

DEPARTMENT OF HOUSING AND LAND MANAGEMENT
KA 'OIHANA HO'OLĀLĀ KŪKULU HALE A ME KA HO'OKELE 'ĀINA
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
MAYOR
MEIA



KEVIN D. AUGER
DIRECTOR DESIGNATE
PO'O HO'OKOHO'IA

CATHERINE A. TASCHNER
DEPUTY DIRECTOR
HOPE PO'O

June 17, 2025

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Clean Water and Natural Lands Fund Proposal
Ke Kīpuka o Kalaeuila - Acquisition of a Conservation Easement
over Twelve Parcels in Kahuku, Ko'olauloa, O'ahu, Hawai'i
TMKs: (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026,
030, 031, 046, and 049

In support of perpetuating O'ahu's clean water and natural lands, and in accordance with Section 9-204.8 of the Revised Charter of the City and County of Honolulu 1973 (2017 Edition) ("**RCH**"), the Conservation Office ("**CO**") within the Department of Housing and Land Management ("**DHLM**") respectfully submits the Clean Water and Natural Lands Advisory Commission's ("**Commission**") recommendation to the City Council for expenditure of moneys in the City's Clean Water and Natural Lands Fund (the "**CWNL Fund**," with moneys in the CWNL Fund being referred to hereinafter as "**CWNL Funds**") and a proposed resolution for the City Council's authorization and approval of the Proposal described below (the "**Resolution**").

On March 18, 2025, The Trust for Public Land ("**TPL**") and the North Shore Community Land Trust ("**NSCLT**") (collectively, the "**Applicant**") submitted a proposal to the CO requesting the use of CWNL Funds for the City to acquire a conservation easement ("**CE**") over twelve parcels known as Ke Kīpuka o Kalaeuila, located in Kahuku, Ko'olauloa, O'ahu, Hawai'i (the "**Parcels**") (such transaction hereinafter collectively referred to as the "**Proposal**").

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Beginning in May 2024, and in advance of the Proposal's formal submission, the CO engaged in early consultation with the Applicant and conducted a site visit to the Parcels in support of preliminary due diligence and Proposal qualification. The CO confirmed the conservation values of the Parcels, including their ecological integrity, cultural significance, and alignment with the purposes of the CWNL Fund and broader community co-stewardship goals. Based on this assessment, and following its review of the Proposal, the CO qualified the Proposal for consideration and submitted it to the Commission on April 22, 2025.

As part of the Proposal, TPL is expected to serve as a project manager to facilitate acquisition, and NSCLT is the proposed long-term fee simple landowner and steward of the Parcels. The Parcels encompass approximately 170 acres of ecologically and culturally significant land, including one of the last intact coastal sand dune ecosystems on O'ahu. The site provides habitat for indigenous, threatened, and endangered species such as Hawaiian monk seals, green sea turtles, native seabirds, and Hawaiian yellow-faced bees. Additionally, the area is home to three endangered native plant species: dwarf naupaka, 'ōhai, and 'ahinahina. The Parcels also contain traditional cultural sites, including remnants of heiau, fishing shrines, salt-gathering areas, kuleana parcels from the Māhele, and a historic brackish fishpond. Portions of the site are currently used for aquaculture, with long-term plans to restore traditional agricultural and agroforestry practices.

The Commission, having received and reviewed the Proposal in advance of and during its May 16, 2025 meeting, voted unanimously to recommend that moneys from the CWNL Fund be used to fully fund the Proposal, subject to the CO's completion of due diligence and negotiations. The Commission's written recommendation, attached hereto, is supported by substantial documentation, including testimony and letters of support from community members, nonprofit organizations, government agencies, and elected officials. Specifically, the Commission found that the Proposal strongly aligns with the seven purposes of the CWNL Fund set forth in RCH Section 9-204.2(a).

The Resolution authorizes the expenditure of up to \$16 million in CWNL Funds for the City to acquire a perpetual CE over the Parcels. The CE would be held by the City and would ensure long-term protection of the Parcels' natural and cultural resources in perpetuity. Overall, the Proposal supports the City's goals for land conservation, climate resilience, community-based co-stewardship, and equitable public access to and education about significant lands and resources.

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We respectfully request the City Council's consideration of the Resolution. If you have any questions or require further information, please contact Kealaponi Richardson at (808) 768-4289.

Sincerely,

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Kevin D. Auger
Director Designate

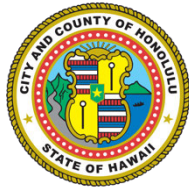
Attachments: CWNL Advisory Commission Recommendation to City Council
Proposed Resolution Authorizing the Expenditure of CWNL Funds

cc: CWNL Advisory Commission Members

APPROVED:

A handwritten signature in black ink, appearing to read 'Michael D. Formby', written in a cursive style.

Michael D. Formby, Managing Director
Office of the Managing Director



**CLEAN WATER AND NATURAL LANDS
ADVISORY COMMISSION**
KOMIKINA A'OA'O
NO KA WAI MA'EMA'E & KA 'ĀINA KŪLOHELOHE
City and County of Honolulu

Commissioners

Sherry P. Broder – Chair
Jason Kekahi “Kahi” Pacarro – Vice Chair
Keli’iahonui Kotubetey
William Kamana’olana Mills
Frederick Reppun
Jamie Tanimoto
Susan Fong

June 12, 2025

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawai’i 96813

Dear Chair Waters and Councilmembers:

SUBJECT: Clean Water and Natural Lands Fund Proposal - Ke Kīpuka o Kalaeuila
Applicant: North Shore Community Land Trust and The Trust for Public Land
TMKs: (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046,
and 049

In support of perpetuating O’ahu’s clean water and natural lands and in accordance with Section 9-204.8, Revised Charter of the City and County of Honolulu 1973 (2017 Edition) (“RCH”), we respectfully submit the Clean Water and Natural Lands Advisory Commission’s (“Commission”) recommendation to the City Council for expenditure of the City’s Clean Water and Natural Lands Fund (“Fund”).

The Commission recommends that the City Council fully fund the proposal that was submitted by North Shore Community Land Trust (“NSCLT”) and the Trust for Public Land (“TPL”) (collectively the “Applicant”), subject to Administration advice on the completion of due diligence and negotiations. The recommended proposal is for the City and County of Honolulu (the “City”) to acquire a perpetual Conservation Easement (“CE”) over a 170.913-acre beachfront property (“Property”), known as Ke Kīpuka o Kalaeuila, which is located within the ahupua’a of Kahuku, moku of Ko’olaupua, moku of O’ahu. The Property is identified as TMKs: (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, 049. Please see Attachment 1 (Ke Kīpuka o Kalaeuila Property Maps) and Attachment 2 (Ke Kīpuka o Kalaeuila Proposal and Attachments) for your review.

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TRUST FOR PUBLIC LAND (“TPL”)

TPL, a national non-profit 501(c)(3) organization founded in 1972, is a co-applicant for this proposal and is anticipated to serve as the project manager to facilitate acquisition of the CE. TPL will coordinate due diligence and the acquisition process in partnership with the NSCLT and the City, and will provide documentation and reporting consistent with terms to be negotiated by the Administration.

TPL specializes in conservation real estate and finance, and has protected over 4 million acres nationwide and more than 77,000 acres in Hawai‘i. TPL brings legal, financial, and transactional expertise to support public agencies and community partners in conserving land for public benefit, open space, and cultural preservation.

NORTH SHORE COMMUNITY LAND TRUST (“NSCLT”)

NSCLT, a Hawai‘i non-profit 501(c)(3) organization established in 1997, is the co-applicant and the proposed long-term fee simple owner and steward for the Property. Following acquisition, NSCLT will assume responsibility for stewardship and management of the Property in alignment with the conservation purposes set forth in the CE. NSCLT is a community-rooted land trust dedicated to protecting the natural landscapes, cultural heritage, and rural character of the North Shore of O‘ahu. In collaboration with partners, NSCLT has helped secure over \$75 million to permanently protect more than 4,000 acres of agricultural, coastal, and culturally significant lands between Kahuku Point and Ka‘ena.

TPL is assisting NSCLT with the preparation of the proposal and acquisition of the Property. The Applicant proposes that a perpetual CE be placed over the Property and held solely by the City. The perpetual CE would protect the land and ensure long-term stewardship of one of the last remaining intact coastal dune ecosystems on O‘ahu. This ecosystem provides habitat to several native and endangered species. In addition to safeguarding natural resources, the CE would also preserve several cultural and historical sites on the Property and support guided access to its scenic, recreational, and educational values. Access would be provided through community workdays, educational programs, and other cultural and stewardship activities coordinated by NSCLT.

At the Commission’s May 16, 2025 meeting, the Commission unanimously adopted the following motion:

“The Commission supports this project and recommends to the Honolulu City Council for approval of proposed expenditures from the Clean Water and Natural Lands Fund for the Ke Kīpuka o Kalaeuila proposal.”

To this end, and based on the various documentation, 12 testimonies (2 oral, 10 written), 18 letters of support from a wide range of nonprofit organizations, government agencies, elected officials, and community associations, and 478 petition signatures received in support by the

Commission, we believe the purposes of the Fund, as stated in RCH Section 9-201.2, would be fulfilled by completion of this proposed CE transaction and the remaining due diligence and negotiations, as follows:

1. Protection of significant watershed lands to preserve the water quality and water supply:

The Applicant states that: The Property lies in the Ko'olauloa aquifer and 'Ō'io watershed. It includes Kūki'o, an approximately 2,500 sq. ft. brackish water pond, which was believed to be much larger due to the 6 acres of wetlands that surround the pond, as oral histories support and as indicated by U.S. Fish and Wildlife Service records. There are also two artificial drainage channels on the Property.

The wetlands absorb floodwater as natural flood prevention for the Kahuku community and filters sediment and stormwater to protect nearshore waters and coral reefs. The entirety of the Property is less than 30 feet in elevation and receives about 30 inches of rain per year.

