIALUA WATER COMPANY, LIMITED, and others
3. GRANT  

TO: HAWAIIAN ELECTRIC COMPANY, INC.

DATED: July 12, 1966

FILED: Land Court Document No. 396272

RECORDED: Liber 5385 Page 84

GRANTING: a right and easement for utility purposes as shown on the map attached thereto
4. LEASE in favor of THE HAWAIIAN ELECTRIC COMPANY, LIMITED, a Hawaii corporation, now known as HAWAIIAN ELECTRIC COMPANY, INC., and HAWAIIAN TELEPHONE COMPANY, a Hawaii corporation, now known as HAWAIIAN TELCOM, INC., dated April 27, 1962, filed as Land Court Document No. 294467; leasing and demising a right and easement for utility purposes, over, across and through the land described herein, for a term of twenty (20) years from the date hereof and thereafter from year to year until terminated.
5. The terms and provisions contained in the following:  

INSTRUMENT: BYLAWS OF POAMOHO WATER ASSOCIATION, INC.

DATED: as of December 18, 2010

RECORDED: Document No. A-59541117

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6. GRANT

TO: DOLE FOOD COMPANY, INC., a Delaware corporation  
DATED: March 9, 2012  
FILED: Land Court Document No. T-8106083  
RECORDED: Document No. A-44540187  
GRANTING: the right, in the nature of a nonexclusive, transferable easement over, under and through the land described herein for vehicular, mechanical and pedestrian access

7. Designation of Easements "7", "8", "9" and "10" for access purposes, as shown on Map 7 of Land Court Application No. 1280, as set forth by Order filed as Land Court Document No. T-9263236.

8. GRANT

TO: DOLE FOOD COMPANY. INC., a Delaware corporation  
DATED: May 27, 2015  
FILED: Land Court Document No. T-9283349  
GRANTING: easements for vehicular, mechanical and pedestrian access purposes over said Easements "7", "8", "9" and "10"

9. LEASE

LESSOR: KAUKONAHUA HO'OLA LLC, a Hawaii limited liability company  
LESSEE: UNIVERSITY OF HAWAII, the state university and a body corporate of the State of Hawaii  
DATED: September 18, 2017, but effective as of July 1, 2017  
FILED: Land Court Document No. T-10131232  
TERM: shall commence on July 1, 2017 and expire on May 31, 2022, with option to extend

Above Lease amended by instrument:

DATED: February 15, 2019  
RECORDED: Document No. A-70020636  
RE: Replaces land description to show Lot 1001

10. The terms and provisions contained in the following:  
INSTRUMENT: DECLARATION OF RESTRICTIVE COVENANTS  
(AGRICULTURAL SUBDIVISION)

DATED: August 20, 2018  
RECORDED: Document No. A-68081098

11. The terms and provisions contained in the following:

INSTRUMENT: DECLARATION OF RESTRICTIVE COVENANTS  
(WASTEWATER TREATMENT AND DISPOSAL)

DATED: August 20, 2018  
RECORDED: Document No. A-68081099

Said above Declaration was amended and supplemented by instrument dated  
May 8, 2019, recorded as Document No. A-70690963

12. The terms and provisions contained in the following:

INSTRUMENT: DECLARATION OF RESTRICTIVE COVENANTS  
(INSTALLATION OF IRRIGATION SYSTEM)

DATED: August 20, 2018  
RECORDED: Document No. A-68081100

13. GRANT

TO: HAWAIIAN ELECTRIC COMPANY, INC.

DATED: January 7, 2019  
RECORDED: Document No. A-69480178  
GRANTING: a right and easement for utility purposes as shown on map  
attached thereto

14. The terms and provisions contained in the following:

INSTRUMENT: DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR KAUKONAHUA HO'OLA WATER  
ASSOCIATION

DATED: May 8, 2019  
RECORDED: Document No. A-70690964

Said Declaration was amended by instrument dated July 10, 2019, recorded as Document No. A-71300588.

15. -AS TO ITEM II:-
  - (A) -AS TO THE EASEMENT GRANTED BY GRANT OF NONEXCLUSIVE ACCESS EASEMENT BY LAND COURT DOCUMENT NO. T-9160134, RECORDED AS DOCUMENT NO. A-55080463:-

Any claim or boundary dispute which may exist or arise by reason of the failure of said grant to locate with certainty the boundaries of the easement described in said instrument.
  - (B) The easements granted under Item II above are not contiguous to the land described under Item I herein.
16. The terms and provisions contained in the following:

INSTRUMENT: GRANT OF NONEXCLUSIVE EASEMENT (FOR WATER PURPOSES)

DATED: July 10, 2019

RECORDED: Document No. A-71300590
17. Claims arising out of customary and traditional rights and practices, including without limitation those exercised for subsistence, cultural, religious, access or gathering purposes, as provided for in the Hawaii Constitution or the Hawaii Revised Statutes.
18. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other matters which a correct survey or archaeological study would disclose.
19. Easements or claims of easements which are not recorded in the Public Records.

END OF EXHIBIT "A"



**CITY AND COUNTY OF HONOLULU**  
Department of Budget and Fiscal Services  
Real Property Assessment Division

**Parcel Information**

Parcel Number 670040010000  
Location Address KEKAUWAY ST  
Project Name  
Legal Information 1,569.89 AC MAP 1 LCAPP 1297 TOG/ACCESS TO PUBLIC HIGHWAY  
Property Class AGRICULTURAL  
Land Area (approximate sq ft) 68,384,408  
Land Area (acres) 1,569.8900

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at [bfsrmailbox@honolulu.gov](mailto:bfsrmailbox@honolulu.gov) regarding Supplemental Plat Map PDFs.

**Owner Information**

Owner Names  
KAUKONAHUA RANCH LLC Fee Owner  
WAIALUA RANCH PARTNERS Lessee  
[Show All Owners and Addresses](#)

**Assessment Information**

[Show Historical Assessments](#)

| Assessment Year | Property Class | Assessed Land Value | Dedicated Use Value | Land Exemption | Net Taxable Land Value | Assessed Building Value | Building Exemption | Net Taxable Building Value | Total Property Assessed Value | Total Property Exemption | Total Net Taxable Value |
|-----------------|----------------|---------------------|---------------------|----------------|------------------------|-------------------------|--------------------|----------------------------|-------------------------------|--------------------------|-------------------------|
| 2021            | AGRICULTURAL   | \$15,698,900        | \$157,000           | \$0            | \$157,000              | \$0                     | \$0                | \$0                        | \$157,000                     | \$0                      | \$157,000               |

Note: \*\* record has changed from the original certified value or from a previously posted value  
2021 amended values not to be posted until new tax rates are processed on or after July 20.

[How to calculate real property taxes](#)

**Appeal Information**

| Year | Appeal Type Value | Scheduled Hearing Date subject to change | Status |
|------|-------------------|--|--------|
| 2008 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2007 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2004 | BOARD OF REVIEW   | 8/10/2004                                | Closed |

**Land Information**

| Property Class | Square Footage | Acreage | Agricultural Use Indicator |
|----------------|----------------|---------|----------------------------|
| AGRICULTURAL   | 68,384,408     | 1569.89 | Yes                        |

[Department of Planning and Permitting \(DPP\)](#)

**Agricultural Assessment Information**

| Acres in Production | Agricultural Type | Agricultural Value |
|---------------------|-------------------|--------------------|
| 1569.89             | PAST              | \$156,989          |

This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.

**Sales Information**

| Sale Date  | Sale Amount | Instrument # | Instrument Type | Instrument Description | Date of Recording | Land Court Document Number | Cert #  | Book/Page |
|------------|-------------|--------------|-----------------|------------------------|-------------------|----------------------------|---------|-----------|
| 03/22/2017 |             | A-62900113   | FEE CONVEYANCE  | Grant of easement      | 03/22/2017        | T-9942017                  | 1133382 |           |
| 03/22/2017 | \$3,500,000 | A62900112    | FEE CONVEYANCE  | Quitclaim deed         | 03/22/2017        | T9942016                   | 1133382 |           |
| 09/30/2015 |             |              | FEE CONVEYANCE  | Route Slip             | 09/30/2015        |                            |         |           |
| 05/27/2015 |             | A-56311052   | FEE CONVEYANCE  | Grant of easement      | 06/02/2015        | T-9283350                  | 71655   |           |
| 05/27/2015 |             |              | FEE CONVEYANCE  | Grant of easement      | 06/22/2015        | T-9283349                  | 1039487 |           |
| 01/30/2015 |             | A-55080463   | FEE CONVEYANCE  | Grant of easement      | 01/30/2015        | T-9160134                  | 71665   |           |
| 06/15/2001 |             |              | FEE CONVEYANCE  | Certificate of merger  | 03/24/2003        | 2906619                    | 71634   |           |
| 08/06/1991 |             | 9100105938   |                 |                        | 08/06/1991        | 103307                     | 71634   |           |
| 04/05/1984 |             |              | LEASE           |                        | 08/28/1990        | 1759107                    | 71689   |           |

**Historical Tax Information**

| Year | Tax | Payments and Credits | Penalty | Interest | Other | Amount Due |
|------|-----|----------------------|---------|----------|-------|------------|
|------|-----|----------------------|---------|----------|-------|------------|

<https://qpublic.schneidercorp.com/Application.aspx?AppID=1045&LayerID=23342&PageTypeID=4&PageID=9746&Q=989167143&KeyValue=670040...> 1/2

|      |             |               |           |          |        |        |
|------|-------------|---------------|-----------|----------|--------|--------|
| 2020 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2019 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2018 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2017 | \$894.90    | (\$894.90)    | (\$26.85) | (\$9.49) | \$0.00 | \$0.00 |
| 2016 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2015 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2014 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2013 | \$300.00    | (\$300.00)    | (\$3.00)  | \$0.00   | \$0.00 | \$0.00 |
| 2012 | \$300.00    | (\$300.00)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2011 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2010 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2009 | \$894.90    | (\$894.90)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2008 | \$3,579.60  | (\$3,579.60)  | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2007 | \$3,579.60  | (\$3,579.60)  | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2006 | \$1,345.49  | (\$1,345.49)  | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2005 | \$1,277.79  | (\$1,277.79)  | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2004 | \$18,780.17 | (\$18,780.17) | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2003 | \$517.68    | (\$517.68)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2002 | \$481.64    | (\$481.64)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |
| 2001 | \$481.64    | (\$481.64)    | \$0.00    | \$0.00   | \$0.00 | \$0.00 |

[Treasury Division](#)  
[How to calculate real property taxes](#)

Email us at [bfstresmailbox@honolulu.gov](mailto:bfstresmailbox@honolulu.gov) regarding historical tax data questions.

**Map**



No data available for the following modules: Condominium/Apartment Unit Information, Residential Improvement Information, Residential Additions, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information, Current Tax Bill Information.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 5/25/2021, 10:29:20 AM



Version: 13.102



**CITY AND COUNTY OF HONOLULU**  
Department of Budget and Fiscal Services  
Real Property Assessment Division

### Parcel Information

Parcel Number 670040040000  
Location Address WAIALUA  
Project Name  
Legal Information RP GR 719 & 842 79.01 AC  
Property Class AGRICULTURAL  
Land Area (approximate sq ft) 3,441,676  
Land Area (acres) 79.0100

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at [bfsr@mailbox@honolulu.gov](mailto:bfsr@mailbox@honolulu.gov) regarding Supplemental Plat Map PDFs.

### Owner Information

Owner Names  
KAUKONAHUA RANCH LLC Fee Owner

### Assessment Information

[Show Historical Assessments](#)

| Assessment Year | Property Class | Assessed Land Value | Dedicated Use Value | Land Exemption | Net Taxable Land Value | Assessed Building Value | Building Exemption | Net Taxable Building Value | Total Property Assessed Value | Total Property Exemption | Total Net Taxable Value |
|-----------------|----------------|---------------------|---------------------|----------------|------------------------|-------------------------|--------------------|----------------------------|-------------------------------|--------------------------|-------------------------|
| 2021            | AGRICULTURAL   | \$1,896,200         | \$19,000            | \$0            | \$19,000               | \$0                     | \$0                | \$0                        | \$19,000                      | \$0                      | \$19,000                |

Note: \*\* record has changed from the original certified value or from a previously posted value  
2021 amended values not to be posted until new tax rates are processed on or after July 20.

[How to calculate real property taxes](#)

### Appeal Information

| Year | Appeal Type Value | Scheduled Hearing Date subject to change | Status |
|------|-------------------|--|--------|
| 2008 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2007 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2004 | BOARD OF REVIEW   | 8/10/2004                                | Closed |

### Land Information

| Property Class | Square Footage | Acreage | Agricultural Use Indicator |
|----------------|----------------|---------|----------------------------|
| AGRICULTURAL   | 3,441,676      | 79.01   | Yes                        |

[Department of Planning and Permitting \(DPP\)](#)

### Agricultural Assessment Information

| Acres in Production | Agricultural Type | Agricultural Value |
|---------------------|-------------------|--------------------|
| 79.01               | PAST              | \$18,962           |

This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.

### Sales Information

| Sale Date  | Sale Amount | Instrument # | Instrument Type | Instrument Description | Date of Recording | Land Court Document Number | Cert #  | Book/Page |
|------------|-------------|--------------|-----------------|------------------------|-------------------|----------------------------|---------|-----------|
| 03/22/2017 |             | A-62900113   | FEE CONVEYANCE  | Grant of easement      | 03/22/2017        | T-9942017                  | 1133382 |           |
| 03/22/2017 | \$3,500,000 | A62900112    | FEE CONVEYANCE  | Quitclaim deed         | 03/22/2017        | T9942016                   | 1133382 |           |
| 08/06/1991 |             | 9100105938   |                 |                        | 08/06/1991        | 103307                     | 71634   |           |
| 09/17/1990 | \$500,000   | 9000149429   | FEE CONVEYANCE  |                        | 09/27/1990        |                            |         |           |
| 09/01/1990 | \$500,000   |              | FEE CONVEYANCE  |                        |                   |                            |         |           |
| 05/09/1990 |             | 9000071551   |                 |                        | 05/16/1990        |                            |         |           |

### Historical Tax Information

| Year | Tax      | Payments and Credits | Penalty  | Interest | Other  | Amount Due |
|------|----------|----------------------|----------|----------|--------|------------|
| 2020 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| 2019 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| 2018 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| 2017 | \$300.00 | (\$300.00)           | (\$9.00) | (\$3.18) | \$0.00 | \$0.00     |
| 2016 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |

<https://qpublic.schneidercorp.com/Application.aspx?AppID=1045&LayerID=23342&PageTypeID=4&PageID=9746&Q=46548555&KeyValue=670040...> 1/2



|      |             |               |          |        |        |        |
|------|-------------|---------------|----------|--------|--------|--------|
| 2015 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2014 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$300.00    | (\$300.00)    | (\$3.00) | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2011 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2010 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2009 | \$108.30    | (\$108.30)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2008 | \$180.12    | (\$180.12)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2007 | \$180.12    | (\$180.12)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2006 | \$162.83    | (\$162.83)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2005 | \$154.26    | (\$154.26)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2004 | \$22,683.77 | (\$22,683.77) | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2003 | \$100.00    | (\$100.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2002 | \$100.00    | (\$100.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2001 | \$100.00    | (\$100.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |

Treasury Division  
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Map



No data available for the following modules: Condominium/Apartment Unit Information, Residential Improvement Information, Residential Additions, Commercial Improvement Information, Sketches, Other Building and Yard Improvements, Permit Information, Current Tax Bill Information.

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**Parcel Information**

Parcel Number 670030020000  
 Location Address KAHUI ST  
 Project Name  
 Legal Information RP GR 1799 230.0 AC  
 Property Class AGRICULTURAL  
 Land Area (approximate sq ft) 10,018,800  
 Land Area (acres) 230.0000

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at [bfsromailbox@honolulu.gov](mailto:bfsromailbox@honolulu.gov) regarding Supplemental Plat Map PDFs.