2. Preservation of significant forests, beaches, coastal area, and agricultural lands:

The Applicant states that: The Property fronts roughly a half mile of shoreline, which is primarily composed of a limestone shelf on its western half, including Kāneakua cove, Kalaeuila point, and two islets known as Kāhoa. The reef is abundant in various types of limu, reef fish, and other marine animals. The eastern half of the shoreline includes a sandy beach called Puanui. The coastal portion of the Property consists of an intact coastal dune ecosystem with many native plants, such as naupaka, 'ahinahina kahakai, 'akoko, 'ilima, pōhuehue, and endangered 'ohai.

The mauka portion of the Property contains approximately 15 acres of aquaculture ponds and are currently leased for production of crops, such as sea asparagus, limu ogo, and tilapia. NSCLT proposes to allow the aquaculture leases to continue until it is ready to assess the condition and production potential of the aquaculture ponds. NSCLT would use lease revenues to reinvest into management and stewardship of the Property with the long-term intention to restore sustainable agriculture and aquaculture through lo'i kalo, loko i'a, and traditional pacific agroforestry.

3. Public outdoor recreation and education, including access to beaches and mountains:

The Applicant states that: Currently there is no public access, outdoor recreation or education on the Property. If the Property is protected, NSCLT proposes to provide managed public access for community workdays, educational, and cultural programs, recreation (e.g., hiking along the Kahuku Kawela coastal trail network), and other cultural practices (e.g., fishing, gathering of pa'akai, limu, and plants for lei, medicine, and other implements). NSCLT has a proven track record of engaging thousands of volunteers and hosting monthly community workdays at two nearby sites: Kalaeokauna'oa and Waiale'e

Lako Pono. The Property is also near the Turtle Bay resort lands, which are privately owned but held in a conservation easement guaranteeing public access to the shoreline and over five miles of publicly accessible trails.

4. Preservation of historic or culturally important land areas and sites:

The Applicant states that: The Property contains remnants of Kalaeuila heiau, a traditional religious shrine bounded by a 42 ft by 44 ft rectangle of coral stones, and Keanaakua ko'a, a fishing shrine which was approximately 5.5 ft by 11 ft, but is now believed to be destroyed. The shoreline contains natural depressions used for the production and gathering of pa'akai (sea salt). There are two limestone rocks known as Kāhoa that are in the ocean fronting the Property and are said to be the entrance to a mythical land known as Uluka'a.

A natural brackish fishpond, Kūki'o, was formerly surrounded by a large settlement, which is evidenced by several kuleana holdings within the parcel, most of which were noted as kula or agricultural lands that produced culturally staple crops, such as kalo (taro), 'uala (sweet potato), kō (sugarcane), niu (coconut), and 'ulu (breadfruit). There are also kuleana walls that date back to the Māhele, and approximately 16 Land Commission Awards are associated with the Property.

5. Protection of significant habitats or ecosystems, including buffer zones:

The Applicant states that: The Property includes part of the last remaining intact coastal dune ecosystem. The coastal strand habitat hosts many rare native and endangered plants and animals. A total of 21 federally listed species (19 endangered and 1 threatened; 2 mammal, 2 turtles, 2 insects, 4 waterbirds, and 11 plants) would benefit from protecting important habitat at Kalaeuila. For instance, it is a known birthing area for 'Īlioheleka'uaua (Hawaiian monk seal). The National Ocean and Atmospheric Administration ("NOAA") has designated the shoreline of the Property as critical habitat for the endangered Hawaiian monk seal. The Property is also a nesting area for threatened honu (Hawaiian green sea turtle) and NOAA has proposed critical habitat for honu along the Property's shoreline.

The Property provides habitat and nesting grounds for mōlī (Laysan albatross), ka'upu (black-footed albatross), and 'ua'u kani (wedge-tailed shearwater), as well as habitat for two species of the endangered nalo meli (Hawaiian yellow-faced bee). This season, three mōlī nests have been documented on the Property. The shoreline is also frequented by migratory seabirds, including hunakai (sanderling) and noio (Hawaiian noddy tern). With restoration, the inland area is expected to support native coastal strand habitat and potentially a coastal mesic forest.

The wetland portion of the Property is habitat for endangered, endemic water birds, including the 'alae 'ula (Hawaiian moorhen), 'alae ke'oke'o (Hawaiian coot), kolua maoli

(Hawaiian duck), and ae'o (Hawaiian stilt). Restoration of the aquaculture ponds and Kūki'o pond and wetland would enhance and expand ideal habitat for these species.

Three federally listed endangered plant species are known to occur in the surrounding region and are highly likely to be found at Kalaeuila: 'Ohai (*Sesbania tomentosa*), Dwarf naupaka (*Scaevola coriacea*) and 'Ahinahina (*Achyranthes splendens*). All three species are present at the neighboring James Campbell National Wildlife Refuge—the largest protected wetland in Hawai'i at 1,100 acres— and at NSCLT's Kalaeokauna'oa restoration site. The refuge serves as a vital wetland and coastal sanctuary for many threatened, endangered, native and endemic Hawaiian species, indicating the Property's potential to serve as a coastal sanctuary for these threatened or endangered species.

6. Conservation of land to reduce erosion, floods, landslides, and runoff:

The Applicant states that: Climate change and invasive species act synergistically to accelerate coastal erosion and increase the risk of inundation in beach and shoreline ecosystems. Long-term data and climate models consistently project more frequent and intense storms and higher precipitation rates for this region, which will exacerbate runoff and erosion, threatening nearshore and reef ecosystems.

Protecting Kalaeuila from development will strengthen cultural and natural stewardship efforts aimed at mitigating climate impacts such as erosion, flooding and sediment runoff. Removing invasive vegetation and replanting native ground cover and agroforestry species will improve rainwater infiltration, reduce erosion, and slow the speed of runoff.

The Property safeguards coastal dune ecosystems and native vegetation that provide critical breeding habitat. As sea level rise continues to reduce available nesting habitat across the Pacific, Kalaeuila offers an increasingly rare refuge. Its intact beaches, low levels of human disturbance, and presence of native vegetation have helped maintain resilience against erosion. Additionally, limestone outcroppings along the coast enhance the shoreline's natural defenses against sea level rise.

Under projected sea level rise scenarios, the Property is expected to remain relatively unaffected by up to one meter of sea level rise. Kalaeuila's higher elevation areas will offer new, climate-resilient nesting habitat. Its wetland features are located further inland and are considered climate secure. The Property's width provides room for inland migration of habitats as sea level rises.

These climate adaptation benefits are amplified by the Property's contiguity with the James Campbell National Wildlife Refuge, supporting landscape-level conservation and the long-term persistence of native species and ecosystems.

7. Acquisition of public access to public land and open space to yield a significant public benefit:

The Applicant states that: Acquiring the Property will protect its natural and cultural resources and this once in a lifetime opportunity is part of a larger effort by NSCLT to protect the Kahuku coastlines, home to some of the last remaining intact coastal dune ecosystem on O'ahu. NSCLT plans to care for the Property and restore the Property's many cultural sites, remove invasive vegetation, plant native vegetation, and conduct predator control to create habitat for threatened and endangered plant and animal species.

NSCLT would provide managed and guided public access to facilitate: cultural practices, community work days, educational programs, and as appropriate, recreational access to the coastline and eight miles of the Kahuku-Kawela coastal trail network.

Environmentally, the site provides the opportunity to conserve and restore intact native coastal dune ecosystem, serving as habitat for threatened and endangered plants and animals, as well as provide substantial nesting for native seabirds. Agriculturally, sustainable agriculture and aquaculture could be restored and produce food for the local community and serve as a field site for educational visits and research and development.

Culturally, the site provides the opportunity to restore and care for cultural sites, as mentioned above, and in partnership with cultural practitioners, the restoration of these cultural sites will enable the local Kahuku community to learn and engage with traditional Hawaiian practices and protocols.

Protecting the Property will also preserve open space and scenic view planes of one of the most rugged and undeveloped coastlines on the island of O'ahu. Sweeping oceanfront views can be enjoyed from across the parcel's half mile of coastline, including views of Kaneakua cove, Kalaeuila point, Kāhoa islets, and Puanui beach. Looking mauka and to the southeast, unique views of the northern Ko'olau mountain range and its peaks Kalaeokahipa, Pu'u Kila, and Pu'u Ki'ei can be enjoyed.

Recreationally and educationally, the Property fronts a critical portion of the coastal trail network linking Kawela Bay to Kahuku Golf Course. If protected, the Property will add another half mile to the community-led Kahuku-Kawela land protection effort of preserving 5 miles of coastline along Kahuku's coast. North Shore Community Land Trust is dedicated to providing managed, pono access through their community workdays and educational programs which allow locals and visitors alike to develop a deeper connection and relationship to 'āina on O'ahu's North Shore.

Together these reasons are more than compelling, but they do not capture just how rare of an opportunity this is to preserve open space on the increasingly developed island of

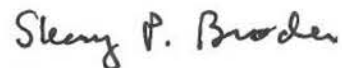
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O'ahu. We owe it to future generations to conserve and restore this unique piece of Hawai'i's landscape and all of its many values.

The Commission stands ready to assist the City Council in the event that it desires further information about its review of the application. The Fund is itself a strong and long-lasting commitment by the people of O'ahu to the preservation of important natural lands and resources in our inland state.

On behalf of the Commissioners, I would like to extend a heartfelt Aloha and Mahalo to the City Council for the privilege of serving on this Commission. We are available at any time to answer any questions the City Council may have on the recommendations or the process.

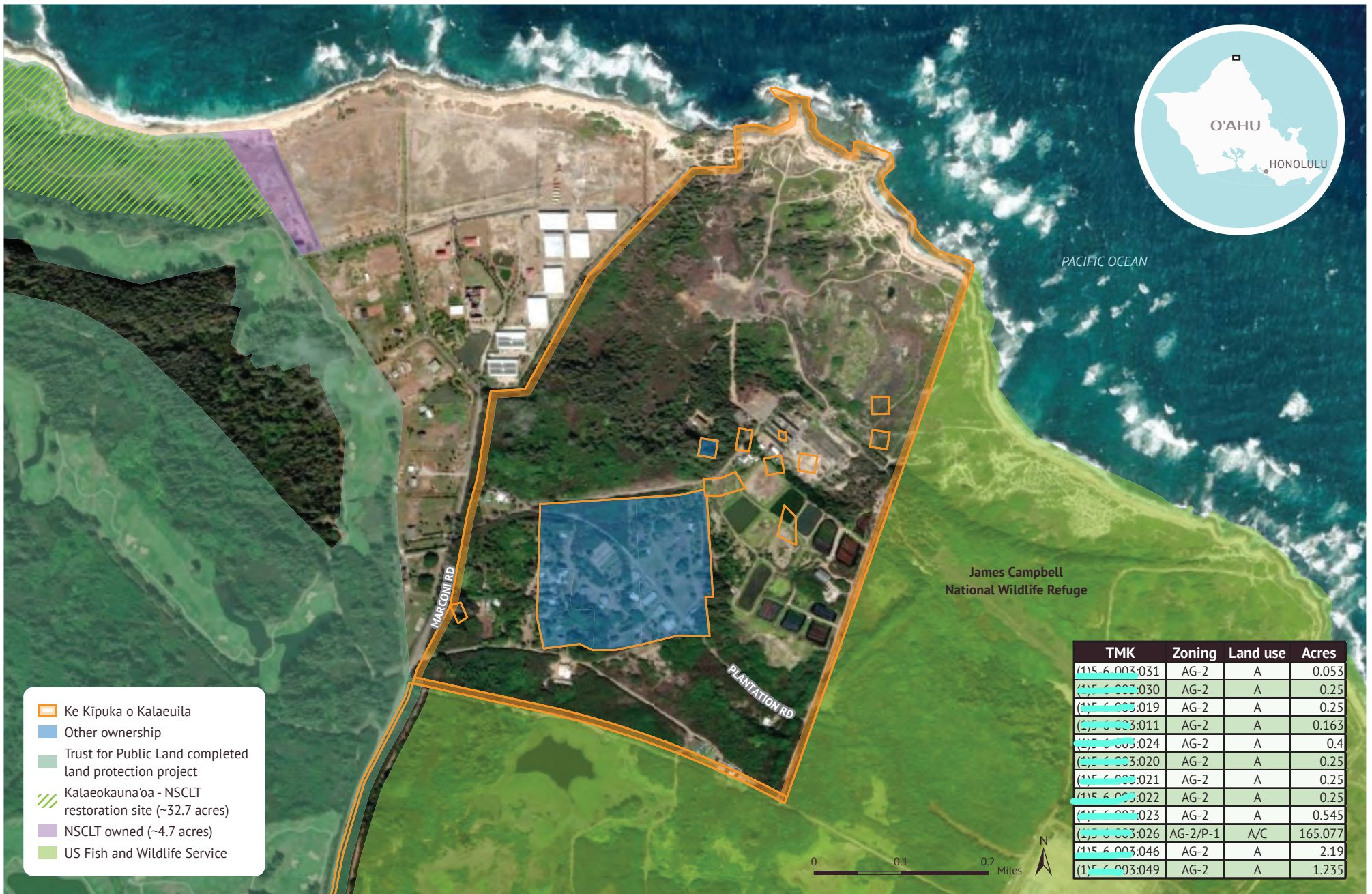
Kind regards,

A handwritten signature in black ink that reads "Sherry P. Broder". The signature is written in a cursive, flowing style.

Sherry P. Broder, Chair
Clean Water and Natural Lands
Advisory Commission

Attachments: Ke Kīpuka o Kalaeuila – Property Maps
Ke Kīpuka o Kalaeuila – CWNL Proposal and Attachments A to I

cc: CWNL Advisory Commission Members



Ke Kīpuka o Kalaeuila

KAHUKU, ISLAND OF O'AHU

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**TRUST FOR
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Ke Kīpuka o Kalaeuila

KAHUKU, ISLAND OF O'AHU

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City and County of Honolulu CLEAN WATER AND NATURAL LANDS FUND Land Conservation Proposal

Purpose of the CWNL Fund: The City may use Clean Water and Natural Lands (CWNL) funds to purchase or acquire real estate or any qualified interest therein for land conservation in the City and County of Honolulu under the Revised Charter of Honolulu, Section 9-204 and the Revised Ordinances of Honolulu, Section 6-62.

Process for Reviewing and Approving Proposals: The Department of Land Management (DLM) accepts CWNL land conservation proposals year round. DLM staff will work with applicants, landowners, and community members to qualify proposals before the proposals are submitted to the CWNL Advisory Commission (Commission) for review. Upon completing its review, the Commission will send its recommendations for funding to City Council. City Council will select and approve proposals by resolution. DLM staff will then handle negotiations, due diligence, and closing the transaction. At any time during the process, applicants and partners should be prepared to fulfill additional requests for documents, reports, site visits, due diligence, etc. as may be requested by DLM staff. Re-qualification may be required if there are any changes to the proposal. The City may reject a proposal at any time, without liability, if it determines that such action is in the best interest of the City.

Submit completed proposals to DLM.CWNL@honolulu.gov.

SECTION I. SITE INFORMATION

Site Name: _____

Location / Address: _____

Moku: ☐ 'Ewa ☐ Kona ☐ Ko'olaupoko ☐ Ko'olauloa ☐ Waialua ☐ Wai'anae

Ahupua'a: _____ Land Acreage: _____

Tax Map Key(s) (TMKs): _____

Fair Market or Tax Assessed Value: _____ Date of Value: _____

Current Landowner(s): _____

Landowners' Phone: _____ Email: _____

→ **Attachment A. Willing Seller:** Signed letter from the current fee simple landowner to the applicant that states a willingness to sell the property or real estate interest therein.

SECTION II. APPLICANT INFORMATION

Applicant Name: _____

Applicant Type: ☐ Nonprofit ☐ Government ☐ Other: _____

Applicant's Proposed Relationship to the Project: _____

If Applicant proposes to be the Landowner, it must be a qualified organization that has a commitment to protect the conservation purposes and the resources to enforce the restrictions, and must submit **Attachment B** below.

Contact Name: _____ Title: _____

Mailing Address: _____

Phone: _____ Email: _____

Website: _____

→ **Attachment B. Qualified Organization:** Statement describing Applicant's expertise and experience with land acquisitions and land stewardship. Include organizational information (including the articles of organization and bylaws), mission statement, financial statements, and management structure.

SECTION III. ACQUISITION PROPOSAL

Type of Acquisition by the City: ☐ Fee Simple ☐ Conservation Easement ☐ Other: _____

If the City is proposed to acquire a conservation easement, the Applicant must provide information about the proposed Landowner, if not Applicant and different than the existing Landowner.

Amount Requested for the City's Acquisition: _____

If the Applicant is seeking funding towards the City's acquisition of a conservation easement or other real property interest, the amount requested should reflect the value of the interest to be acquired (and not the fee simple value).

Additional Funding Source(s): _____

If the Applicant is seeking other funding beyond CWNL for the acquisition, please identify all sources and amounts requested. If Applicant is seeking funding towards the City's acquisition of a conservation easement or other real property interest, the Applicant should provide information regarding the funding source(s) to purchase the fee simple interest.

Proposed Conservation Purpose(s) for the City's acquisition of the Project *supported by evidence*.
Select all that apply:

- | | |
|--|--|
| ☐ Protection of significant watershed lands to preserve water quality and water supply. | ☐ Preservation of significant forests, beaches, coastal areas, and agriculture lands. |
| ☐ Public outdoor recreation and education, including access to beaches and mountains. | ☐ Preservation of historically or culturally important land areas and sites. |
| ☐ Protection of significant habitats or ecosystems, including buffer zones. | ☐ Conservation of land to significantly reduce erosion, floods, landslides, and runoff. |
| ☐ Acquisition of public access to public land and open space to yield a significant public benefit. | |

- **Attachment C. Purposes:** For each purpose identified, provide a statement detailing how the City's acquisition would fulfill the purpose. Include intent, long-term vision, and strategy for land conservation. Provide pictures (up to five) or a link to a video of the Project. If appropriate, include neighboring areas, land divisions, and management units, in relationship to the land.
- **Attachment D. Maps:** A map or maps of the property showing the labeled TMK boundaries and other labeled features relevant to the proposal. Optional: include regional maps with nearby protected / public areas.
- **Attachment E. Reports:** Any reports, surveys, permits, and applications. Include citations or links to references and documentations. Examples: appraisal; title report; environmental / cultural / archaeological / hazard assessments; SMA / conservation district use / water use / land use / zoning permits and applications; remediation plans; etc. Note that many of these reports are required to close the transaction.

SECTION IV. COMMUNITY RELATIONSHIPS

- **Attachment F. Partnerships:** Summarize partnerships with government agencies, private entities, and nonprofits that will leverage resources, including funding, grants, managing partnerships, etc., towards the Conservation Purposes of the Project. Provide verification for those willing to be part of long-term management / maintenance of the Project.
- **Attachment G. Endorsements:** Community endorsements through letters of support. Include community outreach efforts and provide general community sentiment, whether positive or negative. Identify additional community organizations, land trusts, or individuals that could be contacted for further information.

SECTION V. STEWARDSHIP AND MANAGEMENT

- **Attachment H. Stewardship and Management:** Summarize proposed stewardship, operation, and maintenance activities to ensure the Conservation Purpose(s) of the Project, including the responsible entity for performance of each activity and the City's rights and obligations. Include access plans, cultural activities, sensitive areas for protection, endangered species, archaeological or historic sites, including human burials. Provide estimated costs for maintenance, staffing, and management on an annual basis.