**Owner Information**

Owner Names  
 KAUKONAHUA RANCH LLC Fee Owner  
 KAHUA RANCH LTD Lessee  
 WAIALUA RANCH PARTNERS Lessee  
 Show All Owners and Addresses

**Assessment Information**

Show Historical Assessments

| Assessment Year | Property Class | Assessed Land Value | Dedicated Use Value | Land Exemption | Net Taxable Land Value | Assessed Building Value | Building Exemption | Net Taxable Building Value | Total Property Assessed Value | Total Property Exemption | Total Net Taxable Value |
|-----------------|----------------|---------------------|---------------------|----------------|------------------------|-------------------------|--------------------|----------------------------|-------------------------------|--------------------------|-------------------------|
| 2021            | AGRICULTURAL   | \$4,968,000         | \$49,700            | \$0            | \$49,700               | \$0                     | \$0                | \$0                        | \$49,700                      | \$0                      | \$49,700                |

Note: \*\* record has changed from the original certified value or from a previously posted value  
 2021 amended values not to be posted until new tax rates are processed on or after July 20.

[How to calculate real property taxes](#)

**Appeal Information**

| Year | Appeal Type Value | Scheduled Hearing Date subject to change | Status |
|------|-------------------|--|--------|
| 2008 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2007 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2004 | BOARD OF REVIEW   | 8/10/2004                                | Closed |

**Land Information**

| Property Class | Square Footage | Acreage | Agricultural Use Indicator |
|----------------|----------------|---------|----------------------------|
| AGRICULTURAL   | 10,018,800     | 230     | Yes                        |

[Department of Planning and Permitting \(DPP\)](#)

**Agricultural Assessment Information**

| Acres in Production | Agricultural Type | Agricultural Value |
|---------------------|-------------------|--------------------|
| 230                 | PAST              | \$49,680           |

This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.

**Sales Information**

| Sale Date  | Sale Amount | Instrument # | Instrument Type | Instrument Description | Date of Recording | Land Court Document Number | Cert #  | Book/Page |
|------------|-------------|--------------|-----------------|------------------------|-------------------|----------------------------|---------|-----------|
| 03/22/2017 |             | A-62900113   | FEE CONVEYANCE  | Grant of easement      | 03/22/2017        | T-9942017                  | 1133382 |           |
| 03/22/2017 | \$3,500,000 | A62900112    | FEE CONVEYANCE  | Quitclaim deed         | 03/22/2017        | T9942016                   | 1133382 |           |
| 08/06/1991 |             | 9100105938   |                 |                        | 08/06/1991        | 103307                     | 71634   |           |

**Historical Tax Information**

| Year                          | Tax      | Payments and Credits | Penalty  | Interest | Other  | Amount Due |
|-------------------------------|----------|----------------------|----------|----------|--------|------------|
| <input type="checkbox"/> 2020 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2019 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2018 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2017 | \$300.00 | (\$300.00)           | (\$9.00) | (\$3.18) | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2016 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2015 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |

5/28/2021

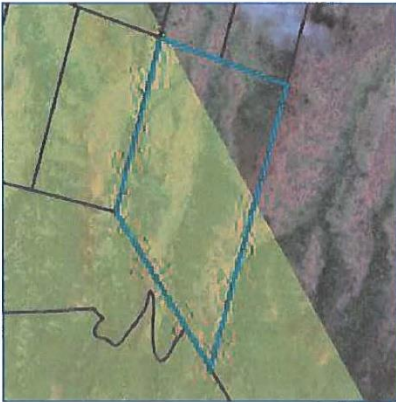
qPublic.net - City and County of Honolulu, HI - Report: 670030020000

|      |             |               |          |        |        |        |
|------|-------------|---------------|----------|--------|--------|--------|
| 2014 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$300.00    | (\$300.00)    | (\$3.00) | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2011 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2010 | \$300.00    | (\$300.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2009 | \$283.29    | (\$283.29)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2008 | \$524.40    | (\$524.40)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2007 | \$524.40    | (\$524.40)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2006 | \$425.93    | (\$425.93)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2005 | \$404.50    | (\$404.50)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2004 | \$66,033.00 | (\$66,033.00) | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2003 | \$100.00    | (\$100.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2002 | \$100.00    | (\$100.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2001 | \$100.00    | (\$100.00)    | \$0.00   | \$0.00 | \$0.00 | \$0.00 |

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### Map



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**CITY AND COUNTY OF HONOLULU**  
Department of Budget and Fiscal Services  
Real Property Assessment Division

### Parcel Information

Parcel Number 670030060000  
Location Address KAHUI ST  
Project Name  
Legal Information RP GR 346 106.48 AC  
Property Class AGRICULTURAL  
Land Area (approximate sq ft) 4,638,269  
Land Area (acres) 106.4800

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at [bfsrcpmalibox@honolulu.gov](mailto:bfsrcpmalibox@honolulu.gov) regarding Supplemental Plat Map PDFs.

### Owner Information

Owner Names  
KAUKONAHUA RANCH LLC Fee Owner  
WAIALUA RANCH PARTNERS Lessee  
[Show All Owners and Addresses](#)

### Assessment Information

[Show Historical Assessments](#)

| Assessment Year | Property Class | Assessed Land Value | Dedicated Use Value | Land Exemption | Net Taxable Land Value | Assessed Building Value | Building Exemption | Net Taxable Building Value | Total Property Assessed Value | Total Property Exemption | Total Net Taxable Value |
|-----------------|----------------|---------------------|---------------------|----------------|------------------------|-------------------------|--------------------|----------------------------|-------------------------------|--------------------------|-------------------------|
| 2021            | AGRICULTURAL   | \$2,512,900         | \$16,600            | \$0            | \$16,600               | \$0                     | \$0                | \$0                        | \$16,600                      | \$0                      | \$16,600                |

Note: \*\* record has changed from the original certified value or from a previously posted value  
2021 amended values not to be posted until new tax rates are processed on or after July 20.

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### Appeal Information

| Year | Appeal Type Value | Scheduled Hearing Date subject to change | Status |
|------|-------------------|--|--------|
| 2008 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2007 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2004 | BOARD OF REVIEW   | 8/10/2004                                | Closed |

### Land Information

| Property Class | Square Footage | Acreage | Agricultural Use Indicator |
|----------------|----------------|---------|----------------------------|
| AGRICULTURAL   | 4,638,269      | 106.48  | Yes                        |

[Department of Planning and Permittin \(DPP\)](#)

### Agricultural Assessment Information

| Acres in Production | Agricultural Type | Agricultural Value |
|---------------------|-------------------|--------------------|
| 106.48              | PAST              | \$16,611           |

This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.

### Sales Information

| Sale Date  | Sale Amount | Instrument # | Instrument Type | Instrument Description | Date of Recording | Land Court Document Number | Cert #  | Book/Page |
|------------|-------------|--------------|-----------------|------------------------|-------------------|----------------------------|---------|-----------|
| 03/22/2017 |             | A-62900113   | FEE CONVEYANCE  | Grant of easement      | 03/22/2017        | T-9942017                  | 1133382 |           |
| 03/22/2017 | \$3,500,000 | A62900112    | FEE CONVEYANCE  | Quitclaim deed         | 03/22/2017        | T9942016                   | 1133382 |           |
| 08/06/1991 |             | 9100105938   |                 |                        | 08/06/1991        | 103307                     | 71634   |           |

### Historical Tax Information

| Year | Tax      | Payments and Credits | Penalty  | Interest | Other  | Amount Due |
|------|----------|----------------------|----------|----------|--------|------------|
| 2020 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| 2019 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| 2018 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| 2017 | \$300.00 | (\$300.00)           | (\$9.00) | (\$3.18) | \$0.00 | \$0.00     |
| 2016 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| 2015 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |

5/28/2021

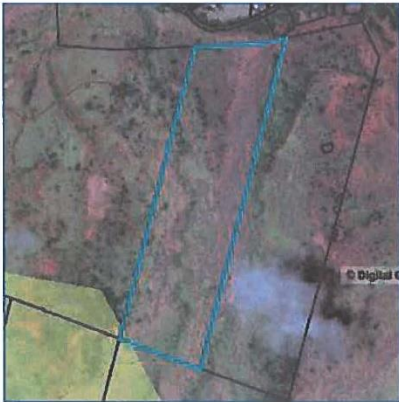
qPublic.net - City and County of Honolulu, HI - Report: 670030060000

|      |            |              |          |        |        |        |
|------|------------|--------------|----------|--------|--------|--------|
| 2014 | \$300.00   | (\$300.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$300.00   | (\$300.00)   | (\$3.00) | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$300.00   | (\$300.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2011 | \$300.00   | (\$300.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2010 | \$300.00   | (\$300.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2009 | \$143.07   | (\$143.07)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2008 | \$242.82   | (\$242.82)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2007 | \$242.82   | (\$242.82)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2006 | \$215.11   | (\$215.11)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2005 | \$204.82   | (\$204.82)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2004 | \$1,528.33 | (\$1,528.33) | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2003 | \$100.00   | (\$100.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2002 | \$100.00   | (\$100.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2001 | \$100.00   | (\$100.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |

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### Map



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Developed by  
**Schneider**  
GEO SPATIAL



**Parcel Information**

Parcel Number 670030070000  
 Location Address KAHUI ST  
 Project Name  
 Legal Information RP GR 345 135.95 AC  
 Property Class AGRICULTURAL  
 Land Area (approximate sq ft) 5,921,982  
 Land Area (acres) 135.9500

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at [bfsr@mailbox@honolulu.gov](mailto:bfsr@mailbox@honolulu.gov) regarding Supplemental Plat Map PDFs.

**Owner Information**

Owner Names  
 KAUKONAHUA RANCH LLC Fee Owner  
 WAIALUA RANCH PARTNERS Lessee  
 Show All Owners and Addresses

**Assessment Information**

Show Historical Assessments

| Assessment Year | Property Class | Assessed Land Value | Dedicated Use Value | Land Exemption | Net Taxable Land Value | Assessed Building Value | Building Exemption | Net Taxable Building Value | Total Property Assessed Value | Total Property Exemption | Total Net Taxable Value |
|-----------------|----------------|---------------------|---------------------|----------------|------------------------|-------------------------|--------------------|----------------------------|-------------------------------|--------------------------|-------------------------|
| 2021            | AGRICULTURAL   | \$3,099,700         | \$31,000            | \$0            | \$31,000               | \$0                     | \$0                | \$0                        | \$31,000                      | \$0                      | \$31,000                |

Note: \*\* record has changed from the original certified value or from a previously posted value 2021 amended values not to be posted until new tax rates are processed on or after July 20.

[How to calculate real property taxes](#)

**Appeal Information**

| Year | Appeal Type Value | Scheduled Hearing Date subject to change | Status |
|------|-------------------|--|--------|
| 2008 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2007 | BOARD OF REVIEW   | 3/4/2008                                 | Closed |
| 2004 | BOARD OF REVIEW   | 8/10/2004                                | Closed |

**Land Information**

| Property Class | Square Footage | Acreage | Agricultural Use Indicator |
|----------------|----------------|---------|----------------------------|
| AGRICULTURAL   | 5,921,982      | 135.95  | Yes                        |

[Department of Planning and Permitting \(DPP\)](#)

**Agricultural Assessment Information**

| Acres in Production | Agricultural Type | Agricultural Value |
|---------------------|-------------------|--------------------|
| 135.95              | PAST              | \$30,997           |

This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.

**Sales Information**

| Sale Date  | Sale Amount | Instrument # | Instrument Type | Instrument Description | Date of Recording | Land Court Document Number | Cert #  | Book/Page |
|------------|-------------|--------------|-----------------|------------------------|-------------------|----------------------------|---------|-----------|
| 03/22/2017 |             | A-62900113   | FEE CONVEYANCE  | Grant of easement      | 03/22/2017        | T-9942017                  | 1133382 |           |
| 03/22/2017 | \$3,500,000 | A62900112    | FEE CONVEYANCE  | Quitclaim deed         | 03/22/2017        | T9942016                   | 1133382 |           |
| 08/06/1991 |             | 9100105938   |                 |                        | 08/06/1991        | 103307                     | 71634   |           |

**Historical Tax Information**

| Year                          | Tax      | Payments and Credits | Penalty  | Interest | Other  | Amount Due |
|-------------------------------|----------|----------------------|----------|----------|--------|------------|
| <input type="checkbox"/> 2020 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2019 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2018 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2017 | \$300.00 | (\$300.00)           | (\$9.00) | (\$3.18) | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2016 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |
| <input type="checkbox"/> 2015 | \$300.00 | (\$300.00)           | \$0.00   | \$0.00   | \$0.00 | \$0.00     |

5/28/2021

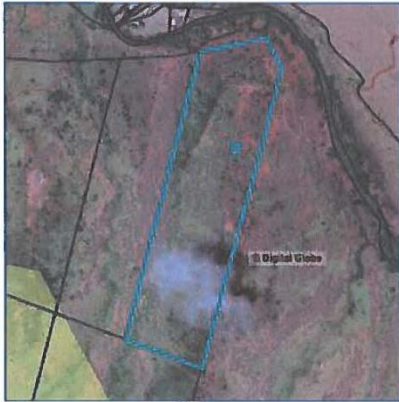
qPublic.net - City and County of Honolulu, HI - Report: 670030070000

|      |            |              |          |        |        |        |
|------|------------|--------------|----------|--------|--------|--------|
| 2014 | \$300.00   | (\$300.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2013 | \$300.00   | (\$300.00)   | (\$3.00) | \$0.00 | \$0.00 | \$0.00 |
| 2012 | \$300.00   | (\$300.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2011 | \$300.00   | (\$300.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2010 | \$300.00   | (\$300.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2009 | \$176.70   | (\$176.70)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2008 | \$310.08   | (\$310.08)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2007 | \$310.08   | (\$310.08)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2006 | \$265.67   | (\$265.67)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2005 | \$251.96   | (\$251.96)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2004 | \$1,951.32 | (\$1,951.32) | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2003 | \$100.00   | (\$100.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2002 | \$100.00   | (\$100.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |
| 2001 | \$100.00   | (\$100.00)   | \$0.00   | \$0.00 | \$0.00 | \$0.00 |

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#### Map



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**Parcel Information**

Parcel Number 650010490000  
 Location Address KAUKONAHUA RD  
 Project Name  
 Legal Information POR LOT 1001 182.345 AC TOG/E; SUBJ/ESMT  
 Property Class AGRICULTURAL  
 Land Area (approximate sq ft) 7,942,948  
 Land Area (acres) 182.3450

[Plat Map PDF](#) [GIS Parcel Map](#)

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**Owner Information**

Owner Names  
 K VIEW LLC Fee Owner

**Assessment Information**

[Show Historical Assessments](#)

| Assessment Year | Property Class | Assessed Land Value | Dedicated Use Value | Land Exemption | Net Taxable Land Value | Assessed Building Value | Building Exemption | Net Taxable Building Value | Total Property Assessed Value | Total Property Exemption | Total Net Taxable Value |
|-----------------|----------------|---------------------|---------------------|----------------|------------------------|-------------------------|--------------------|----------------------------|-------------------------------|--------------------------|-------------------------|
| 2021            | AGRICULTURAL   | \$2,917,500         | \$43,800            | \$0            | \$43,800               | \$0                     | \$0                | \$0                        | \$43,800                      | \$0                      | \$43,800                |

[How to calculate real property taxes](#)

**Land Information**

Property Class AGRICULTURAL  
 Square Footage 7,942,948  
 Acreage 182.345  
 Agricultural Use Indicator Yes

[Department of Planning and Permitting \(DPP\)](#)

**Sales Information**

| Sale Date  | Sale Amount | Instrument # | Instrument Type | Instrument Description | Date of Recording | Land Court Document Number | Cert # | Book/Page |
|------------|-------------|--------------|-----------------|------------------------|-------------------|----------------------------|--------|-----------|
| 07/17/2019 | \$2,800,000 | A-71370389   | FEE CONVEYANCE  | Deed                   | 07/17/2019        |                            |        |           |
| 05/02/2019 |             |              | FEE CONVEYANCE  | Route Slip             |                   |                            |        |           |
| 10/19/2018 |             |              |                 | Route Slip             |                   |                            |        |           |

**Current Tax Bill Information**

| Tax Period   | Description  | Original Due Date | Taxes Assessment | Tax Credits | Net Tax  | Penalty | Interest | Other  | Amount Due |
|--|--------------|-------------------|------------------|-------------|----------|---------|----------|--------|------------|
| 2021-1   | Property Tax | 08/23/2021        | \$150.00         | \$0.00      | \$150.00 | \$0.00  | \$0.00   | \$0.00 | \$150.00   |
| 2021-2   | Property Tax | 02/22/2022        | \$150.00         | \$0.00      | \$150.00 | \$0.00  | \$0.00   | \$0.00 | \$150.00   |
| Tax Bill with Interest computed through 07/31/2021 |              |                   | \$300.00         | \$0.00      | \$300.00 | \$0.00  | \$0.00   | \$0.00 | \$300.00   |

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**Historical Tax Information**

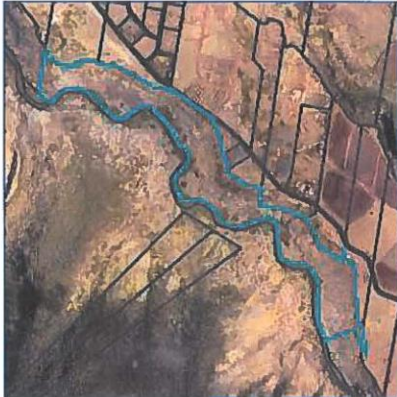
| Year | Tax      | Payments and Credits | Penalty | Interest | Other  | Amount Due |
|------|----------|----------------------|---------|----------|--------|------------|
| 2021 | \$300.00 | \$0.00               | \$0.00  | \$0.00   | \$0.00 | \$300.00   |
| 2020 | \$300.00 | (\$300.00)           | \$0.00  | \$0.00   | \$0.00 | \$0.00     |

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[How to calculate real property taxes](#)

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Map



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**CITY AND COUNTY OF HONOLULU**  
Department of Budget and Fiscal Services  
Real Property Assessment Division

### Parcel Information

Parcel Number 650010520000  
Location Address KAUKONAHUA RD  
Project Name  
Legal Information POR LOT 1001 12.42 AC  
Property Class AGRICULTURAL  
Land Area (approximate sq ft) 541,015  
Land Area (acres) 12.4200

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at [bfsr@mailbox@honolulu.gov](mailto:bfsr@mailbox@honolulu.gov) regarding Supplemental Plat Map PDFs.