SECTION VI. ADDITIONAL INFORMATION

→ Attachment I. Provide a statement or summary for each of the following:

1. **Public Benefit:** General public benefit for the City's acquisition, including where public access may be practicable or not practicable and why.
2. **Level of Urgency and Threats:** Identify and assess conditions that threaten the significance and importance of the Project (i.e., currently on the market / for how long, active rezoning / subdivision application filed, high public use, anticipated uses of neighboring lands, environmental conditions like erosion, sedimentation, polluted runoff, invasive species, conflicting activities, etc.).
3. **Special Opportunities:** Current acquisition opportunities, special funding, matching funds, etc.
4. **Land Utilization:** Describe all current and past uses of the Project site for the last five years. If relevant, include neighboring properties and known pre-contact history and land uses.
5. **Environmental Hazards:** Suspected or potential hazards associated with the Project site (i.e., brownfield, illegal dumping/hazardous materials, prone to flooding / falling rocks / other geological hazards, etc.) and proposed remediation activities and funding requirements.
6. **Relevant Restrictions:** Issues related to the acquisition that DLM staff, the Commission, or City Council should be aware of during the proposal review process. Describe any covenants, encumbrances, restrictions (i.e., association or maintenance), or easements.
7. **Proposed CE Co-Holder and/or CE Third Party Rights Holder:** The City reserves the right to co-hold or not co-hold a conservation easement and/or grant/deny a third-party right, contingent right, or any other property interest in a conservation easement, in its absolute and sole discretion. If it is intended that a legal entity serve as a co-holder (or other rights holder), provide a willing letter for each legal entity, together with an Attachment B and an Attachment H.

SECTION VII. APPLICANT CERTIFICATION

The undersigned hereby certifies that:

1. Statements and information contained in this proposal, including all attachments, are true and accurate to the best of my/our knowledge and understand that if any statements are shown to be false or misrepresented, this proposal may be rejected. Content provided to the City serves as an important basis for review, approvals, and publicity;
2. Applicant is aware of, and consents to, public disclosure of the proposal in accordance with the State Uniform Information Practices Act, H.R.S. Chapter 92F; and
3. Applicant acknowledges that by accepting the proposal, the City makes no promises or guarantees of any recommendation to the Commission or City Council, and that the City may reject a proposal at any time, without liability, if it determines that such action is in the best interest of the City.

Applicant Name

Title

Applicant Signature*

Date

Partner Name (if applicable)

Title

Partner Signature*

Date

**Must be authorized to sign on behalf of Applicant or Partner entity.*

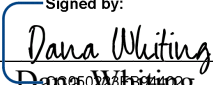
Attachment A
Willing Seller Letter

NSR Farms LLC
NSH Farms LLC
NSP Farms LLC
7040 Hawaii Kai Dr., Unit 26227
Honolulu, HI 96825

October 3, 2024

To Whom It May Concern,

NSR Farms LLC, NSH Farms LLC, and NSP Farms LLC are the landowners of approximately 170.913 acres located in Kahuku, City and County of Honolulu, State of Hawai'i Tax Map Key numbers (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, & 049 ("Property"). We are currently discussing with the Trust for Public Land a possible sale of the Property for conservation and cultural preservation. If an agreement can be reached on price and terms, we would be willing to voluntarily move forward with a conservation sale of the Property in fee simple to the Trust for Public Land.

Signed by:
By: 
Dana Whiting
Manager, NSR Farms LLC
Manager, NSH Farms LLC
Manager, NSP Farms LLC

Cc:
Reyna Ramolete Hayashi
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawaii 96813
reyna.ramolete@tpl.org

Attachment B
Qualified Organization

- B1. Statement on Qualified Organization
- B2. North Shore Community Land Trust - Articles and Bylaws
- B3. North Shore Community Land Trust – Mission Statement
- B4. North Shore Community Land Trust – Budget
- B5. North Shore Community Land Trust – Staff and Board of Directors

Qualified Organization Statement

North Shore Community Land Trust (NSCLT) strives to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku Point to Ka'ena on the North Shore of O'ahu. NSCLT was founded by a grassroots group of community members in 1997 as a non-profit organization concerned with protecting and restoring the scenic beauty of the North Shore. With approximately 60,000 acres of agricultural land, roughly 30 miles of shoreline, and numerous Native Hawaiian cultural sites, this area is incredibly important, not only to its abundant plant and wildlife, but also to its residents and visitors. It is known for its world-renowned recreational opportunities, from surfing and sailing to hiking and snorkeling.

Since the founding, NSCLT has helped to conserve and steward thousands of acres of coveted open space – forested hillsides and coastal farms, naupaka-shaded beaches and coconut groves, grassy meadows and wind-swept vistas in one of the world's most cherished, desirable, and culturally significant locations. NSCLT and its partners have raised over \$75 million towards the perpetual protection of over 4,000 acres of North Shore lands, thereby helping secure the rural character of the North Shore for future generations. There is still more work to be done. Currently approximately one third (20,000 acres) of the North Shore is for sale. NSCLT understands that North Shore's food, economy, and way of life depends on voluntary land conservation. North Shore Community Land Trust will continue to invest the time, money, services and resources to preserve the unique character of the North Shore.

NSCLT: Land Conservation

Since NSCLT's founding, NSCLT has been involved in saving thousands of acres of coveted space. NSCLT's unique and effective approach to land protection taps the power of both private and public sectors. Land conservation protection efforts include:



Pūpūkea – Paumalū (2007)

Pūpūkea and Paumalū are two adjacent ahupua'a in the moku of Ko'olauloa. This area is most famous for its beaches and surf breaks spanning from Paumalū (Sunset Point) to Kalua-o-Maua (Three Tables). In 2007, the Pūpūkea-Paumalū bluff, and part of the coastal plain it overlooks, was permanently protected from development through the concerted efforts of

Federal, State, and City governments; community organizations; and private individuals, who managed to successfully raise funds to purchase the property for the benefit of the public. The area is rural, with land uses consisting primarily of open space, single-family homes, agricultural lots, and small-scale businesses. Within this community, the 1,144-acre City- and State-owned property is largely undeveloped, with rolling terrain and a 300 foot tall bluff approximately 1,200 feet inland from Kamehameha Highway. Three gulches run from ma uka to ma kai, created by three intermittent streams: Paumalū, Pākūlena, and Kālunawaika'ala. Today the 1,144-acre State Park

Preserve is utilized for its excellent hiking and mountain biking trails and breathtaking coastal views by both community members and visitors alike.



Sunset Ranch (2010)

This one-of-a-kind ranch is located ma uka of Pu'u o Mahuka Heiau, and is situated at the meeting point of four important conservation and public recreation areas: 1) the 1,129 acre Pūpūkea-Paumalū Park Reserve; 2) the 1800+ acre culturally important Waimea Valley; 3) the approximately 60 acre Pūpūkea Boy Scout Camp; and 4) and approximately 25 miles of hiking trails including the Na Ala Hele Kaunala Loop Trail and a public hunting

area at the ma uka border of the property. By dedicating the land to agricultural and ranch purposes in perpetuity, Sunset Ranch will help preserve the generations-long tradition of horse ranching and a rural lifestyle still treasured on the North Shore. This project was the culmination of the joint efforts of North Shore Community Land Trust, the Trust for Public Land and many other community members to preserve prime land on the North Shore of O'ahu through voluntary land conservation.



Turtle Bay Ma Kai (2015)

Stretching five miles from Kawela Bay to Kahuku Point, the land surrounding Turtle Bay Resort encompasses one of the last wild shorelines on O'ahu. Thanks to a collaboration of Federal, State, and City governments; community organizations; and private individuals, 634 acres of coastal land was permanently protected from development in 2015. These

irreplaceable lands include coastal sand dunes, wetlands, and miles of undeveloped coastline. The rugged, windswept coast—much loved by the community— provides nesting areas for threatened Hawaiian green sea turtles and near threatened Laysan albatross, birthing and resting areas for the endangered Hawaiian monk seal, and open waters for migrating whales just offshore in the crystal-clear ocean. Island residents and tourists alike flock here to get away from O'ahu's urban center. Preservation of this land includes perpetual public access to over 8 miles of coastal hiking/biking trails, a remote coastal strand ecosystem at Kahuku Point, and numerous fishing, surfing, and swimming spots away from the crowds.



Turtle Bay Ma Uka Agricultural Lands (2016)

In 2010, North Shore Community Land Trust and its project partner, the Trust For Public Land, approached the owners of Turtle Bay Resort about preserving approximately 469 acres of prime agricultural land located on O‘ahu’s North Shore. O‘ahu has the highest population among the Hawaiian islands, and faces the greatest pressure to develop

agricultural lands. Agricultural land on O‘ahu has been disappearing at an alarming rate. Land under agricultural cultivation decreased from 125,000 acres in 1982 to 70,000 acres in 2005 (a decrease of 44%). Although land may be zoned for agriculture, such lands can be subdivided and sold for large lot “gentlemen’s estates” on which little or no farming occurs — which has particularly impacted the popular North Shore area of O‘ahu. The Turtle Bay Mauka Agricultural Lands, which was permanently protected from development in 2015, are an important part of the North Shore community’s long standing efforts to support sustainable agriculture and maintain the North Shore’s rural and agricultural sense of place.



Waimea/Pu‘ukua (2019)

On Dec. 7, 2005, the Honolulu City Council considered a settlement offer which would have subdivided the valley allowing for the development of hundreds of homes in this sacred valley, which is one of the few remaining intact ahupua‘a on O‘ahu. Faced with large protests from the community and many organizations,

the council rejected the settlement, and renewed negotiations over the fate of the valley began. During this time North Shore Community Land Trust along with numerous partners helped develop an alternative vision and secured funding that allowed the Office of Hawaiian Affairs to become the owner and caretaker of the valley. Today the valley is a thriving example of traditional Hawaiian culture and hosts a diverse collection of plants within a display of over 1,000 genera in over 200 plant families from around the world in 35 separately themed gardens.



Ka'ena Cove (2019)

Approximately half an acre of coastal property within the Ka'ena State Park Reserve was officially protected in February 2019. North Shore Community Land Trust facilitated the generous donation from the Tom family, who had owned the parcel for decades, to the State of Hawai'i by covering the majority of the cost associated with the transaction. The Department of Land and

Natural Resources intends to designate the cove as an extension of the Ka'ena Point Natural Area Reserve. We were honored to facilitate the perpetual protection of this beautiful cove, which will benefit future generations of residents and visitors, as well as the native species that depend on Ka'ena for habitat including Laysan albatross, Hawaiian monk seals and green sea turtles.

NSCLT: Land Stewardship

In addition to land conservation efforts, NSCLT conducts restoration and stewardship work at four special places on the North Shore. Restoration and Stewardship work include:



Kalaeokauna'oa

Kalaeokauna'oa, or Kahuku Point, is an area of undeveloped coastline on O'ahu's North Shore. It is one of the few remaining places on O'ahu with intact coastal strand habitat that includes 'ohai (*Sesbania tomentosa*), yellow-faced bees (*Hylaeus anthracinus*), monk seals (*Monachus schauinslandi*, including multiple generations of females who pup here annually), Laysan albatross (*Phoebastria*

immutabilis) and nesting sea turtles (both Hawksbill, *Eretmochelys imbricata* and Green, *Chelonia mydas*). North Shore Community Land Trust's project is a volunteer-based community stewardship and coastline restoration effort stemming from a partnership between North Shore Community Land Trust, Turtle Bay Resort, and U.S. Fish and Wildlife Pacific Islands Coastal Program.

Restoring this coastal strand is a vital program because of its high biodiversity value as well as its close proximity to Turtle Bay Resort, an internationally renowned hotel which attracts visitors from around the world. Kahuku Point is an ideal place for visitors and local community members to responsibly enjoy recreational activities and to learn about the value of Hawai'i's natural resources.

Since 2015 North Shore Community Land Trust and our partners have been restoring approximately 39 acres of coastal dune ecosystem in order to provide safe birthing habitat for Hawaiian monk

seals, ground nesting seabirds, and sea turtles. As climate change accelerates sea level rise, many low lying atolls and islands throughout the Pacific are losing ground. This decreases available nesting real estate for numerous species. By restoring Kalaeokauna'oa we are able to provide new nesting habitat at a higher elevation which is less likely to be impacted by sea level rise.

Thanks to the restoration efforts of thousands of volunteers over the past several years, approximately five acres of coastal sand dune ecosystem has been restored. Volunteer efforts have been vital to the removal of over 15 acres of invasive trees/plants, over 9,400 pounds of marine debris, and the out-planting of over 30,000 native coastal plants. In December of 2018 Laysan albatross successfully nested in the region for the first time in decades. Nest numbers have gone from 1 in 2018 to 33 in 2025. The hard work put in by so many volunteers and project partners has resulted in the first steps toward restoring a vibrant native coastal ecosystem that once thrived in this area.



Waiale'e Lako Pono

Waiale'e Lako Pono is a community-based undertaking to restore and maintain multifaceted abundance within the ahupua'a of Waiale'e, Ko'olauloa, O'ahu. North Shore Community Land Trust (NSCLT) initiated this program in 2020, upon securing access to 30 acres of the former University of Hawai'i Waiale'e Livestock Research Station. The name Waiale'e Lako Pono is inspired by a quote from revered 19th Century Hawaiian

scholar John Papa 'Ī'i, who once recalled Waiale'e as "he 'āina maika'i kēia a lako pono ho'i," which can be translated as "this land is beautiful and well-supplied indeed". Lako pono evokes a state of holistic wealth in which the needs of humans and environment are comfortably met, which reflects the community and key stakeholders' collective vision for Waiale'e.



Pūpūkea – Paumalū

Since the conservation of property in 2007, North Shore Community Land Trust has worked with the State of Hawaii Parks Department and the North Shore Trails Association to help maintain access for emergency vehicles along the pre-established dirt roads. North Shore Community Land Trust has also facilitated multiple erosion control projects to ensure that sediment runoff is controlled as more

visitors come to enjoy the hiking trails. We occasionally hold volunteer workdays for private groups in the Pūpūkea Paumalū State Park Reserve throughout the year.



Pūpūkea Dune Restoration

In 2017 North Shore Community Land Trust partnered with the City and County of Honolulu Department of Parks & Recreation, State of Hawai'i Department of Land and Natural Resources, World Surf League, University of Hawai'i Sea Grant College Program, North Shore Outdoor Circle and community members to create a management

plan for Paumalū (Sunset Beach Park) to help mitigate coastal erosion. The North Shore coastal dune system has not been adequately protected or effectively managed despite local sand abundance. Along this once pristine coast, the dunes have long ago been graded and developed with homes and parks. This has been to the detriment of the adjoining beach and associated habitat, which relies on this stored source of sand during times of episodic erosion. In addition, the grading of primary coastal dune also has increased the vulnerability of the residents to coastal hazards such as storm waves and erosion. Elsewhere the dune has been alternately developed, inappropriately landscaped, or altogether removed in random fashion based on localized development styles. The rapid increase in visitors to our islands is taking its toll on our beach parks.

In the summer of 2018, North Shore Community Land Trust along with our partners initiated the first phase of the long-term beach management plan by out-planting 4,000 coastal native plants and developing designated beach access points to help mitigate erosion from foot traffic. While the winter surf season may impact the restoration efforts, the goal is to provide a rest and rebuilding period for the sand dunes during the summer to allow more sand to accumulate which will hopefully reduce erosion over time. Additionally, we have found that much of the erosion experienced at our beach parks is caused by foot traffic. By funneling users across designated beach access points, rather than across the sand in a haphazard fashion, we have seen decreased erosion along the bike path.

Bylaws of The North Shore Community Land Trust

ARTICLE 1: NAME

The name of this Corporation shall be The North Shore Community Land Trust

ARTICLE 2: OFFICES

Section 2.01. Principal Executive Office. The principal executive office of the Corporation shall be located c/o McElheny, 59-272 Pupukea Road, Hale'iwa, City and County of Honolulu, State of Hawai'i. The Board of Directors may change the location of this office. Any such change shall be noted and dated on these Bylaws by the Secretary, opposite this section, or this section may be amended by the Board to state the new location.

Section 2.02. Other Offices. Other offices may at any time be established at any place or places specified by the Board of Directors.

ARTICLE 3: OBJECTIVES AND PURPOSES

Section 3.01. General Purposes. The Corporation shall be dedicated primarily to promoting the preservation, enhancement, and sustainability of the natural resources, the cultural heritage, and the economic well-being of the O'ahu North Shore community including the ocean and the mountains.

This Corporation has been formed under the State of Hawai'i , including Hawai'i Revised Statutes Chapter 415B, for the purposes described above, and it shall be nonprofit and nonpartisan. No substantial part of the activities of the Corporation shall consist of the publication or dissemination of materials or statements with the purpose of attempting to influence legislation, and the Corporation shall not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office.

The Corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in furtherance of the purposes described in the Articles of Incorporation.

Section 3.02. Specific Purposes. The specific purposes of the Corporation shall be: (a) to promote preservation, protection, and restoration of ecosystems;

(b) to foster community-based stewardship of natural resources;

(c) to advocate for ecologically compatible land uses including, but not limited to, appropriate recreation, community-based economic development, agriculture, fishing, and cultural activities;

(d) to promote educational opportunities on these issues;

(e) to work with interested landowners and tenants, to ensure the protection of open spaces, public access, and environmentalj cultural preservation, through acquiring, leasing, holding, and disposing of land, easements, and interests in land in the State of Hawai'i in a manner designed to meet and achieve the purposes and objectives of this corporation;

(f) to publish a newsletter focusing on the activities of the Corporation and land-trust issues generally;

(g) to engage in other activities related to the objectives of preserving the North Shore community's environmental and cultural resources;

(h) to operate exclusively for preservation, sustainability, and educational purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provisions of any future United States internal revenue law); and

(i) to transact any or all lawful activities for which nonprofit corporations may be incorporated under Chapter 415Br Hawai'i Revised Statutes.

ARTICLE 4: DEDICATION OF ASSETS

The properties and assets of this nonprofit Corporation are irrevocably dedicated to promoting the preservation, enhancement, and sustainability of the natural resources, cultural heritage, and economic well-being of the O'ahu North Shore community, including the ocean and the mountains. No part of the net earnings, properties, or assets of this Corporation, on dissolution or otherwise, shall inure to the benefit of any private person or individual, or any members, Directors, or Officers of this Corporation. On liquidation or dissolution, all properties and assets and obligations shall be distributed and paid over to a Hawai'i nongovernmental organization dedicated to similar purposes which has established its taxexempt status under Internal Revenues Code Section 501(c)(3).

ARTICLE 5: MEMBERSHIP

Section 5.01. Voting members. The Corporation shall have a membership consisting of its Board of Directors.

Section 5.02. Non-Voting Members. Upon designation of criteria for advisory membership by the Board of Directors, the Corporation may have adVisory members who are non-voting members.

ARTICLE 6: BOARD OF DIRECTORS

Section 6.01. Powers. Subject to the provisions of Internal Revenue Code 501 (c) (3) and the Hawai'i Revised Statutes Chapter 415B, the activities and affairs of the Corporation shall be managed and all corporate powers shall be exercised by or under the direction of the Board of Directors. The Board of Directors may delegate the management of the day-to-day operation of the business of the Corporation to a management company, committee (however composed), or other person(s), provided that the activities and affairs of the corporation shall be managed and all corporate powers shall be exercised under the ultimate direction of the Board of Directors. The Directors shall have the power to:

(a) select and remove the Officers of the Corporation; prescribe any powers and duties for them that are consistent with the law, with the Articles of Incorporation, and with these Bylaws;

(b) select and remove any employee or agent of the Corporation; prescribe any powers and duties for them that are consistent with the law, with the Articles of Incorporation, and with these Bylaws; and establish their compensation, if any.

Section 6.02. Number of Directors. The authorized number of directors of the Corporation shall not be less than three (3) nor more than seventeen (17) until changed by amendment of the Articles of Incorporation or a Bylaw amending this Section 6.02. The exact number of directors shall be fixed from time to time, within the limits specified in this Section 6.02, by the Board of Directors. The initial authorized number of directors of the Corporation shall be ten (10).