### Owner Information

Owner Names  
K VIEW LLC Fee Owner  
UNIVERSITY OF HAWAII Lessee  
[Show All Owners and Addresses](#)

### Assessment Information

[Show Historical Assessments](#)

| Assessment Year | Property Class | Assessed Land Value | Dedicated Use Value | Land Exemption | Net Taxable Land Value | Assessed Building Value | Building Exemption | Net Taxable Building Value | Total Property Assessed Value | Total Property Exemption | Total Net Taxable Value |
|-----------------|----------------|---------------------|---------------------|----------------|------------------------|-------------------------|--------------------|----------------------------|-------------------------------|--------------------------|-------------------------|
| 2021            | AGRICULTURAL   | \$2,123,800         | \$21,200            | \$0            | \$21,200               | \$0                     | \$0                | \$0                        | \$21,200                      | \$0                      | \$21,200                |

[How to calculate real property taxes](#)

### Land Information

Property Class AGRICULTURAL  
Square Footage 541,015  
Acreage 12.42  
Agricultural Use Indicator Yes

[Department of Planning and Permitting \(DPP\)](#)

### Sales Information

| Sale Date  | Sale Amount | Instrument # | Instrument Type | Instrument Description           | Date of Recording | Land Court Document Number | Cert # | Book/Page |
|------------|-------------|--------------|-----------------|----------------------------------|-------------------|----------------------------|--------|-----------|
| 07/17/2019 |             | A71370390    | LEASE           | Assignment lease, sub lease etc. | 07/17/2019        |                            |        |           |
| 07/17/2019 | \$2,800,000 | A-71370389   | FEE CONVEYANCE  | Deed                             | 07/17/2019        |                            |        |           |
| 02/15/2019 |             | A70020636    | LEASE           | Amendment of lease or subs       | 03/04/2019        |                            |        |           |
| 10/19/2018 |             |              |                 | Route Slip                       |                   |                            |        |           |

### Current Tax Bill Information

| Tax Period | Description  | Original Due Date | Taxes Assessment | Tax Credits | Net Tax  | Penalty | Interest | Other  | Amount Due |
|------------|--|-------------------|------------------|-------------|----------|---------|----------|--------|------------|
| 2021-1     | Property Tax                                       | 08/23/2021        | \$150.00         | \$0.00      | \$150.00 | \$0.00  | \$0.00   | \$0.00 | \$150.00   |
| 2021-2     | Property Tax                                       | 02/22/2022        | \$150.00         | \$0.00      | \$150.00 | \$0.00  | \$0.00   | \$0.00 | \$150.00   |
|            | Tax Bill with Interest computed through 07/31/2021 |                   | \$300.00         | \$0.00      | \$300.00 | \$0.00  | \$0.00   | \$0.00 | \$300.00   |

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### Historical Tax Information

| Year                 | Tax      | Payments and Credits | Penalty | Interest | Other  | Amount Due |
|----------------------|----------|----------------------|---------|----------|--------|------------|
| <a href="#">2021</a> | \$300.00 | \$0.00               | \$0.00  | \$0.00   | \$0.00 | \$300.00   |
| <a href="#">2020</a> | \$300.00 | (\$300.00)           | \$0.00  | \$0.00   | \$0.00 | \$0.00     |

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Map



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**CITY AND COUNTY OF HONOLULU**  
Department of Budget and Fiscal Services  
Real Property Assessment Division

### Parcel Information

Parcel Number 650010530000  
Location Address KAUKONAHUA RD  
Project Name  
Legal Information POR LOT 1001 3.910 AC RESEVOIR SITE  
Property Class AGRICULTURAL  
Land Area (approximate sq ft) 170,320  
Land Area (acres) 3.9100

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at [bfsrcmailto@honolulu.gov](mailto:bfsrcmailto@honolulu.gov) regarding Supplemental Plat Map PDFs.

### Owner Information

Owner Names  
K VIEW LLC Fee Owner  
DOLE FOOD CO INC  
[Show All Owners and Addresses](#)

### Assessment Information

[Show Historical Assessments](#)

| Assessment Year | Property Class | Assessed Land Value | Dedicated Use Value | Land Exemption | Net Taxable Land Value | Assessed Building Value | Building Exemption | Net Taxable Building Value | Total Property Assessed Value | Total Property Exemption | Total Net Taxable Value |
|-----------------|----------------|---------------------|---------------------|----------------|------------------------|-------------------------|--------------------|----------------------------|-------------------------------|--------------------------|-------------------------|
| 2021            | AGRICULTURAL   | \$88,000            | \$0                 | \$0            | \$88,000               | \$0                     | \$0                | \$0                        | \$88,000                      | \$0                      | \$88,000                |

[How to calculate real property taxes](#)

### Land Information

Property Class AGRICULTURAL  
Square Footage 170,320  
Acreage 3.91  
Agricultural Use Indicator

[Department of Planning and Permitting \(DPP\)](#)

### Sales Information

| Sale Date  | Sale Amount | Instrument # | Instrument Type | Instrument Description | Date of Recording | Land Court Document Number | Cert # | Book/Page |
|------------|-------------|--------------|-----------------|------------------------|-------------------|----------------------------|--------|-----------|
| 07/17/2019 | \$2,800,000 | A-71370389   | FEE CONVEYANCE  | Deed                   | 07/17/2019        |                            |        |           |
| 10/19/2018 |             |              |                 | Route Slip             |                   |                            |        |           |

### Current Tax Bill Information

| Tax Period   | Description  | Original Due Date | Taxes Assessment | Tax Credits | Net Tax  | Penalty | Interest | Other  | Amount Due |
|--|--------------|-------------------|------------------|-------------|----------|---------|----------|--------|------------|
| 2021-1   | Property Tax | 08/23/2021        | \$250.80         | \$0.00      | \$250.80 | \$0.00  | \$0.00   | \$0.00 | \$250.80   |
| 2021-2   | Property Tax | 02/22/2022        | \$250.80         | \$0.00      | \$250.80 | \$0.00  | \$0.00   | \$0.00 | \$250.80   |
| Tax Bill with Interest computed through 07/31/2021 |              |                   | \$501.60         | \$0.00      | \$501.60 | \$0.00  | \$0.00   | \$0.00 | \$501.60   |

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### Historical Tax Information

| Year | Tax      | Payments and Credits | Penalty | Interest | Other  | Amount Due |
|------|----------|----------------------|---------|----------|--------|------------|
| 2021 | \$501.60 | \$0.00               | \$0.00  | \$0.00   | \$0.00 | \$501.60   |
| 2020 | \$501.60 | (\$501.60)           | \$0.00  | \$0.00   | \$0.00 | \$0.00     |

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Map



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**EXHIBIT D**  
**AGRICULTURAL LAND ASSESSMENT**  
**FOR**  
**PROPOSED IMPORTANT AGRICULTURAL LANDS**

**Agricultural Land Assessment**

**For**

**Kamananui**

**Proposed Important Agricultural Land Designation**

**Wai'alua, Island of O'ahu**

Prepared for:

**Kaukonahua Ranch, LLC**

Prepared by:



In Collaboration with:



**July 2021**

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**Agricultural Land Assessment for Kamananui  
Proposed Important Agricultural Land Designation**

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**Agricultural Land Assessment for Kamananui  
Proposed Important Agricultural Land Designation**

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# 1. Introduction/Purpose

This Agricultural Lands Assessment is prepared in support of a Petition for Declaratory Order to Designate Important Agricultural Lands (IAL) for land on O‘ahu owned by Kaukonahua Ranch. This assessment provides an overview of various agricultural and other characteristics of the land that Kaukonahua Ranch proposes to designate as IAL. In collaboration with Hawaii Agriculture Research Center (HARC), this assessment identifies the key agricultural attributes that illustrate the applicable standards and criteria for these lands to be designated IAL.

## **Kaukonahua Ranch’s Land and Proposed IAL Designation**

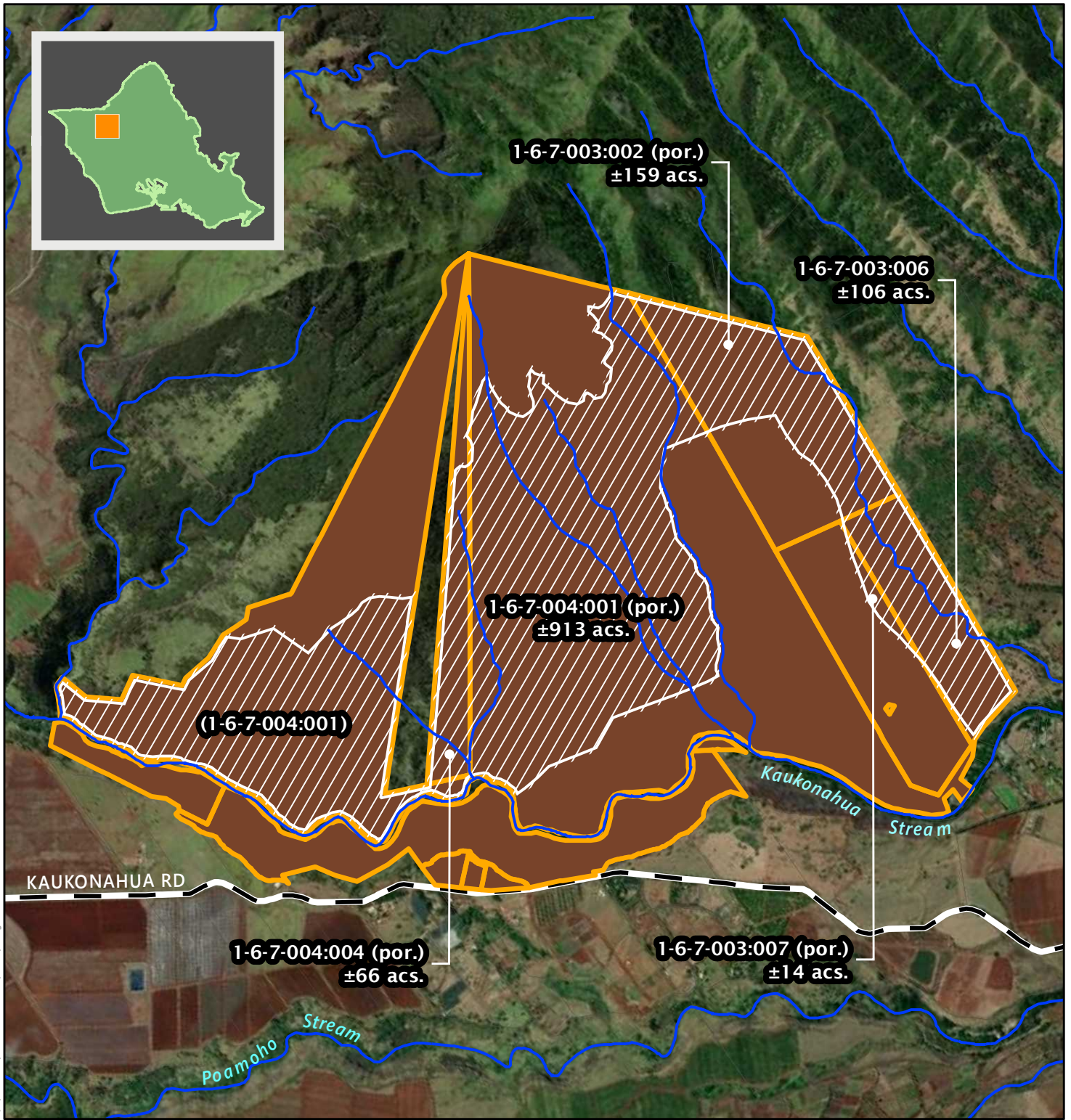
Kaukonahua Ranch owns approximately 2,337 acres of land on O‘ahu. The total land holdings have one landowner but are listed under two entities: 1) Kaukonahua Ranch, LLC (TMKs 1-6-7-003:002, 1-6-7-003:006, 1-6-7-003:007, 1-6-7-004:001, and 1-6-7-004:004); and 2) K View, LLC (TMKs 1-6-5-001:049, 1-6-5-001:052, and 1-6-5-001:053). Specifically, Kaukonahua Ranch’s land is southeast of Waialua on the northwestern slopes of the Wai‘anae mountain range on O‘ahu’s North Shore. The land is located completely within the Kamananui ahupua‘a. All of Kaukonahua Ranch’s land is within the State Agricultural District (Agricultural District).

Throughout this report the term:

- “Kaukonahua Ranch” refers to the entity that owns the total land holdings (under Kaukonahua Ranch, LLC and K View, LLC)
- “Kaukonahua Ranch’s Land” or “Land” refers to Kaukonahua Ranch’s total land holdings
- “Property” refers to Kaukonahua Ranch’s land proposed to be designated as IAL
- The “Remainder Land” refers to Kaukonahua Ranch’s Land that it is not proposing to designate as IAL.

Kaukonahua Ranch proposes to designate a majority (approximately 54 percent or 1,258 acres) of its Land as IAL. The Remainder Land balance (approximately 46 percent or 1,079 acres) is not proposed to be designated as IAL. All the land Kaukonahua Ranch is proposing for IAL designation is consistent with City and County of Honolulu (“City”) Department of Planning and Permitting’s (“DPP”) proposed IAL designations for Kaukonahua Ranch’s Land (see Section 13 and Figure 13 of this report for more information).

Figure 1 and Table 1 show the TMK parcels and indicates the area of each parcel proposed to be designated IAL.



**LEGEND**



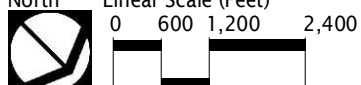

-  Kaukonahua Ranch's Land
-  Proposed IAL

Figure 1  
TMK Parcels and Proposed IAL

**KAMANANUI IAL**

Kaukonahua Ranch  
North  
Linear Scale (Feet)  
0 600 1,200 2,400

Island of O'ahu

Source: City & County of Honolulu, 2020. ESRI Basemap, 2020.  
Disclaimer: This graphic has been prepared for general planning purposes only.

Table 1: TMK Parcels

| Tax Map Key Parcel No.     | Total Acres  | IAL Acres    | Non-IAL Acres (Remainder Land) |
|----------------------------|--------------|--------------|--------------------------------|
| 1-6-5-001:049              | 199          | 0            | 199                            |
| 1-6-5-001:052              | 12           | 0            | 12                             |
| 1-6-5-001:053              | 4            | 0            | 4                              |
| 1-6-7-003:002              | 230          | 159          | 71                             |
| 1-6-7-003:006              | 106          | 106          | 0                              |
| 1-6-7-003:007              | 136          | 14           | 122                            |
| 1-6-7-004:001              | 1,570        | 913          | 657                            |
| 1-6-7-004:004              | 79           | 66           | 13                             |
| <b>Total</b>               | <b>2,337</b> | <b>1,258</b> | <b>1,079</b>                   |
| <b>Percentage of Total</b> | <b>100%</b>  | <b>54%</b>   | <b>46%</b>                     |

### Standards and Criteria to Identify IAL

Hawai‘i Revised Statutes (HRS) §205-44(c) provides standards and criteria to identify IAL. HRS §205-44(a) provides that lands identified as IAL need not meet every standard and criteria, but rather, lands meeting any of the criteria shall be given initial consideration, provided that the designation of IAL shall be made by weighing the standards and criteria with each other to meet: 1) the constitutionally mandated purposes in Article XI, Section 3, of the Hawai‘i Constitution; and 2) the objective and policies for IAL set forth in HRS §205-42 and HRS §205-43.

The standards and criteria to identify IAL set forth in HRS §205-44(c) are:

- 1) *Land currently used for agricultural production;*
- 2) *Land with soil qualities and growing conditions that support agricultural production of food, fiber, or fuel-and energy-producing crops;*
- 3) *Land identified under agricultural productivity rating systems, such as the agricultural lands of importance to the State of Hawaii (ALISH) system adopted by the board of agriculture on January 28, 1977;*
- 4) *Land types associated with traditional native Hawaiian agricultural uses, such as taro cultivation, or unique agricultural crops and uses, such as coffee, vineyards, aquaculture, and energy production;*
- 5) *Land with sufficient quantities of water to support viable agricultural production;*
- 6) *Land whose designation as important agricultural lands is consistent with general, development and community plans of the county;*
- 7) *Land that contributes to maintaining a critical land mass important to agricultural operation productivity;*
- 8) *Land with or near support infrastructure conducive to agricultural productivity, such as transportation to markets, water or power.*

The information in this assessment is provided to demonstrate that the Property is sufficiently consistent with the standards and criteria to identify IAL as set forth in HRS §205-44(c). The following sections chronologically summarize consistency with the standards and criteria above.

## 2. Current, Historical, and Future Agricultural Operations

The Property comprises lands that either are currently in agricultural use or historically have been used for agricultural purposes. The Property currently includes agricultural pasture lands as well as agroforestry and ongoing koa reforestation operations along the mauka portions of the Property. The majority of the Property (58%) is devoted to current and future pastures for the production of livestock (cattle). Agricultural plans for the Property include intensification of the cultivatable lands with agroforestry and cattle ranching. Figure 2 and Table 2 illustrate the agricultural plan for future agricultural uses. Documentation of existing agricultural use on the Property was categorized as pasture under the Statewide Agricultural Land Use Baseline 2015 (Melrose, Peroy, & Cares, 2015).

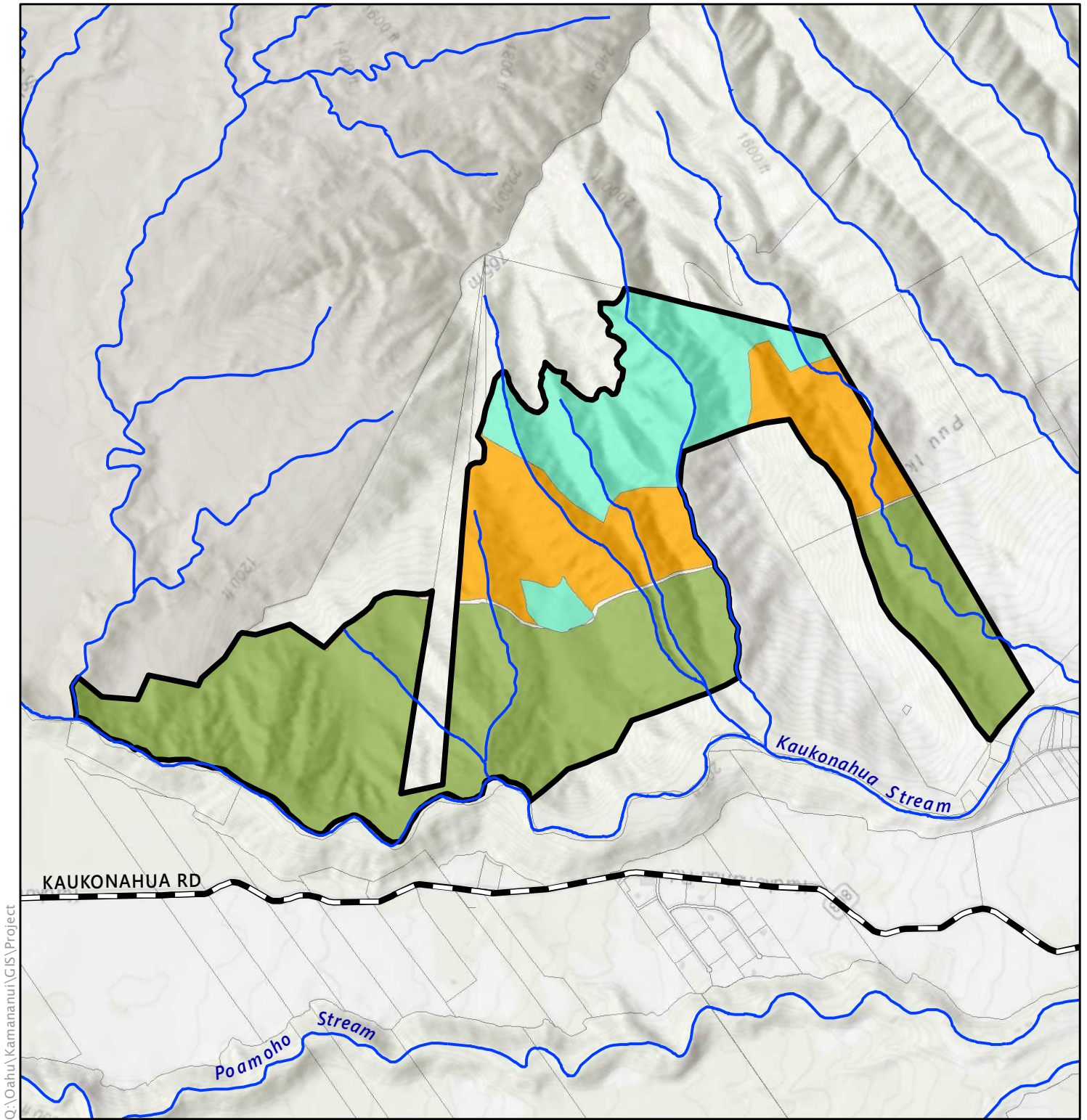
Based on land use history documented in a recent archaeological reconnaissance report, the Property comprised agricultural uses in the Pre-Contact era and the gulches of the streams within the Property were cultivated by native Hawaiians. E.S. Craighill Handy’s groundbreaking ethno-historical study of the traditional planting areas and methods in the Hawaiian Islands described sweet potato cultivation in the gulches and “bananas were planted around home sites among the ridge, and near taro patches at the bottom of the gulch.”

As illustrated in Figure 3 the Property is defined partially by Kaukonahua Stream and other gulch-defined tributary streams that ultimately connect to Kaukonahua Stream. The lower elevations of the Property are approximately 200 feet above msl (mean sea level) rising to approximately 1,600 msl. In general, the Property is comprised of a series of ridges and valleys with relatively steep topography. While there are steeper slopes on the Property, the lands have historically been used for cattle grazing over several decades. In addition, the lands provide ideal conditions for growing endemic agroforestry crops such as koa and sandalwood. These sloped areas also support land stewardship, wildfire prevention and soil conservation opportunities to preserve a healthy and productive watershed as well as maintaining cohesive and continuous agricultural uses across the North Shore region. Both historically and under current ranching and agroforestry operations, the Property is suitable for these agricultural uses.

Table 2: Future Agricultural Uses

| Slope                       | Acres        | Percent     |
|-----------------------------|--------------|-------------|
| Grazing Zone                | 728          | 58%         |
| Forestry Zone               | 266          | 21%         |
| Native Restoration Zone     | 259          | 21%         |
| Agricultural Infrastructure | 5            | 0%          |
| <b>Total:</b>               | <b>1,258</b> | <b>100%</b> |

The mauka portion of the Property comprises existing and ongoing natural resource management based on the traditional Hawaiian ahupua’a system for the long-term restoration of the land including ecological restoration, conservation, and watershed protection. Since Kaukonahua Ranch acquired the property in 2017, continuous work has been conducted in collaboration with the Hawaii Agriculture Research Center (HARC) to cultivate native species restoration and



DATE: 7/6/2021

**LEGEND**

- Proposed IAL
- Native Restoration Zone
- Stream / Gulch
- Forestry Zone
- Grazing Zone

Figure 2  
Agricultural Plan

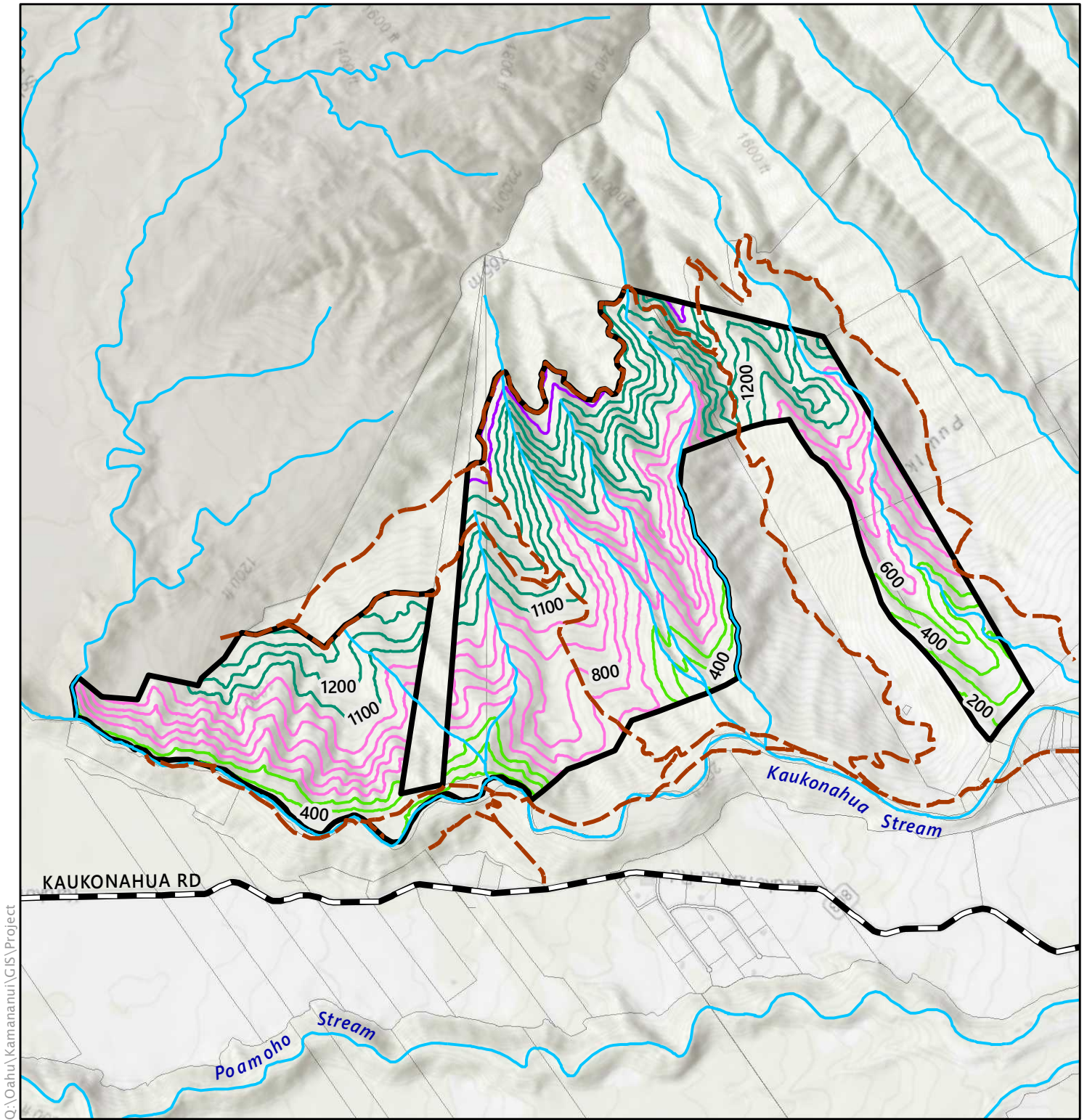
# KAMANANUI IAL

Kaukonahua Ranch North Island of O'ahu

Linear Scale (Feet)

0 600 1,200 2,400

Source: Hawaii Agriculture Research Center, 2021. City & County of Honolulu, 2020. DLNR DAR, 2008.  
Disclaimer: This graphic has been prepared for general planning purposes only.



DATE: 7/7/2021

**LEGEND**

- Proposed IAL
- Service Road
- Stream / Gulch
- Contours - 100 Ft
- ≤ 500 Ft
- 600 - 1000 Ft
- 1100 - 1500 Ft
- > 1500 Ft

Figure 3  
Topography and Streams

# KAMANANUI IAL

Kaukonahua Ranch North Island of O'ahu

Linear Scale (Feet)

0 600 1,200 2,400

Source: NOAA, 2005. City & County of Honolulu, 2020. DLNR DAR, 2008.  
Disclaimer: This graphic has been prepared for general planning purposes only.



reforestation along the mauka portions of the Property, primarily with endemic tree species of koa (*Acacia koa* Gray). Research conducted by HARC, in collaboration with the USDA Forest Service, has recently shown that high quality, instrument grade koa can successfully be grown in rotations as short as 25 years on highly productive, lower elevation sites below 3,000 feet msl. Forestry operations on the mauka portions of the Property include established installations of a (disease resistant) koa test plots are various locations within the Property. In 2018, Kaukonahua Ranch entered into a cooperative agreement with the West Oahu Soil and Water Conservation District (WOSWCD) to further ongoing agricultural and natural resource management activities. Future operations to expand reforestation and agroforestry on the Property will include a systematic planting program with koa and sandalwood on annual basis to develop further agricultural uses across the Property.

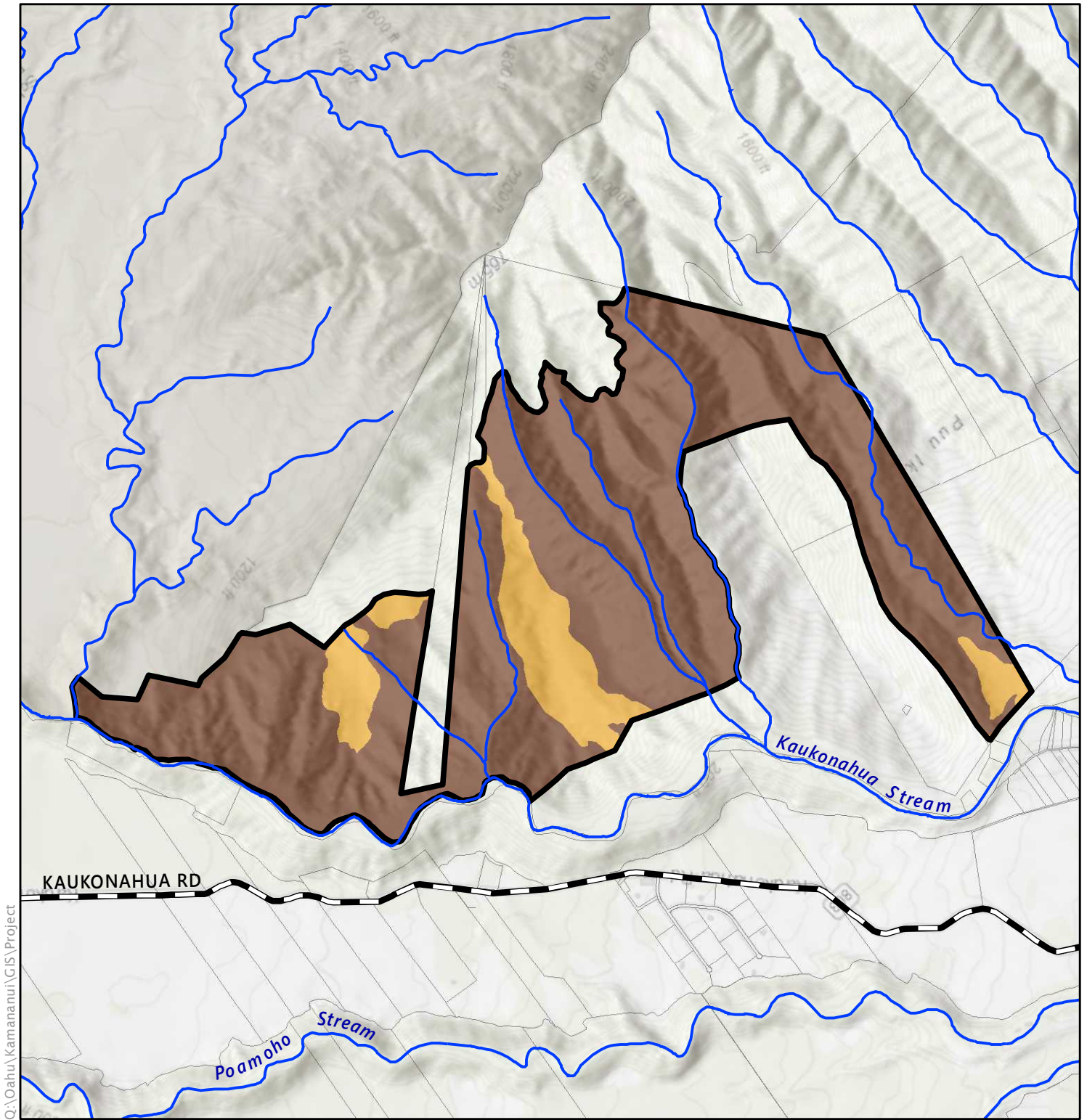
While there are cattle grazing the Property under existing ranch operations, future operations include expanded livestock production across much of the Property with planned paddocks and fencing to manage the existing and future pasture use. Expansion of existing cattle ranching will include a rotational grazing system to increase sustainability based on the establishment of three defined pasture areas to be integrated into other agricultural activities. Planned expansion of ranching operations are primarily with cattle for grass-fed beef production, however, other ruminants such as goats and sheep are also being considered as part of an integrated system to enhance vegetation management.