Section 6.03. Qualifications of Directors. Each Director shall be at least 18 years of age and must support the mission of the North Shore Community Land Trust 51% of the Directors shall have their primary residence on the North Shore within the City and County boundaries for Neighborhood Board numbers 27 and 28 as delineated in 1998.

Except for the initial Directors as described in Section 6.02 above, the members of the Board of Directors shall be elected by the Board of Directors.

It is the intent of the Corporation that the composition of the Board of Directors shall represent a diverse cross-section of the community.

Each Director shall disclose any actual or potential conflict of interest as they arise.

Section 6.04. Compensated Directors. The Board of Directors shall serve without compensation. If it is determined that a Director is the best person for a compensated task, the Director shall remove himself/herself from the Board. The Board then shall vote on who to hire for the task. After completion of the task, or if the Director is not hired for the task, the Director may be eligible to rejoin the board.

Section 6.05. Election and Term of Office. The Board of Directors, by resolution, may set forth procedures and criteria for the evaluation and approval of nominees to fill a vacant seat on the Board of Directors. Voting members and non-voting members may submit nominations to the Board or its Nominating Committee for consideration. The Board shall approve the nominations recommended by the Nominating Committee by a majority vote of the entire Board before such nominees can be elected to the Board. The Board can consider more than one candidate for a vacant seat. Nominations may be made by any member of the Board of Directors before or at the annual meeting, in addition to those names presented by the Nominating Committee. There shall be no term limits for the Directors of Corporation.

Section 6.06. Nominating Committee. The nominating committee shall be a standing committee of the board and shall have a minimum of three (3) and a maximum of five (5) members and may include non-Board members. The committee members shall be appointed to serve for two (2) years. The committee shall establish criteria for potential Board members and the procedure by which they will operate in order to submit candidates for nomination to the Board for the Board's consideration. The committee shall present to the Board of Directors nominations for Directors to be elected by the Board, and for the President, Vice President, Treasurer, and Secretary. The nominating committee shall also nominate Board candidates for Board approval to fill unexpected vacancies. The committee shall furnish to the Board information relating to the background and qualifications of all such

nominees at least one week prior to the Board meeting at which an election is scheduled to take place.

The committee shall maintain a profile of the Board's membership composition to guide the selection process. It shall review the performance of Directors and it shall develop and help administer a program of orientation with the President of the Board and the Executive Director for newly elected Directors. The committee may also nominate advisory boards if deemed necessary by the Board of Directors. It shall encourage periodic programs of in-service training and regular self-assessment retreats or sessions for the Board.

Section 6.07. Vacancies and Removal. A vacancy in the Board of Directors shall be deemed to exist on the occurrence of the following:

- (a) death, resignation, or removal of any Director;
- (b) the declaration by the Board of Directors of a vacancy in the office of a Director who has (i) been declared of unsound mind by a final order of court, (ii) (or) convicted of a felony, (iii)(or) has been found by a final order or judgment of any court to have breached any duty under Hawai'i Revised Statutes, Chapter 415B, dealing with standards of conduct for a Director or (iv) has missed three (3) consecutive meetings of the Board of Directors or a total of five (5) meetings of the Board of the Directors during a twelve -<12) month period;
- (c) an increase in the authorized number of Directors; or
- (d) the failure of the Directors, at any annual or other meeting of Directors at which any Director or Directors are elected, to elect the full authorized number of Directors to be voted for at that meeting.

The Board of Directors, by a two-thirds (2/3) vote of the Directors then in office, may remove any Director with good cause at any regular or special meeting provided that the Director subject to removal has been notified in writing in the manner set forth in Section 6.11 that such action would be considered at the meeting.

Any Director may resign effective upon written notice to the President, the Secretary, or the Board of Directors of the Corporation unless the notice specifies a later time for the effectiveness of the resignation. If the resignation is effective at a future time, the successor may be elected to take office when the resignation becomes effective. Unless the Hawai'i Attorney General is first notified, no Director may resign when the Corporation would then be left without a duly elected Director or Directors in charge of its affairs.

Section 6.08. Place of Meetings; Meetings by Telephone. Regular and special meetings of the Board of Directors may be held at any place designated by the Board.

Any meeting, regular or special, may be held by conference telephone or similar communications equipment, as long as all Directors participating in the meetings can effectively communicate with one another, and all such Directors shall be deemed to be present in person at such meeting.

Section 6.09. Annual Meeting. The Board of Directors shall hold an annual meeting at a time and place designated by the Board of Directors for the purpose of electing Directors and Officers of the Corporation and for the transaction of other business. Notice of the annual meeting shall be given in the manner set forth in Section 6.11.

Voting for the Board of Directors shall be by written ballot. Each Director may vote for as many candidates as the number of vacancies to be filled. The candidate(s) receiving the highest number of votes shall be elected to serve on the Board.

Section 6.10. Regular Meetings. Regular meetings of the Board of Directors, other than the annual meeting, shall be held at such times as are fixed by the Board of Directors. Such regular meetings may be held without special notice so long as each Director has been at least once informed of the regular meeting schedule by the Board, through personal notice, mail, facsimile, electronic mail, or discussion at a Board meeting.

Section 6.11. Special Meetings. Special meetings of the Board of Directors for any purpose may be called at any time by the President, the Vice President, the Secretary, the Treasurer, or any two Directors.

Written notice of the time and place of the special meeting shall be delivered to and acknowledged personally by each Director or communicated to each Director by telephone, or by facsimile transmission, electronic mail, or first-class mail, with charges prepaid, addressed to the Director at the Director's last known address. In case such notice is mailed, it shall be deposited in the United States mail at least six (6) days prior to the time of the holding of the meeting. In case such notice is delivered personally or by telephone, facsimile, or electronic mail, it shall be so delivered at least forty-eight (48) hours prior to the time of the holding of the meeting. Such mailing or delivery, personally or by telephone, facsimile, or electronic mail, shall be due, legal, and personal notice to such Director.

Lack of notice shall not invalidate an action that the Board takes at a special meeting if (a) the Director signs a waiver of notices or a consent to holding the meeting, (b) attends the meeting without protesting the lack of notice to such Director, or (c) the Director approves the minutes of the special meeting. All such waivers, consents, and approvals shall be filed with the Corporate records or made a part of the minutes of the meeting.

Section 6.12. Action at a Meeting: Quorum and Required Vote. The presence of a majority of the Directors then in office constitutes a quorum for the transaction of business, except as otherwise provided in these Bylaws or Hawai'i Revised Statutes Chapter 415B. Unless otherwise specified, the term "majority" shall mean simple majority (greater than 50%). Every act done or decision made by a majority of the quorum eligible to vote shall be regarded as the act of the Board of Directors, unless a greater number is required by these Bylaws, or the Hawai'i Revised Statutes Chapter 415B.

Adoption or revocation of a plan of merger or consolidation; voluntary dissolution; bankruptcy or reorganization; or for the sale, lease, or exchange of all or substantially all of the property and assets of the Corporation otherwise than in the usual and regular course of its business, requires the approval of two-thirds (2/3) of the authorized number of Directors of the Corporation.

In the event a Director may have a conflict of interest, the majority of Director's present may require the Director to recuse himself/herself.

Section 6.13. Adjourned Meeting and Notice. A majority of the Directors present, whether or not a quorum is present, may adjourn any meeting to another time and place. If the meeting is adjourned for more than twenty-four (24) hours, notice of any adjournment to another time or place shall be given prior to the time of the adjourned meeting to the Directors who were not present at the time of the adjournment. Such notice may be waived in the manner provided for in Section 6.10.

Section 6.14. Action Without a Meeting. Any action required or permitted to be taken by the Board of Directors may be taken without a meeting, if all members of the Board shall individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Board. Such action by written consent shall have the same force and effect as the unanimous vote of such Directors.

Section 6.15. Reimbursement. Directors and members of committees may receive reimbursement of expenses as may be determined by the Board of Directors to be just and reasonable.

Section 6.16. Conduct at Board Meetings. Meetings of the Board of Directors shall be presided over by the President of the Board, or, if no such person has been so designated or, in his or her absence, the Vice President of the Board, or in his or her absence, by the Treasurer of the Board, or in the absence of these three persons, by a Chairperson chosen by the majority of the Directors present at the meeting. The Secretary of the Corporation shall act as Secretary of all meetings of the Board, provided that, in his or her absence, the presiding Officer shall appoint another person to act as Secretary at the meeting. The meetings shall be conducted according to Robert's Revised Rules of Order.

ARTICLE 7: COMMITTEES

Section 7.01. Committees of Directors. The Board of Directors may, by a motion adopted by a majority of the Directors then in office, designate one or more committees, each of which shall consist of two or more Directors and may also include members who are not on the Board of Directors, to serve at the pleasure of the Board.

The Board may designate one or more alternate members of any committee, who may replace any absent member at any meeting of the committee. The appointment of members or alternate members of a committee requires the vote of a majority of the Directors then in office. Any committee that includes voting members who are not on the Board of Directors may not be delegated the authority or power of the Board of Directors. Any committee whose voting members consist only of Directors, to the extent of the powers specifically delegated in the resolution of the Board of Directors or in these Bylaws, may have all or a portion of the authority of the Board of the Directors, except that no committee regardless of Board resolution, may:

(a) Approve any action that, under the Hawai'i Revised Statutes Chapter 415B, also requires the affirmative vote of the members of a nonprofit Corporation.

- (b) Fill vacancies on the Board of Directors or in any committee that has the authority of the Board.
- (c) Amend or repeal the Articles of Incorporation or Bylaws or adopt new Bylaws.
- (d) Amend or repeal any resolution of the Board of Directors that by its express terms is not so amendable or repealable.
- (e) Appoint any other committees of the Board of Directors or the members of such committees.
- (f) Approve a plan of merger; consolidation; voluntary dissolution; bankruptcy or reorganization; or for the sale, lease, or exchange of all or substantially all of the property and assets of the Corporation otherwise than in the usual and regular course of its business; or revoke any such plan.
- (g) Approve any transaction between the corporation and one or more of its Directors in which the Director or Directors have a material financial interest.
- (h) Bind the Corporation in a contract or agreement exceeding the amount of \$1,000 or as specified by the Board.