Future agricultural operations and plans for pasture, agroforestry and native reforestation on the Property are consistent with the Conditional Use Permit (minor) for agribusiness activities approved by the City and County of Honolulu in 2019. Establishment of the Property as IAL will support agribusiness conditions to maintain existing agricultural operations and expand ranching operations, agroforestry and native species reforestation for watershed protection.

### **3. Land Study Bureau Classification System**

The Detailed Land Classification System and Agricultural Land Productivity Ratings by the Land Study Bureau (LSB) (1972) are based on a five-class productivity rating system using the letters A, B, C, D, and E. The rating is based upon several environmental and physical qualities of the land such as soil condition, climate, surface relief, and drainage.

As shown on Figure 4, the LSB soil ratings for the Property are primarily classified as E and D (Land Study Bureau, 1972). According to the LSB, over 62 percent of the agricultural land on O‘ahu is rated E. With a majority of the Property being rated as E, the Property is generally consistent with the overall LSB ratings for O‘ahu’s agricultural land. The Property historically has been used for agriculture and is presently productive for livestock production (cattle), agroforestry and koa reforestation.



Q:\Oahu\Kamananui\GIS\Project

DATE: 7/6/2021

**LEGEND**








- |  |                |   |               |
|--|----------------|---|---------------|
|  | Proposed IAL   |  | A - Very Good |
|  | Stream / Gulch |  | B - Good      |
|  |                |  | C - Fair      |
|  |                |  | D - Poor      |
|  |                |  | E - Very Poor |

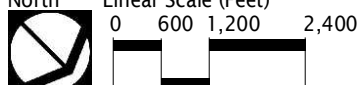

Figure 4  
Detailed Land Classification System (LSB)

**KAMANANUI IAL**

Kaukonahua Ranch North Island of O'ahu

Linear Scale (Feet)

0 600 1,200 2,400

Source: Source: UH Land Study Bureau, 1972. City & County of Honolulu, 2020. DLNR DAR, 2008.  
Disclaimer: This graphic has been prepared for general planning purposes only.

## **4. Agricultural Lands of Importance to the State of Hawai‘i (ALISH)**

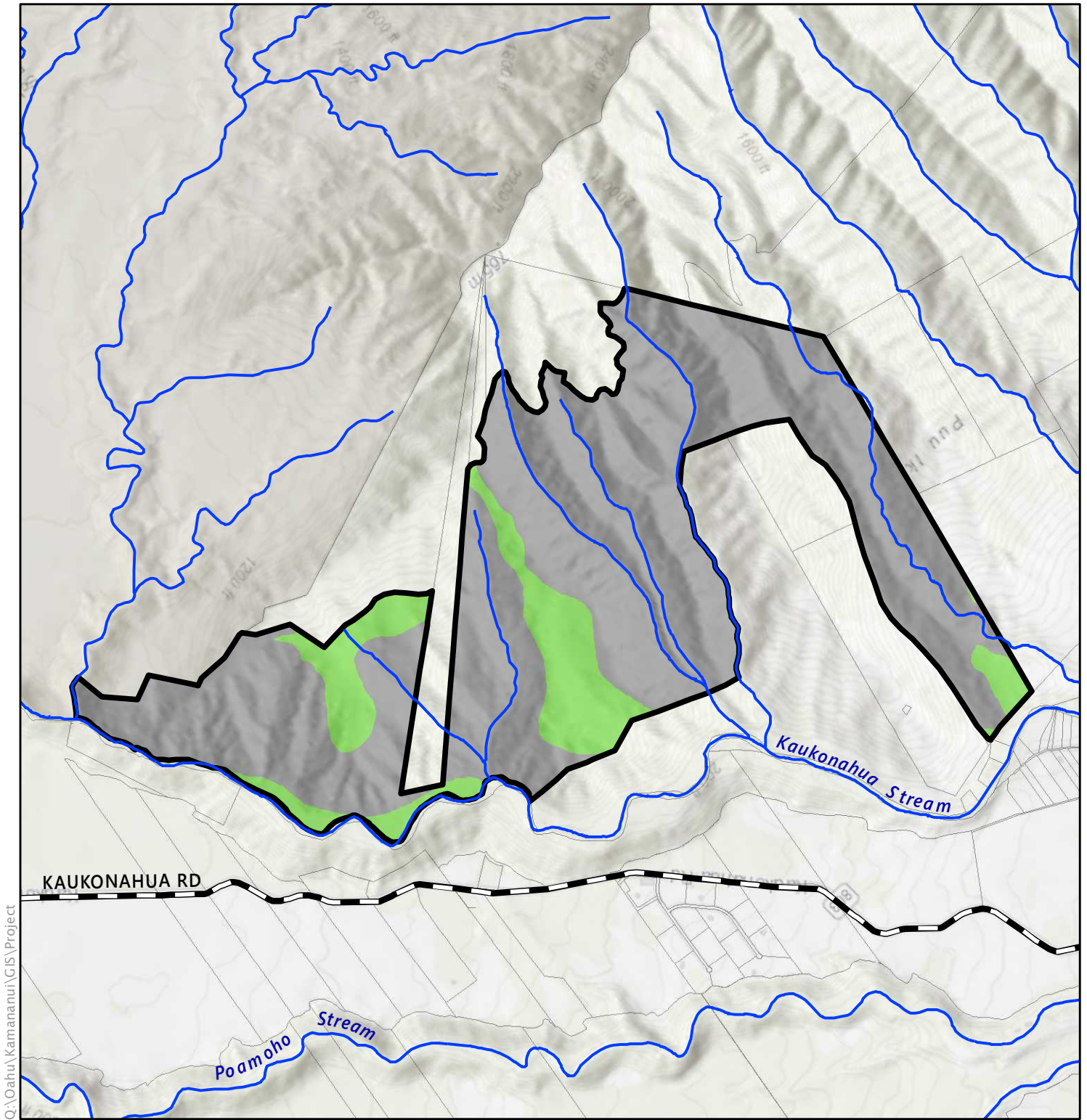
The Agricultural Lands of Importance to the State of Hawai‘i (ALISH) classification system was developed in 1977 by the State Department of Agriculture (Hawai‘i State Department of Agriculture, 1977). The ALISH system was primarily, but not exclusively, based on the soil characteristics of lands and existing cultivation. There are three classes of land under the ALISH system: Prime, Unique, and Other.

The Prime ALISH rating is for lands best suited for the production of food, feed, forage, and fiber crops. The land has the soil quality, growing season, and moisture supply needed to economically produce high yields of crops when the land, including water resources, is treated and managed according to modern farming methods.

The Unique ALISH rating is applied to lands other than Prime ALISH lands, that are used for the production of specific, high-value food crops. Such lands have the special combination of soil quality, growing season, temperature, humidity, sunlight, air drainage, elevation, aspect, moisture supply, or other conditions, such as nearness to market, that favor the production of a specific crop of high quality and/or high yield when the land is treated and managed according to modern farming methods. In Hawai‘i, some examples of such crops are coffee, taro, rice, watercress, and non-irrigated pineapple (Hawai‘i State Department of Agriculture, 1977).

The Other ALISH ratings is for lands other than Prime or Unique that are of state-wide or local importance for the production of food, feed, fiber, and forage crops. Such lands are important to agriculture in Hawai‘i and yet they exhibit properties such as seasonal wetness, erodibility, limited rooting zone, slope, flooding, or droughtiness that exclude the land from Prime or Unique rating classifications. Two examples are: 1) lands which lack adequate moisture supply to be qualified as Prime; and 2) lands with similar characteristics and properties as Unique rated lands, except that the land is not currently in use for the production of a “unique” crop. These Other rated lands can be farmed sufficiently by applying greater amounts of fertilizer and other soil amendments, drainage improvement, erosion control practices, and flood protection. Lands with an Other ALISH rating can produce fair to good crop yields when managed properly.

As shown on Figure 5, approximately 15 percent of the Property is classified under the ALISH system as Other ALISH. The balance of the Property was not classified under the ALISH system. However, not being classified under the ALISH system does not diminish the importance of the Property for agricultural operations for pasture use and agroforestry.



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DATE: 7/6/2021

**LEGEND**

- Proposed IAL
- Stream / Gulch
- Other ALISH
- Unclassified

**Figure 5**  
 Agricultural Lands of Importance  
 to the State of Hawai'i (ALISH)

**KAMANANUI IAL**

Kaukonahua Ranch      Island of O'ahu  
 North      Linear Scale (Feet)

0    600    1,200    2,400

Source: State DOA, 1977. City & County of Honolulu, 2020. DLNR DAR, 2008.  
 Disclaimer: This graphic has been prepared for general planning purposes only.

## 5. Soil Analysis

### NRCS Soils Survey

According to the U.S. Department of Agriculture *Soil Survey of the Island of Kaua‘i, O‘ahu, Maui, Moloka‘i, and Lāna‘i, State of Hawai‘i* (Foote, 1972), the Property contains five distinct soil series (Figure 6). The existing and proposed agricultural types on the Property for pasture, agroforestry and native reforestation on the mauka lands are generally consistent with the soil series present.

Table 3: NRCS Soils

| Soil Type                         | Acres        | % of IAL    |
|-----------------------------------|--------------|-------------|
| Stony Steep Land (rSY)            | 686          | 54%         |
| Halawa Silt Loam (HJE, HJF2)      | 205          | 17%         |
| Kemoo Silty Clay (KpD, KpE, KpF)  | 204          | 16%         |
| Tropohumults-Dystrandeps (rTP)    | 141          | 11%         |
| Kawaihapai Stony Clay Loam (KlaB) | 22           | 2%          |
| <b>Total:</b>                     | <b>1,258</b> | <b>100%</b> |

Stony Steep Land (rSY) is the most common type found along the steeper slopes of the Property in all three agricultural zones. This soil series is made of a mass of boulders and stones deposited by water and gravity on side slopes of drainageways. There is a small amount of soil among the stones that provides a foothold for plants. The natural vegetation consists of kiawe, koa haole, and grasses. This land type is used for wildlife habitat and recreation.

The Halawa series (HJE, HJF2) is the second most common type of soil on the Property found primarily in the pasture zones of the Property. This soil series consists of well drained soils on uplands on the island of O‘ahu. These soils developed in volcanic ash and in material weathered from basic igneous rock. The natural vegetation consists of guava, hilograss, kikuyugrass, yellow foxtail, lantana, and brackenfern. These soils are used almost entirely for pasture. Small areas are used for pineapple and woodland.

The Kemoo series (KpD, KpE, KpF) is prevalent almost entirely within the pasture zones of the Property. The series consists of well drained soils on uplands on the island of O‘ahu and developed in material weathered from basic igneous rock. Permeability is moderate to moderately rapid. Runoff is medium to rapid, and the erosion hazard is moderate to severe. The natural vegetation consists of guava, koa haole, Christmas berry, lantana, and bermudagrass. These soils are used for pasture.

The Tropohumults-Dystrandeps Association (rTP) is found exclusively in the mauka portions of the Property dedicated to native reforestation and consists of mountainous areas in the Wai‘anae Range on the island of O‘ahu. The soils in this association consists mainly of Tropohumults and Dystrandeps. Tropohumults occur on narrow ridgetops at higher elevations with well-drained, strongly acid to extremely acid soils that are similar to those of the Halawa series. Dystrandeps are dark-colored, friable soils on steep side slopes with well-drained and medium to strongly acid similar to the Mahana series. At higher elevations the vegetation is mainly ohia, puakeawe, koa, aalii, and ferns. Most of this association is very steep and serves mainly as a watershed.

The Kawaihapai series (KlaB) is found exclusively in very small portions of the pasture zone within the Property along the Kaukonahua Stream. This soil type consists of well drained soils in drainageways and on alluvial fans in the coastal plains on the island of O‘ahu formed in alluvium derived from basic igneous rock. These soils experience slow runoff, slight erosion hazard and moderate permeability. This soil is used for sugarcane, truck crops, and pasture.

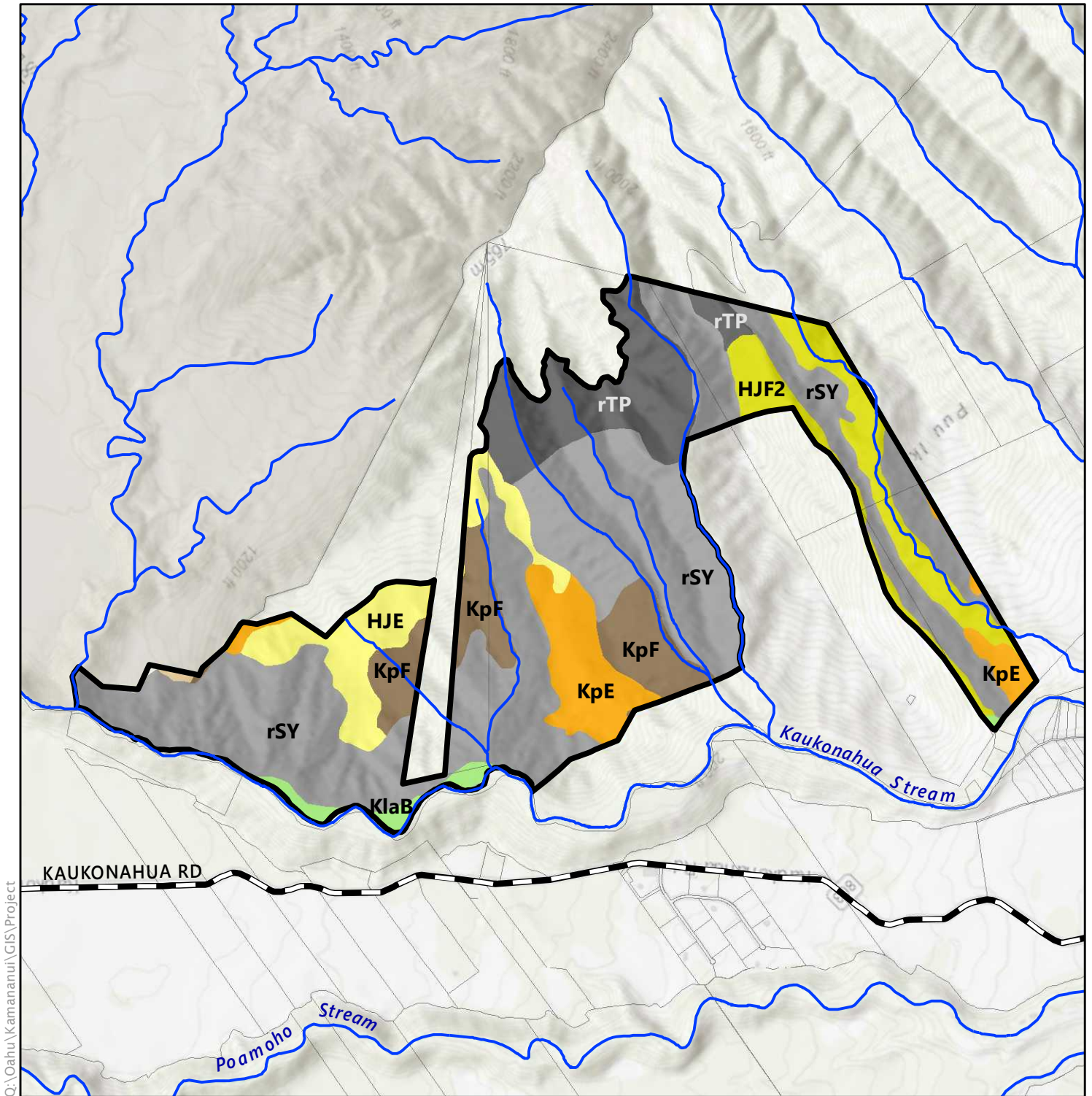
## **Soil Orders**

The Property contains three of the nine soil orders found on O‘ahu (Figure 7). Listed in order from most abundant to least, they are: 1) Inceptisols; 2) Ultisols; and 3) Mollisols. The mauka portions of the Property designated for native reforestation and agroforestry are primarily comprised of Ultisols and Inceptisols. Areas devoted to pasture and livestock production are predominately comprised of Inceptisols and Mollisols. Below is a short description of each.