Section 7.02. Meetings and Actions of Committees. Meetings and actions of all committees shall be governed by the provisions of Article 6 of these Bylaws, concerning meetings and actions of Directors, with such changes in the context of those Bylaws as are necessary to substitute the committee and its members for the Board of Directors and its members, except that the time for regular meetings of committees may be determined either by action of the Board of Directors or by action of the committee after notice to the Board. Special meetings of committees may also be called by resolution of the Board of Directors.

Notice of special meetings of committees shall also be given to any and all alternate members, who shall have the right to attend all meetings of the committee. Minutes shall be kept of each meeting of any committee and shall be filed with the Corporate records.

The Board of Directors may adopt rules not inconsistent with the provisions of these Bylaws for the governance of any committee.

Section 7.03. Executive Committee. Pursuant to Section 7.01, the Board shall elect five (5) or more Directors, four of whom shall be Officers of the Board, and one (1) shall be Director-atlarge to serve as the Executive Committee of the Board. The Executive Committee, unless limited by an action of the Board, shall have and may exercise all the authority of the Board in the management of the business and affairs of the Corporation between meetings of the Board; provided, however, that the Executive Committee shall not have the authority of the Board in reference to those matters enumerated in Section 7.01. The Secretary of the Corporation shall send to each Director the minutes of any meeting of the Executive Committee.

ARTICLE 8: OFFICERS

Section 8.01. Officers. The Officers of the Corporation shall consist of the President of the Board, Vice President of the Board, the Secretary, and the Treasurer, and each of them shall be elected by

the Board of Directors. Additional Officers may be appointed by a majority of the Board except that additional Officers may be appointed by a majority of the Board from time to time.

The Board of Directors shall designate one Officer as the Chief Financial Officer of the Corporation. In the absence of such designation, the Treasurer shall be the Chief Financial Officer. Any two or more offices may be held by the same person, except that neither the Secretary nor the Chief Financial Officer may serve concurrently as the President of the Board. The Board of Directors may appoint other Officers and positions, such as Executive Director, as the activities of the Corporation may require, each of whom shall have such authority and perform such duties as are provided in these Bylaws or as the Board of Directors may from time to time determine.

All Officers of the Corporation shall hold office from the date elected to the date of the next succeeding annual meeting of the Board of Directors, and until the successors to such Officers are elected and qualified; provided that all Officers, the Executive Director, other employee(s) or agent(s) of the Corporation may be removed or replaced at any time by action of the Board of Directors.

Any Officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary of the Corporation, without prejudice, however, to the rights, if any, of the Corporation under any contract to which such Officer is a party. Any resignation shall take effect at the time specified in the resignation duly given to the Board; the acceptance of the resignation shall not be necessary to make it effective.

A vacancy in any Office because of death, resignation, removal, disqualification, or any other cause shall be filled as required by law, and only in the manner prescribed in these Bylaws for regular appointments to that office.

Section 8.02. Duties of the President of the Board. The President of the Board shall, when present, preside at all meetings of the Board of Directors and Executive Committee and shall perform all the duties commonly incident to that office. The President of the Board shall have authority to execute, in the name of the Corporation all bonds, contracts, deeds, leases, and other written instruments to be executed by the Corporation shall and shall perform such other duties as the Board of Directors may from time to time determine. (The duties of the President are further described in Article 11.)

The President shall function as the General Manager and Chief Executive Officer of the Corporation, and shall manage the Corporation along with the Executive Committee in administering the conduct of its business. The President shall be responsible to and governed by the Board of Directors, shall report to and advise the Board on all significant matters of the Corporation's business, and shall see that all orders and resolutions of the Board are carried into effect. The President shall be empowered to act, speak for or otherwise represent the

Corporation between meetings of the Board within the boundaries of policies and purposes established by the Board and as set forth in the Articles of Incorporation and Bylaws. The President along with a majority of the Executive Committee shall be responsible for the hiring and firing of all personnel other than Officers elected by the Board, and shall be responsible for keeping the Board informed at all times of staff performance as related to program objectives, and for implementing any personnel policies adopted by the Board. The President is authorized to contract, receive, deposit, disburse, and account for funds of the Corporation in fulfillment of the Corporation's objectives; to execute in the name of the Corporation all bonds, contracts, deeds, leases, and other written

instruments to be executed by the Corporation; and to negotiate all material business transactions of the Corporation.

The President may delegate his or her authority to other Officers or Directors are appropriate.

Section 8.03. Duties of the Vice President of the Board. The Vice President of the Board shall possess the powers to assist the President in the execution of the duties of the President and discharge such duties in the latter's absence or disability.

Section 8.04. Duties of the Secretary. The Secretary shall record or cause to be recorded, and shall keep or cause to be kept, at the principal executive office and such other place as the Board of Directors may order, a book of minutes of actions taken at all meetings of Directors and committees, with the time and the place of the meeting, whether regular or special, and, if special, how authorized, the notice given, the names of those present at such meetings, and the proceedings of such meetings.

The Secretary shall give or cause to be given, notice of all the meetings of the Board of Directors and of the committees of this Corporation required by these Bylaws or by law to be given and shall maintain a record of all such notices, shall keep the seal of the Corporation (if any) in safe custody, shall keep current copies of the Corporation's Articles and Bylaws, shall keep a record of all members of the Board of Directors, including name and addresses, and the date of election shall exhibit these records at all reasonable times to any Director of the Corporation or to his or her agent or attorney upon request, and shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or by these Bylaws.

Section 8.05. Duties of the Treasurer. The Treasurer shall keep and maintain, or cause to be kept and maintained, adequate and correct accounts of the properties and business transactions of the Corporation, including accounts of its assets, liabilities, receipts, disbursements, gains, losses, capital, retained earnings/ and other matters customarily included in financial statements. The Treasurer shall arrange for an annual audit of the Corporation's financial accounts by an independent Certified Public Accountant as required by law. Income and expense statements and a balance sheet shall be distributed to the Board during the "Treasurer's Report" at the regular monthly meetings of the Board of Directors.

The Treasurer shall deposit or cause to be deposited all moneys and other valuables in the name and to the credit of the Corporation with such depositories as may be designated by the Board of Directors. The Treasurer shall disburse or cause to be disbursed the funds of the Corporation as may be ordered by the Executive Committee, shall render to the President and Directors, within thirty (30) days of receipt of request, an account of all of the Treasurer's transactions as Treasurer and of the financial condition of the Corporation, and shall have such other powers and perform such other duties as may be prescribed by the Board of Directors or these Bylaws.

If required by the Board of Directors, the Treasurer and other signatories on the Corporation's account shall give the Corporation a bond in the amount and with the surety or sureties specified by the Board for faithful performance of the duties the Treasurer's office and for restoration to the Corporation of all its books, papers, vouchers, money and other property of every kind in the Treasurer's possession or under the Treasurer's control on the Treasurer's death, resignation, retirement, or removal from office. The Corporation shall pay the cost of such bond.

Section 8.06. Duties of the Executive Director. The Executive Director may be hired by the President and the Executive Committee and may be delegated the responsibility for the day-to-day management of the corporation. The Executive Director shall not be a member of the Board, but serves at the pleasure of the Board of Directors.

ARTICLE 9: INDEMNIFICATION OF DIRECTORS, AND OFFICERS

Section 9.01. Right to Indemnification. This Corporation may indemnify any person who was or is a party, or is threatened to be made a party, to any action or proceeding by reasons of the fact that such person is or was an Officer, Director, or agent of this Corporation, or is or was serving at the request of this Corporation as a Director, Officer, employee, or agent of another foreign or domestic Corporation, partnership, joint venture, or other enterprise, against expenses, judgment, fines, settlements, and other amounts actually and reasonably incurred in connection with such proceeding, to the fullest extent permitted under the Nonprofit Corporation Act of the State of Hawaii.

In determining whether indemnification is available to the Director, Officer, or agent of this Corporation under Hawai'i law, the determination as to whether the applicable standard of conduct set forth in Section 415B-6, Hawai'i Revised Statutes, has been met shall be made by a majority vote of a quorum of Directors who are not parties to the proceeding. If the number of Directors who are not parties to the proceeding is less than two-thirds of the total number of Directors seated at the time the determination is to be made, the determination as to whether the applicable standard of conduct has been met shall be made by the court in which the proceeding is or was pending.

Section 9.02. Insurance. This Corporation shall have the power to purchase and maintain insurance on behalf of any Director, Officer, or agent in any such capacity or arising out of the Director's, Officer's, or agent's status as such, whether or not the Corporation would have the power to indemnify the agent against such liability under Section 9.01 of these Bylaws; provided, however, that the Corporation shall have no power to purchase and maintain such insurance to indemnify any Director, Officer, or agent of the Corporation for any self-dealing transactions nor for any act deemed unlawful according to the Hawai'i Nonprofit Corporation Act.

ARTICLE 10: EXECUTION OF CORPORATE INSTRUMENTS, AND VOTING OF STOCKS AND MEMBERSHIPS HELD BY THE CORPORATION

Section 10.01. Execution of Corporate Instruments. The Board of Directors may, in its discretion, determine the method and designate the signatory Officer or Officers or other person or persons, to execute any Corporate instrument or document, or to sign the Corporate name, except when otherwise provided by law, and such execution or signature shall be binding upon the Corporation.

Unless otherwise specifically determined by the Board of Directors or otherwise required by law, formal contracts of the Corporation, promissory notes, deeds of trust, mortgages, and other evidences of indebtedness of the Corporation, and other Corporate instruments or documents, and

certificates of shares of stock owned by the Corporation, shall be executed, signed, or endorsed by the President and by the Secretary or Treasurer.

All checks and drafts drawn on banks or other depositories on funds to the credit of the Corporation, or in special accounts of the Corporation, shall be signed by such person or persons as the Board of Directors shall authorize to do so.