Inceptisols: These soils are found in relatively active landscapes, such as steep mountain slopes and river valleys. On steep slopes erosional processes expose unweathered material beneath the soil surface. In river valleys soils beneath the surface are kicked up into the water column and deposited downstream. Inceptisols made up of alluvium, typically found in streams and rivers, have high nutrient quantities and poor drainage. These soils are exceptional for wetland agriculture and are commonly found in lo‘i systems. These soils can also be highly acidic and used, without much amendment, in the growing of crops.

Ultisols: These soils are weathered soils usually rich in a silicate clay known as kaolinite. Ultisols are most commonly found in mountainous areas in the windward side of the island where rainfall reaches a moderate to high annual level of 50-90 inches. These soils possess good physical qualities such as good tilth and drainage but are often acidic to highly acidic and lack key plant nutrients like Ca, K, P. Ultisols also have a high concentration of available Al. Though these soils are largely nutrient lacking and contain high levels of Al, they can be highly productive if managed properly.

Mollisols: These soils are nutrient rich and typically occur in grasslands, such as the plains of North America. In Hawaii they occur most often in coastal plains and gently sloping lands from sea level to about 1500 feet. In North America, these soils are usually a rich, dark-brown color. In Hawaii, these soils are rich in iron giving them their characteristically red color. Mollisols are generally well draining but will become oversaturated relatively quickly leading to a very sticky, muddy soil. Conversely, mollisols will form hard clumps when dried completely.



DATE: 7/6/2021

**LEGEND**

- Proposed IAL
- Stream / Gulch
- HJE: Halawa Silt Loam, 20-35% Slopes
- HJF2: Halawa Silt Loam, 35-70% Slopes, Eroded
- KlaB: Kawaihapai Stony Clay Loam, 2-6% Slopes
- KpD: Kemoo Silty Clay, 12-20% Slopes
- KpE: Kemoo Silty Clay, 20-35% Slopes
- KpF: Kemoo Silty Clay, 35-70% Slopes
- rSY: Stony Steep Land
- rTP: Tropohumults-Dystrandeps Association

Figure 6  
NRCS Soil Survey

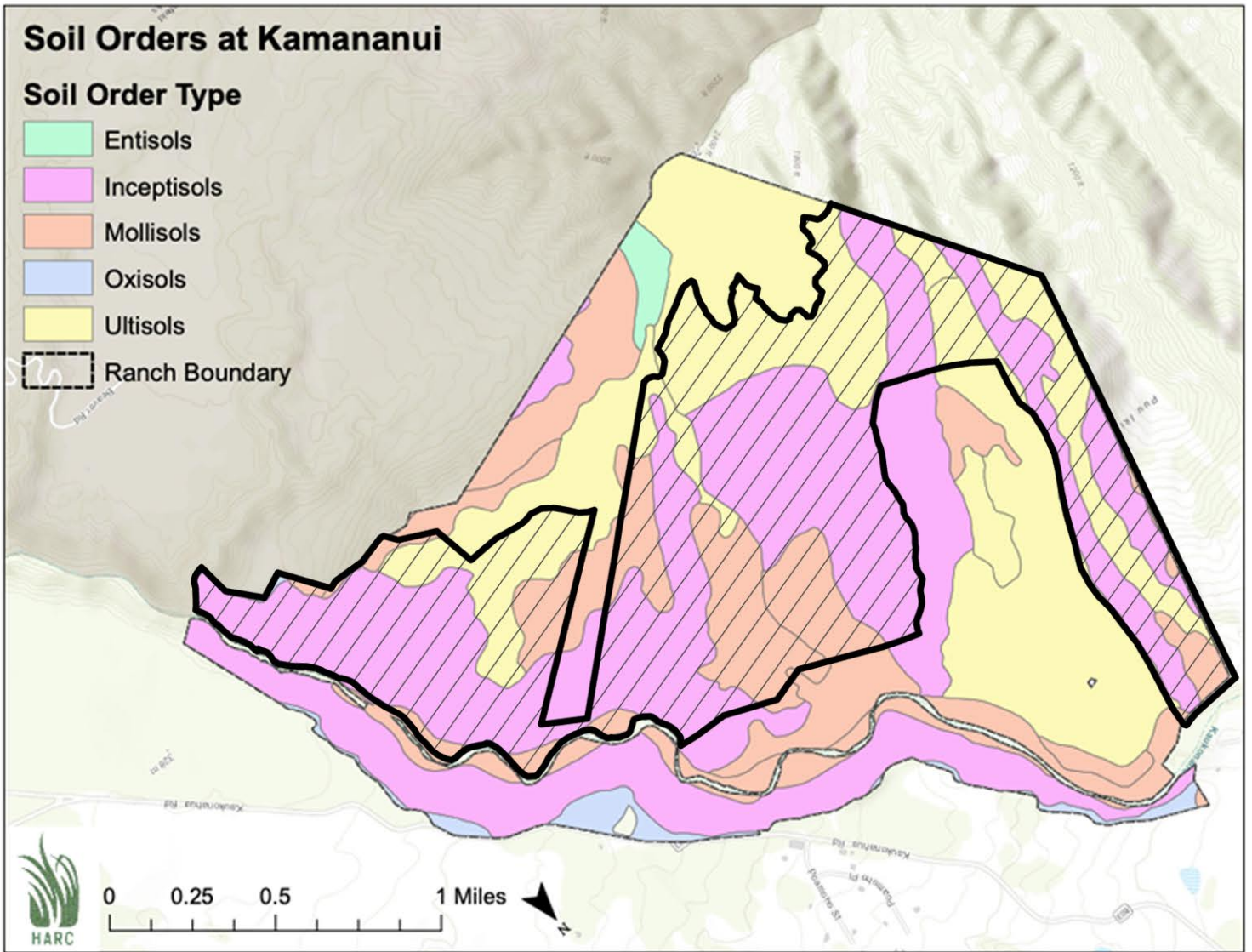
**KAMANANUI IAL**

Kaukonahua Ranch North Island of O'ahu

Linear Scale (Feet)

0 600 1,200 2,400

Source: USDA NRCS, 2020. City & County of Honolulu, 2020. DLNR DAR, 2008.  
Disclaimer: This graphic has been prepared for general planning purposes only.



**LEGEND**

 Proposed IAL

Figure 7  
Soil Orders

**KAMANANUI IAL**

Kaukonahua Ranch

Island of O'ahu

Source: Hawaii Agriculture Research Center, 2021.  
Disclaimer: This graphic has been prepared for general planning purposes only.





## 6. Solar Radiation

The Property receives sufficient solar radiation to support agricultural production. Mean annual solar radiation on the Property ranges from approximately 188 to 196 watts per square meter per hour, based on information from the *Evapotranspiration of Hawai'i Final Report* prepared in February 2014 by Department of Geography, University of Hawai'i at Mānoa for U.S. Army Corps of Engineers Honolulu District and State of Hawai'i Commission on Water Resource Management (Placeholder3). Figure 8 shows the solar radiation levels received on the Property in graphic form. The solar radiation for the Property offers adequate growing conditions for the existing and proposed agricultural types, including pasture lands, agroforestry and ongoing native species reforestation operations.

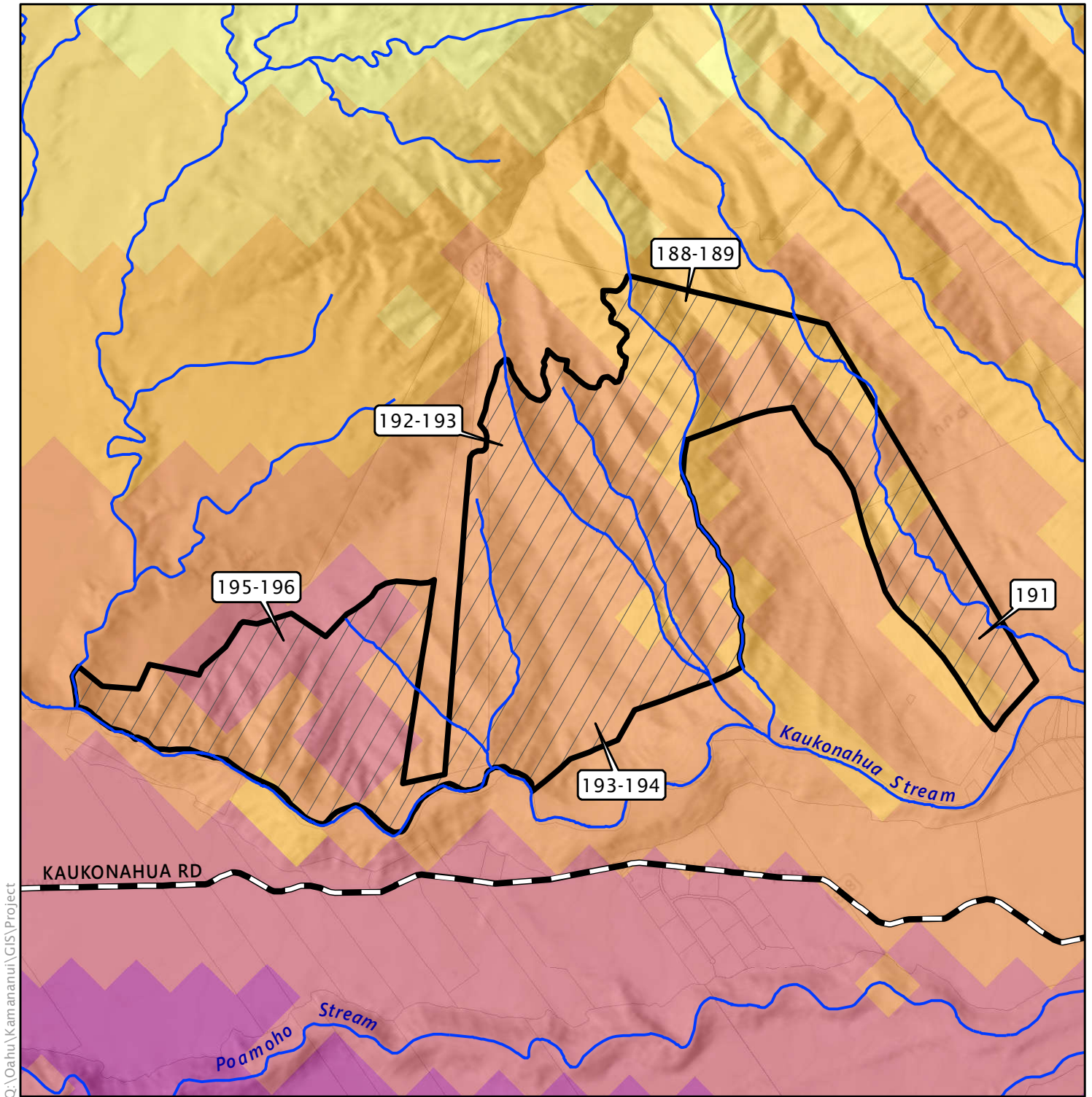
## 7. Water Resources

The Property has sufficient quantities of water, water-related infrastructure, and other agricultural-related infrastructure to support viable agricultural production, as summarized below. Figure 9 shows the location of existing water resources and infrastructure that serve the Property.

In general, the Property has sufficient rainfall for the existing and proposed agricultural uses. Mean annual rainfall on the Property ranges from 30 to 55 inches providing adequate water resources to meet the needs of the existing and proposed agricultural uses, including pasture lands for livestock, agroforestry and reforestation. Seasonally, as needed, the agricultural water systems serving the Property provide supplemental water.

Growth conditions ideal for koa forests generally include areas that receive between 40 inches and 160 inches of annual rainfall. The mauka portions of the Property comprising the existing koa reforestation operations and planned expansion areas for koa agroforestry experience a range of 40 to 55 inches of rain annually, providing sufficient conditions for productive cultivation of koa trees. Hawaiian sandalwoods are tolerant of drier climates and some species have been found in areas with less than 20 inches of rain annually, such as Diamond Head and Ka'ena, and cannot grow in excessively wet conditions where annual rainfall exceeds 150 inches. Therefore, the Property will have sufficient rainfall for the cultivation of sandalwood. Existing and proposed pasture use will also have sufficient water resources for cattle ranching as the annual rainfall will support growing conditions for guinea grass common on the Property. Kaukonahua Ranch has access to an existing water pump system as well as an existing irrigation ditch system that traverses the Property, providing supplemental water resources for livestock and ranching cultivation.

In the event that more water-intensive crops are considered for the Property, Kaukonahua Ranch has an allocation of 100,000 gallons per day from the existing Wahiawa Reservoir irrigation ditch system and could consider options to drill a groundwater well in the Kaukonahua Valley to support additional agricultural needs if necessary. However, the existing and proposed agricultural types on the Property have sufficient rainfall and supplemental water resources to meet growing conditions that support the existing and proposed pasture lands for livestock as well as agroforestry and koa reforestation on the mauka lands.



DATE: 7/7/2021

**LEGEND**

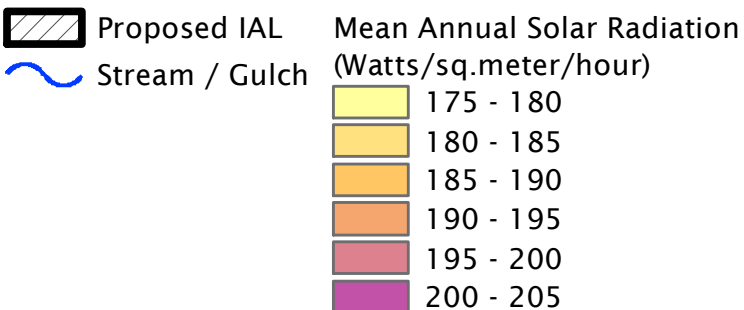
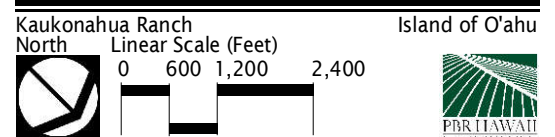
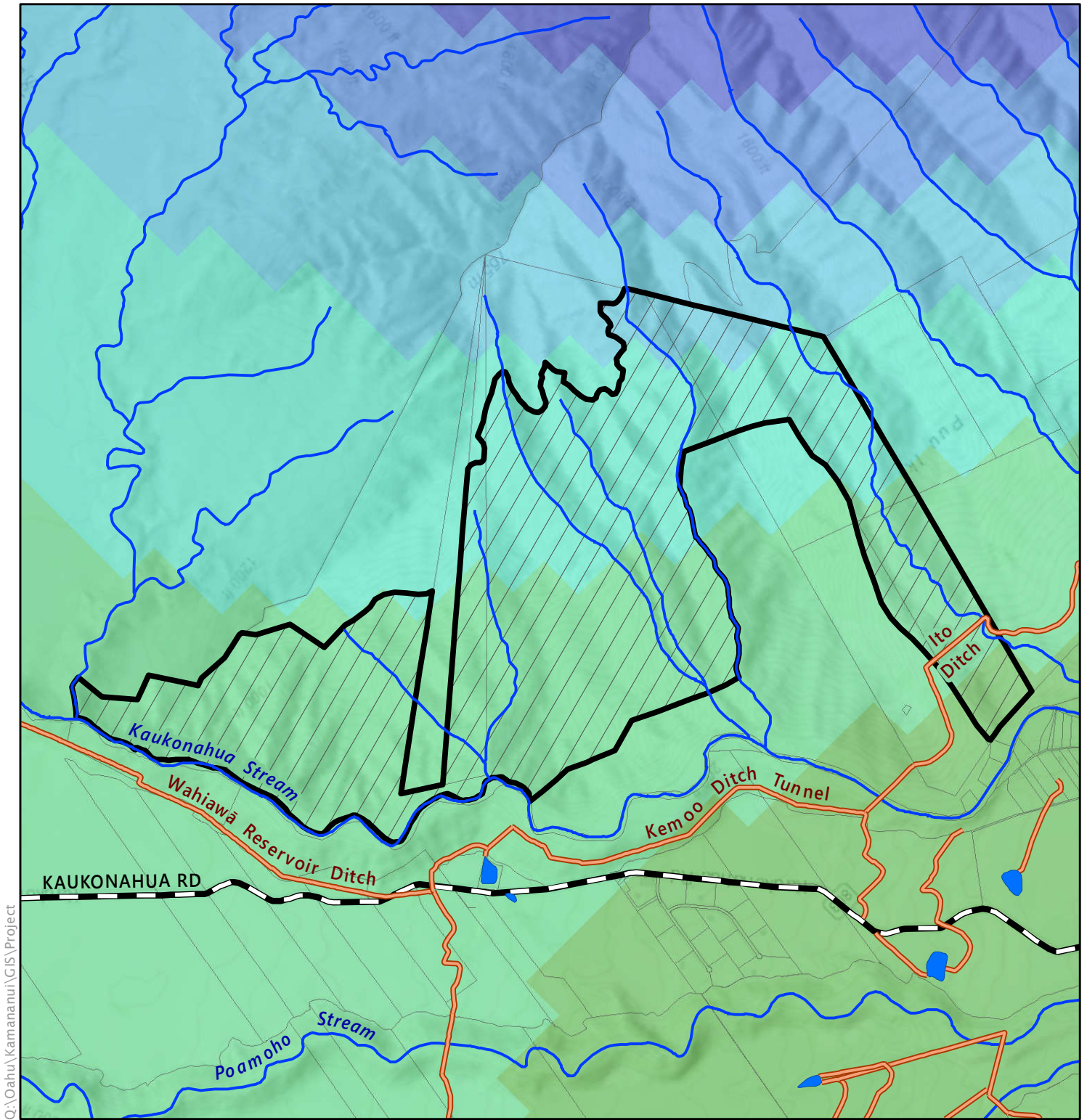


Figure 8  
Solar Radiation

**KAMANANUI IAL**



Source: University of Hawai'i Evapotranspiration of Hawai'i, 2014. City & County of Honolulu, 2020. DLNR DAR, 2008.  
Disclaimer: This graphic has been prepared for general planning purposes only.



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DATE: 7/7/2021

**LEGEND**












- |  |                  |   |                             |
|--|------------------|---|-----------------------------|
|  | Proposed IAL     |  | Mean Annual Rainfall (Inch) |
|  | Stream / Gulch   |  | 30 - 35                     |
|  | Ditch / Pipeline |  | 35 - 40                     |
|  | Reservoir        |  | 40 - 45                     |
|  |                  |  | 45 - 50                     |
|  |                  |  | 50 - 55                     |
|  |                  |  | 55 - 60                     |

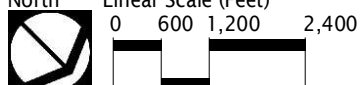

Figure 9  
Water Resources and  
Agricultural Infrastructure

**KAMANANUI IAL**

Kaukonahua Ranch North Island of O'ahu

Linear Scale (Feet)

0 600 1,200 2,400

Source: University of Hawaii Rainfall Atlas of Hawaii, 2011. City & County of Honolulu, 2020. NHD.  
Disclaimer: This graphic has been prepared for general planning purposes only.

## **8. General Plan for the City and County of Honolulu**

The General Plan for the City and County of Honolulu (2002) (“General Plan”) is a comprehensive statement of objectives and policies which sets forth the long-range aspirations of O‘ahu’s residents and the strategies of actions to achieve them. The General Plan includes 11 subject areas that provide the framework for the City’s expression of public policy concerning the needs of the people and the functions of government.

As of February 2021, the City is in the process of updating the General Plan. In December 2017, the City presented the updated draft of the General Plan (Proposed Revised General Plan) at a public meeting and in March 2018, the Planning Commission conducted a public hearing on the Proposed Revised General Plan and provided recommendations to the City Council in April 2018. After the subsequent public comment period, Proposed Revised General Plan was reintroduced for adoption by the City Council in February 2020 (Resolution 20-44) and is awaiting final approval. As in the General Plan, the Proposed Revised General Plan includes an objective and several polices to ensure the long-term viability and continued productivity of agriculture on O‘ahu.

The “Economic Activity” section of the General Plan lists an objective and several polices to maintain the viability of agriculture on O‘ahu. The designation of the Property as IAL is consistent with this objective and these polices as the designation of the land as IAL will: 1) contribute toward the continuation of agriculture as an important source of income and employment; 2) encourage active use of high quality agricultural land for agricultural purposes; 2) maintain agricultural land along the North Shore for livestock production, and other types of diversified agriculture; and 3) encourage more intensive use of productive agricultural lands.

The designation of the Property as IAL is consistent with the Revised General Plan’s objectives and policies regarding maintaining the viability of agriculture in that the designation as IAL will: 1) help to ensure the continuation of agriculture as an important component of O‘ahu’s economy; 2) encourage active use of high quality agricultural land for agricultural purposes; and 3) contribute toward lessening the urbanization of high-value agricultural land located outside the City’s growth boundaries.

## **9. City and County of Honolulu: North Shore Sustainable Communities Plan**

The City and County of Honolulu’s Sustainable Communities Plans are policy documents that are intended to guide the City’s land use approvals, infrastructure improvements, and private sector investment decisions for the enhancement and improvement of life on O‘ahu. The Island of O‘ahu is organized into eight regions. The Property is located within the North Shore Sustainable Communities Plan (“North Shore SCP”) region.

North Shore Sustainable Communities Plan represents the County’s land use policy at the regional level. It is a long-range plan to guide public policy, infrastructure investment, and land use decision-making over a 25-year planning timeframe. The North Shore Sustainable Communities

Plan (2011) contains a map for various designations within the North Shore region. The North Shore SCP map designates roughly half of the Property as “Agriculture” and the other half of the Property as “Preservation.” Areas within the Property shown as “Agriculture” are consistent with the current and future uses for pasture and agroforestry in the lower portions of the Property. Areas within the Property shown as “Preservation” comprise mostly of the mauka portions of the land dedication to native species reforestation under the current and future conditions. Figure 10 shows the North Shore Sustainable Communities Plan (2011) land use map which illustrates land use designations across the Property.

## **10. State Land Use District Boundaries**

The State Land Use Law (HRS Chapter 205) establishes the State Land Use Commission and authorizes this body to designate all lands in the State into one of four districts: Urban, Rural, Agricultural, and Conservation. Kaukonahua Ranch’s Land is located entirely within the Agricultural District (Figure 11). HRS §205-2(d) specifies that lands within the State Agricultural district shall include (among other things): 1) activities or uses as characterized by the cultivation of crops, crops for bioenergy, orchards, forage, and forestry; 2) farming activities or uses related to animal husbandry; 3) agricultural tourism conducted on a working farm or a farming operation; 4) open area recreational facilities; and 5) agricultural-based commercial operations. Current operations on the Property are consistent with these agricultural uses as it comprises existing forestry for watershed protection and agricultural pastures for animal husbandry. Future uses on the Property include expansion of agricultural operations consistent with all the aforementioned uses outlined for the Agricultural District.

## **11. City and County of Honolulu Zoning**

The City and County of Honolulu zoning for the Property is AG-2, General Agricultural District (Figure 12). According to the Revised Ordinances of Honolulu (ROH) §21-3.50(d), the intent of the AG-2 District is to “conserve and protect agricultural activities on smaller parcels of land.” Although the Property comprises larger parcels of land, the current uses on the Property are consistent with this intent to conserve and protect agricultural activities.

## **12. Agricultural Infrastructure**

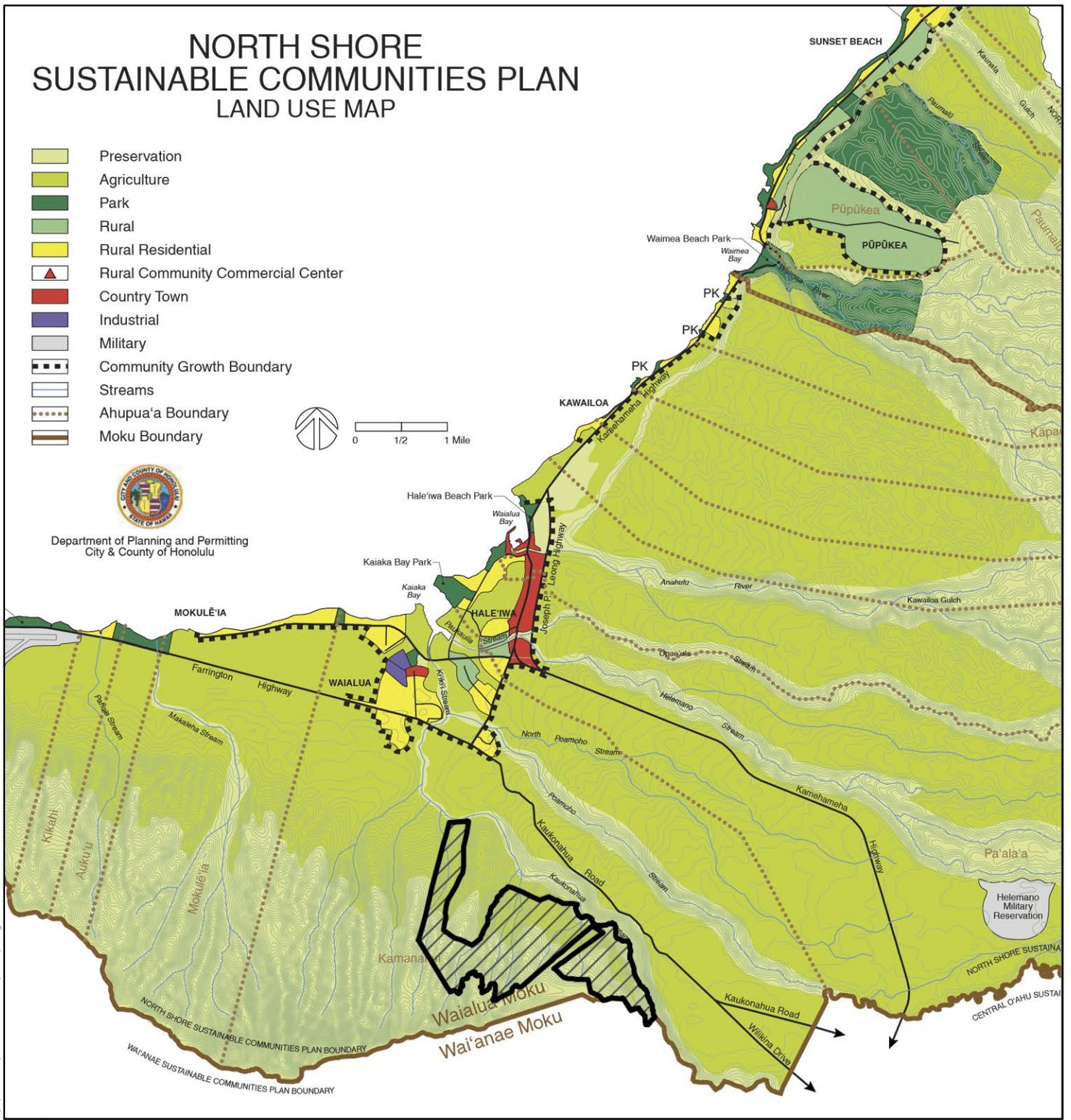
The Property contains internal agricultural roads, fencing, storage facilities with proposed expansion of agricultural infrastructure planned. The Property has transportation access via a private agricultural road with a direct connection to Kaukonahua Road at Thompson Corner for: 1) transportation of agricultural products to/from markets; 2) access to/from the Property for agricultural equipment.

# NORTH SHORE SUSTAINABLE COMMUNITIES PLAN LAND USE MAP

-  Preservation
-  Agriculture
-  Park
-  Rural
-  Rural Residential
-  Rural Community Commercial Center
-  Country Town
-  Industrial
-  Military
-  Community Growth Boundary
-  Streams
-  Ahupua'a Boundary
-  Moku Boundary



Department of Planning and Permitting  
City & County of Honolulu



DATE: 6/14/2021

## LEGEND

 Proposed IAL

Figure 10

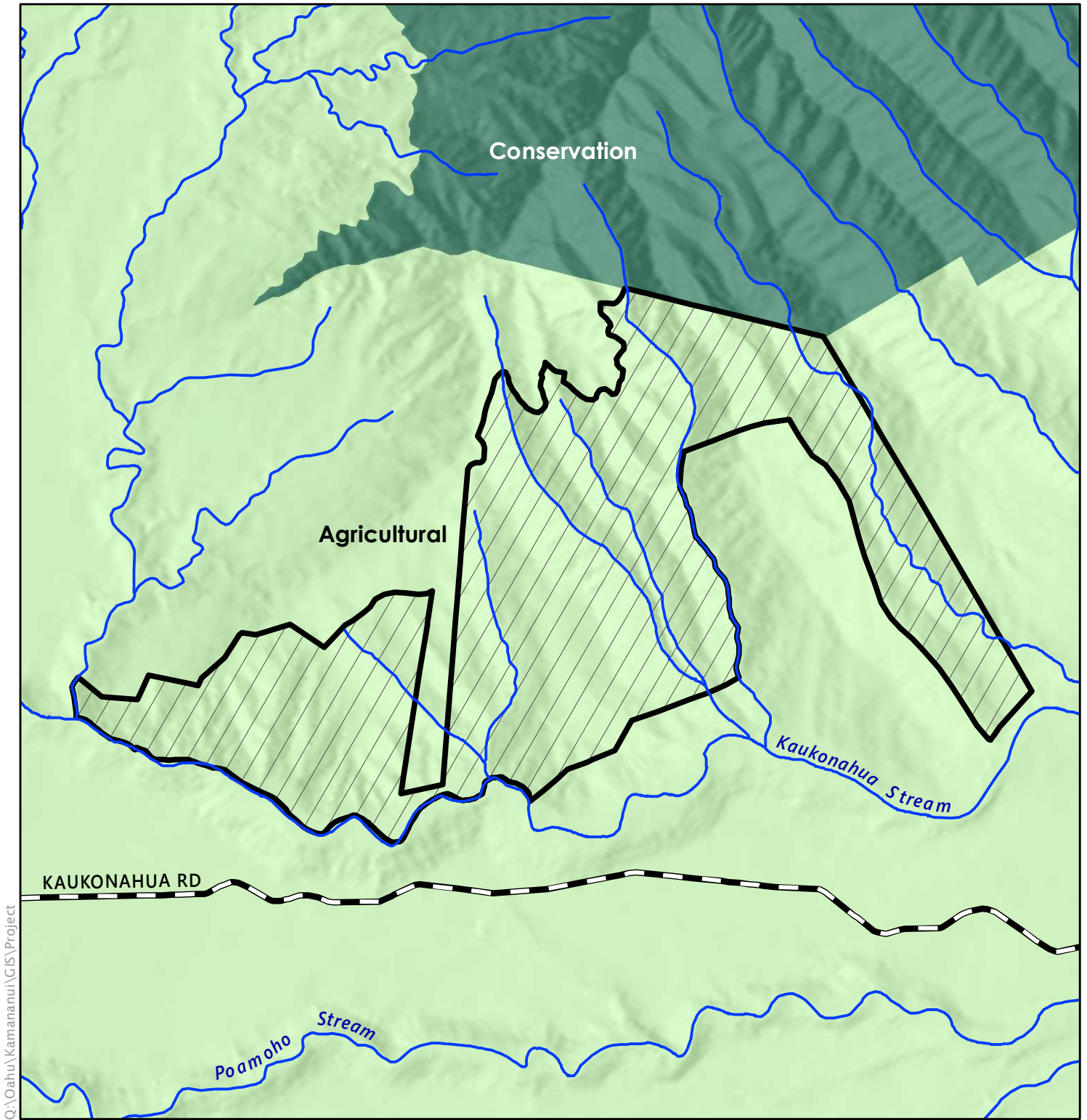
North Shore Sustainable Communities Plan - Land Use Map

# KAMANANUI IAL

Kaukonahua Ranch

Island of O'ahu





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DATE: 7/6/2021

**LEGEND**

- Proposed IAL
- Stream / Gulch
- Agricultural
- Conservation

Figure 11  
State Land Use Districts

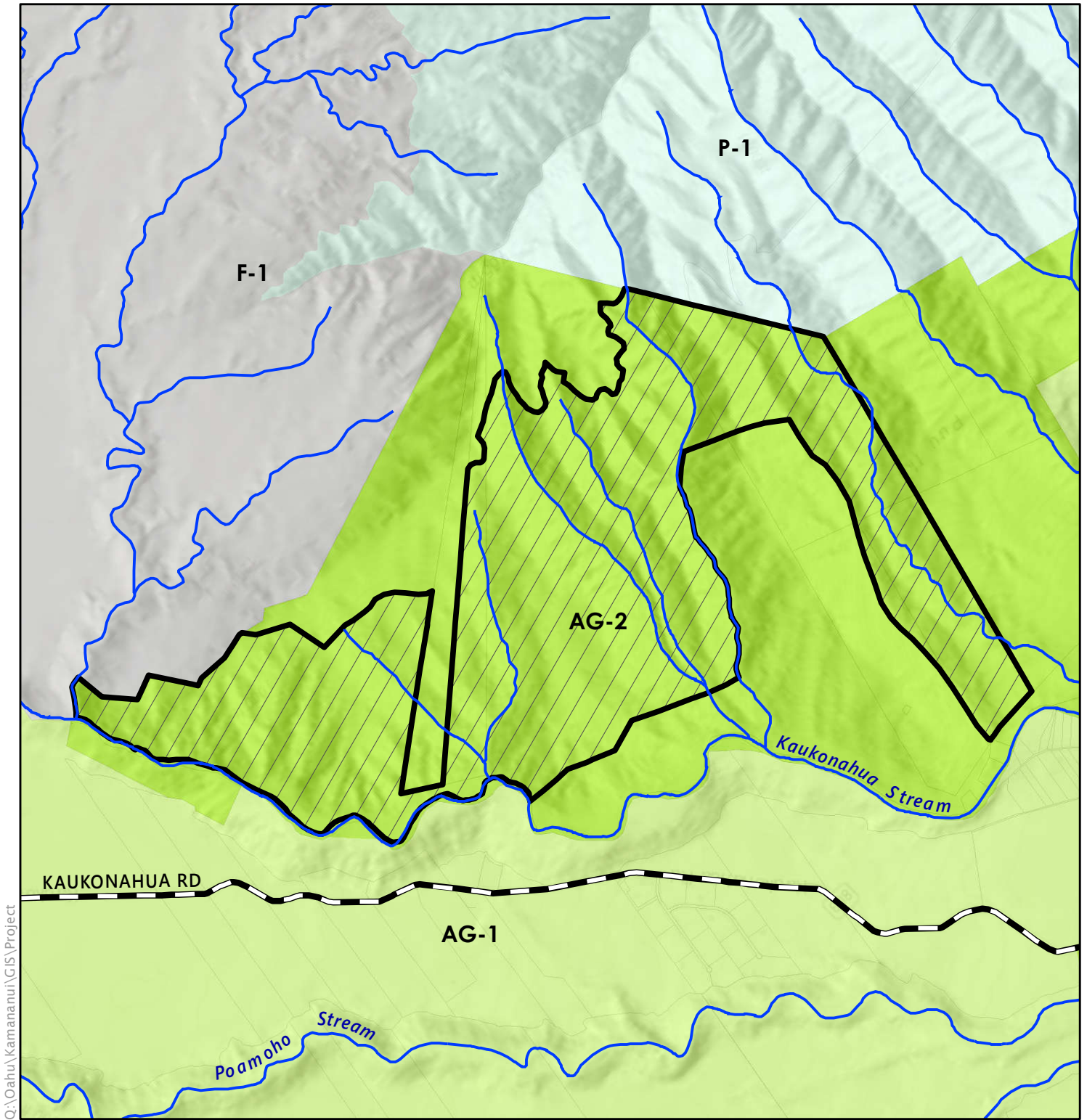
**KAMANANUI IAL**

Kaukonahua Ranch North      Island of O'ahu

Linear Scale (Feet)

0    600    1,200    2,400

Source: State Land Use Commission, 2020. City & County of Honolulu, 2020. DLNR DAR, 2008.  
Disclaimer: This graphic has been prepared for general planning purposes only.



DATE: 7/7/2021

**LEGEND**



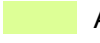
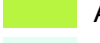


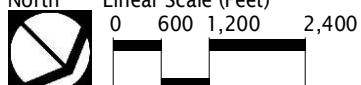

- |  |                |   |
|--|----------------|---|
|  | Proposed IAL   | <b>Zoning</b>   |
|  | Stream / Gulch |  AG-1 Restricted Agriculture |
|  |                |  AG-2 General Agriculture    |
|  |                |  P-1 Restricted Preservation |
|  |                |  F-1 Federal & Military      |

Figure 12  
City and County of Honolulu Zoning

**KAMANANUI IAL**

Kaukonahua Ranch Island of O'ahu  
North Linear Scale (Feet)  
0 600 1,200 2,400

Source: City & County of Honolulu, 2020 & 2021. DLNR DAR, 2008. NHD, Disclaimer: This graphic has been prepared for general planning purposes only.



### **13. City and County of Honolulu’s Pending Important Agricultural Lands Study and Submission**

In July 2012, the City and County of Honolulu (City) Department of Planning and Permitting (DPP) initiated the City’s Important Agricultural Land Study (Study) to identify the City’s candidate lands for IAL designation. The Study consists of two phases. DPP completed Phase I in April 2014. Phase I tasks included: 1) defining the IAL site selection criteria; 2) identifying available data sets to assist in mapping the defined criteria; and 3) developing methodology for weighing or ranking the criteria. Formal public review, a comment period, and notification to affected land owners was not a part of the Phase I tasks. Although the City’s proposed IAL were not defined in the Phase I study, the DPP prepared a series of criteria maps and came up with two composite maps of the City’s top three and four priority criteria using a geographic information system (GIS) (City and County of Honolulu Department of Planning and Permitting, 2014).

DPP began Phase II of the Study after the completion of Phase I in 2014, with public meetings held in November 2017. In Phase II, DPP considered incentives for landowners to designate their lands as IAL and produced draft maps of proposed IAL on O’ahu based on the City’s top three criteria: 1) land currently used for agricultural production; 2) land with soil qualities and growing conditions suitable for agricultural production; and 3) land with sufficient quantities of water to support viable agricultural production.

In September 2018 DPP forwarded its “O’ahu Important Agricultural Land Mapping Project” report to the City Council for review, comment, revision, and approval. DPP’s report includes revised maps of proposed IAL lands on O’ahu recommendations, and a summary of major comments received during the public engagement phase (City and County of Honolulu Department of Planning and Permitting, 2018). As of December 2018, the City Council is still reviewing DPP’s report and may adopt it as is or with revisions. Adoption must happen via resolution of the City Council. As of November 2018, the City Council has not scheduled any hearings on any related resolutions. Only after hearings, revisions, and final adoption of report by the City Council, would the City then submit to the State Land Use Commission (“LUC”) the City’s recommendations and maps proposing the designation of certain lands on the island of O’ahu as IAL.

Upon receipt of the City’s initial submission, the LUC would then begin working with the City and DPP to ensure that the City provides a complete record of its proceedings in support of its recommendation. The LUC would have to coordinate with the City to ensure that the LUC possessed all relevant supporting documents, including evidence that the City has adhered to the requirements of HRS § 205-47. This would include records evidencing that the City’s maps designating certain lands as IAL were developed in consultation and cooperation with landowners, the State Department of Agriculture and other groups. It would also include evidence that the City’s mapping relates to, supports, and is consistent with the representations or position statements of the owners whose lands are subject to the potential IAL designation.

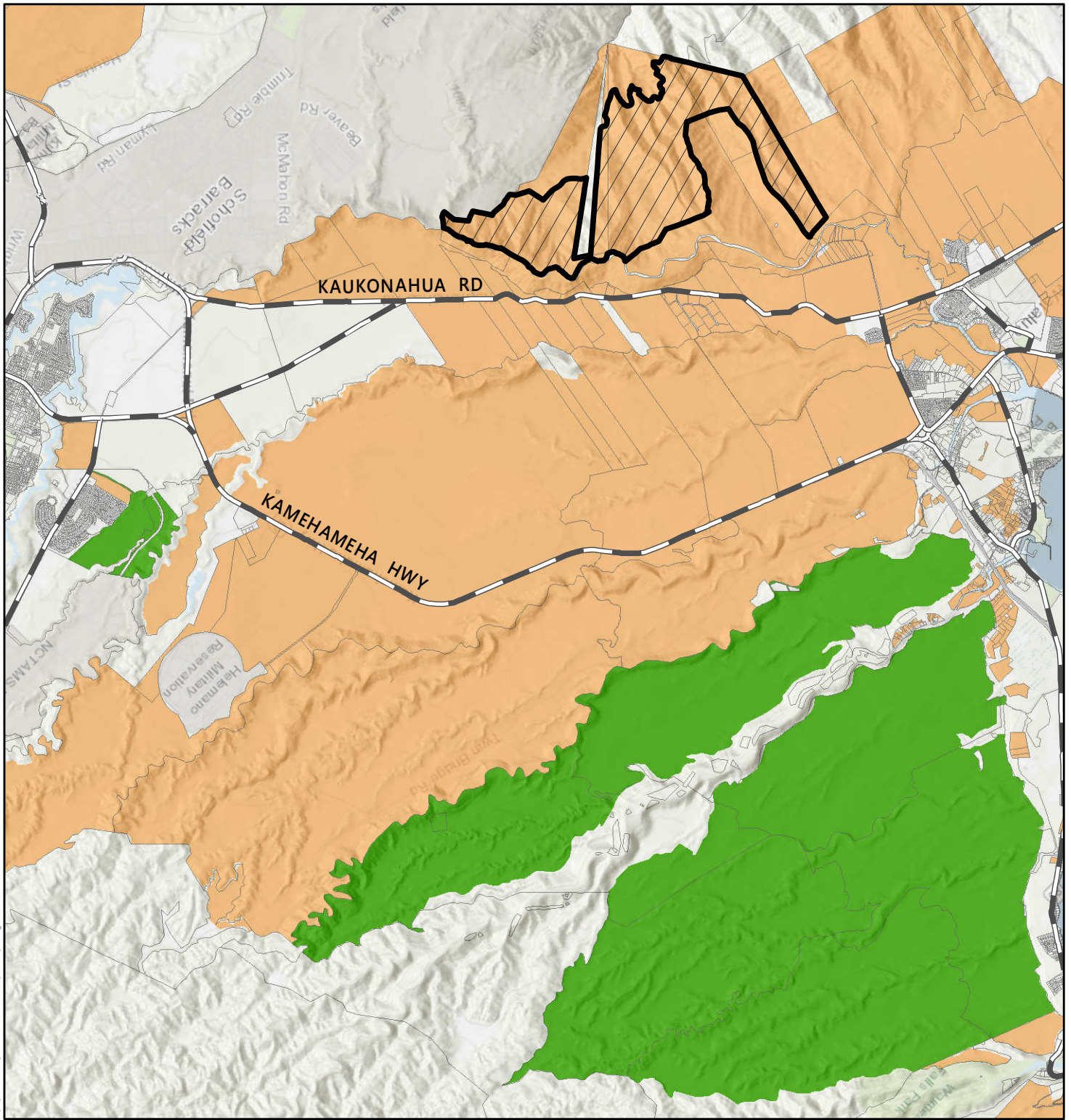
As required under HAR § 15-15-125, once the City has provided all the required evidence to the LUC’s satisfaction, the LUC may then deem the submission from the City complete, move forward with a hearing, and then elect to: 1) remand the matter back to the City for further review or clarification, 2) adopt the City’s recommendations, or 3) amend and/or revise the City’s

recommendations to include or exclude certain lands from those the City will propose for IAL designation.

The Land Use Commission conducted hearings on April 28<sup>th</sup>-29<sup>th</sup>, 2021 and May 26<sup>th</sup>-27<sup>th</sup>, 2021 to review the City's recommendations and maps proposing designation of certain lands on the island of O'ahu as IAL. The LUC is planning future hearings for continued discussion of the recommended designation and maps proposed by the City.

Figure 13 shows the Property in relation to the City's proposed IAL lands. As shown on Figure 13, 100% of the Property is consistent with the City's proposed IAL.

The land that the City and County of Honolulu has proposed to designate as IAL (i.e. the Property) is consistent with the objectives and policies for IAL set forth in HRS §205-42 and HRS §205-43.



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DATE: 7/7/2021

**LEGEND**

- Proposed IAL
- City's Proposed IAL Designation
- State's Approved IAL Designation

Figure 13

City and County of Honolulu  
Important Agricultural Lands Overlay

**KAMANANUI IAL**

Kaukonahua Ranch  
North

Linear Scale (Feet)  
0 1,500 3,000 6,000

Island of O'ahu



Source: City & County of Honolulu, 2018 & 2020. State of Hawaii, 2020.  
Disclaimer: This graphic has been prepared for general planning purposes only.

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## 14. References

- City and County of Honolulu. (1987 Supp. to 1983 Ed.). *Zoning Maps*. Retrieved from Appendix 21-C to the Revised Ordinances: [https://www.honolulu.gov/rep/site/ocs/roh/ROH\\_Chapter\\_21\\_app\\_C\\_.pdf](https://www.honolulu.gov/rep/site/ocs/roh/ROH_Chapter_21_app_C_.pdf)
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**BEFORE THE LAND USE COMMISSION  
OF THE STATE OF HAWAII**

In the Matter of the Petition of

Kaukonahua Ranch, LLC and K View,  
LLC, both Washington limited liability  
companies authorized to conduct business in  
the State of Hawai'i

For Declaratory Order to Designate as  
Important Agricultural Lands those  
identified portions of parcels totaling  
approximately 1,258 acres located at O'ahu,  
Hawai'i and found on TMK Nos. 1-6-7-  
003:002; 1-6-7-003-006; 1-6-7-003-007; 1-  
6-7-004:001; 1-6-7-004:004

DOCKET NO. DR 21-75

**CERTIFICATE OF SERVICE**

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on August 4, 2021, a copy of this Petition for Declaratory Order to Designate Important Agricultural Lands was duly served on the parties listed on the following page via email and follow up with courtesy copies via mailings to their last known addresses listed below, by depositing a copy with the U.S. Postal Service, prepaid, first class mail:

CITY & COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING & PERMITTING  
650 South King Street  
Honolulu, Hawai`i 96813  
Attention: Deputy Director Dawn Apuna  
EMAIL: info@honoluludpp.com

STATE OF HAWAII  
DEPARTMENT OF AGRICULTURE  
1428 South King Street  
Honolulu, Hawai`i 96814  
Attention: Chairperson Phyllis Shimabukuro-Geiser  
EMAIL: phyllis.shimabukuro-geiser@hawaii.gov

STATE OF HAWAII  
OFFICE OF PLANNING  
P.O. Box 2359  
Honolulu, Hawai`i 96804-2359  
Attention: Director Mary Alice Evans  
EMAIL: maryalice.evans@hawaii.gov

STATE OF HAWAII  
LAND USE COMMISSION  
235 South Beretania Street Suite 406,  
Honolulu, Hawai`i 96813  
Attention: Chairperson Jonathan Likeke Scheuer  
EMAIL: dbedt.luc.web@hawaii.gov

DATED: Honolulu, Hawai`i, August 4, 2021.



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KALANI A. MORSE  
JONATHAN S. DURRETT  
AT TORNEYS FOR PETITIONERS  
KAUKONAHUA RANCH, LLC AND  
K VIEW, LLC