Section 10.02. Voting of Stocks Owned by Corporation. All stock of other Corporations or memberships in other Corporations owned or held by the Corporation for itself, or for other parties in any capacity, shall be voted by the President, or by any other person authorized by the President.

ARTICLE 11: ACQUISITIONS, DISPOSAL OF ASSETS, GRANTS, CONTRACTS, LOANS, ETC.

Section 11.01. Acquisitions and Disposal of Assets. Actions to acquire, lease, hold, manage, and dispose of land, easements and interests in land and other assets shall be authorized by a two-thirds majority of the entire Board of Directors and with such authorization the Board of Directors may authorize any Officer or Officers, agent or agents, in the name of and on behalf of the Corporation, to execute and deliver any instruments to implement such authorization.

Section 11.02. Grants. The making of grants and contributions, and otherwise rendering financial assistance for the purposes of the Corporation, shall be authorized by a two-thirds majority of the entire Board of Directors and with such authorization the Board of Directors may authorize any Officer or Officers, agent or agents, in the name of and on behalf of the Corporation, to execute any such grants, contributions or assistance.

Section 11.03. Loans. No loans or advances shall be contracted on behalf of the Corporation, and no note or other evidence of indebtedness shall be issued in the Corporation's name unless and except as authorized by a two-thirds majority of the entire Board of Directors. Any such authorization may be general or confined to specific instances, and may include authorization to pledge, as security for loans or advances so authorized, any and all securities and other personal property at any time held by the Corporation.

Section 11.04. Contracts. The President or any other Officer specifically authorized by a two-thirds majority of the entire Board of Directors may, in the name of and on behalf of the Corporation, enter into those contracts or execute and deliver those instruments that are specifically authorized by a two-thirds majority of the entire Board of Directors. Such contracts include agreements with individuals or organizations to provide stewardship, management, maintenance, or other services to and for the Corporation and its assets. Without the express and specific authorization of the Board of Directors, no Officer or other agent of the Corporation may enter into any contract or execute and deliver any instrument in excess of \$250 in the name of and on behalf of the Corporation.

Section 11.05. Checks, Drafts, etc. All checks, drafts, endorsements, notes, and deposits to the credit of the Corporation, shall be signed by such Officer or Officers, agent or agents, of the Corporation and in such manner as shall time to time be determined by action of the Board of Directors. In the

absence of such determination by the Board of Directors, such instruments shall be signed by the Treasurer.

ARTICLE 12: INVESTMENTS

Section 12.01. Standards, Retention of Property. In investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing the Corporation's investments the Board of Directors shall avoid speculation, looking instead to the long-term stable growth of the Corporation's funds.

No investment violates this Section 12.01 by virtue of the investment's speculative character, where the investment conforms to provisions authorizing such investment contained in the instrument or agreement under which the assets were contributed to the Corporation.

Section 12.02. Endowment Fund. (a) The Corporation may receive donations earmarked for an endowment fund from any source in cash or in property acceptable to the Board of Directors, provided the terms and conditions, if any, are consistent with the purposes and objectives of the Corporation as set forth in the Articles of Incorporation or the Bylaws of the Corporation. All donations so received together with the income therefrom, hereinafter referred to as the "Fund," shall be held, managed, administered, and paid out in accordance with any terms and conditions with respect thereto. Unless otherwise specifically required, the Corporation may mingle such restricted donations with other assets of the Fund. The Corporation may reject any donation carrying restrictions deemed by the Board of Directors to be incompatible with the purpose(s) of the Fund or the Corporation.

(b) The Corporation shall keep a complete record of the source of all gifts made to the Fund and shall take such steps as the Board of Directors deems appropriate to recognize and commemorate each such gift, to the end that the memory of the gift and of the donor shall be appropriately preserved.

(c) The Corporation shall disburse the Fund or the income therefrom at such time and in such manner and in such amounts as the Board of Directors may, in its discretion, determine for the Corporation or its related activities.

ARTICLE 13: ANNUAL REPORT TO DIRECTORS

The President and Treasurer shall provide to the Directors no later than 120 days after the close of its fiscal year, a report containing the following information in appropriate detail:

(a) The assets and liabilities, including the trust funds, of the Corporation as of the end of the fiscal year;

(b) The principal changes in assets and liabilities, including trust funds, during the fiscal year;

(c) The revenue or receipts of the Corporation, both unrestricted and restricted to particular purposes, for the fiscal year;

(d) The expenses or disbursements of the Corporation, for both general and restricted purposes, during the fiscal year; and

(e) Any information required by Hawai'i Revised Statutes Chapter 415B concerning certain self-dealing transactions involving more than \$50,000 or indemnification involving more than \$10,000 which took place during the fiscal year.

The report shall be accompanied by any pertinent report of independent accountants, or, if there is no such report, the certificate of an authorized officer of the Corporation that such statements were prepared without audit from the books and records of the Corporation.

ARTICLE 14: MAINTENANCE AND INSPECTION OF CORPORATE RECORDS

Section 14.01. Maintenance and Inspection of Articles and Bylaws. The Corporation shall keep at its principal executive office, the original or a copy of its Articles of Incorporation and Bylaws as amended to date, which shall be open to inspection by the Directors at all reasonable times during office hours.

Section 14.02. Maintenance and Inspection of Other Corporate Records. The accounting books, records, and minutes of proceedings of the Board of Directors and any committees of the Corporation shall be kept at such place or places deSigned by the Board of Directors, or, in the absence of such designation, at the principal executive office of the Corporation. The minutes shall be kept in written or typed form or in any other form capable of being converted into written, typed, or printed form. Upon leaving Office, each Officer, employee, or agent of the Corporation shall turn over to his 'or her successor or the President, in good order, such Corporate moneys, books, records, minutes, lists, documents, contracts, or other

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property of the Corporation as have been in the custody of such officer, employee, or agent during his or her service.

Every Director shall have the absolute right at any reasonable time to inspect all books, records, and documents of every kind and the physical properties of the Corporation and each of its subsidiary Corporations. The inspection may be made in person by an agent or attorney, and shall include the right to copy and make extracts of documents.

ARTICLE 15: CONTRACTS AND LOANS WITH DIRECTORS AND OFFICERS

Section 15.01. Contracts or Transactions with Directors and Officers. The Corporation shall not be a party to any contract or transaction (a) in which one or more of its Directors or Officers has a material financial interest or (b) with any Corporation, firm, association, or other entity in which one or more of

its Directors or Officers has a material financial interest or (c) with any Corporation, firm, association, or other entity (other than a Hawai'i nonprofit Corporation) in which one or more of its Directors is a Director, unless (i) the material facts concerning the contract or transaction and such Director's or Officer's financial interest or common Directorship are fully disclosed in good faith and are noted in the minutes, or are known to all members of the Board prior to consideration by the Board of such contract or transaction; and (ii) such contract or transaction is authorized or approved in good faith by a majority of the Board by a vote sufficient for that purpose without counting the vote of such interested Directors or Officers as determined under Section 6.12; and (iii) prior to authorizing or approving the contract or transaction, the Board considers and in good faith determines after reasonable investigation under the circumstances that the Corporation could not obtain a more advantageous arrangement with reasonable effort under the circumstances or that the contract or transaction implements a program for this Corporation; and (iv) this Corporation enters into the contract or transaction for its own benefit; and (v) the contract or transaction is fair and reasonable to this Corporation or implements a program of the Corporation at the time the contract or transaction is entered into.

A Director or Officer of this Corporation shall not be deemed to have a "material financial interest" of a contract or transaction results in a benefit to a Director or Officer or their families by virtue of their membership in the class of persons intended to be benefited by the objectives of this Corporation, as long as the contract or transaction is approved by the Corporation in good faith and without unjustified favoritism.

Section 15.02. Loans to Directors and Officers. The Corporation shall not make any loan of money or property to or guarantee the obligation of any Director or Officer, unless approved by the Attorney General of the State of Hawai'i; provided, however, that the Corporation may advance money to a Director or Officer of the Corporation for expenses reasonably anticipated to be incurred in the near future for the performance of the duties of such Director or Officer would be entitled to be reimbursed for such expenses by the Corporation. Directors of the Corporation who approve the making of any such loan or guaranty shall be jointly and severally liable to the Corporation for any loss suffered by the corporation as a result of the loan or guaranty.

Section 15.03. Mutual Directors. No contract or other transaction between the Corporation and any other entity that has a mutual Director is either, void or voidable because such Director(s) are present at a meeting of the Board which authorizes, approves, or ratifies the contract or transaction if the material facts as to the transaction and as to such Director's other Directorship are fully disclosed or known to the Board and the Board authorizes, approves, or ratifies the contract or transaction in good faith by a vote sufficient without counting the vote of the common mutual Director(s) (as determined in Section 6.12), or of the contract or transaction is just and reasonable as to the Corporation at the time it is authorized, approved or ratified.

ARTICLE 16: FISCAL YEAR

The fiscal year of the Corporation shall end on December 31st of each year.

ARTICLE 17: CONSTRUCTION AND DEFINITIONS

Unless the context otherwise requires, the general provisions, rules of construction, and definitions contained in the Hawai'i Revised Statutes Chapter 415B as amended from time to time shall govern the construction of these Bylaws. Without limiting the generality of the foregoing, the masculine gender includes the feminine and neuter, the singular number includes the plural and the plural number includes the singular, and the term "person" includes a Corporation as well as a natural person. If any competent court of law shall deem any portion of these Bylaws invalid or inoperative, then so far as is reasonable and possible (i) the remainder of these Bylaws shall be considered valid and operative, and (ii) effect shall be given to the intent manifested by the portion deemed invalid or inoperative.

ARTICLE 18: AMENDMENTS

These Bylaws may be adopted, amended, or repealed by the vote of two-thirds of the entire Board of Directors at a meeting duly held. Written notice of such meeting, setting forth the proposed Bylaw revisions with explanations therefor, shall be given in accordance with these Bylaws, unless such notice is waived in accordance with these Bylaws.

CERTIFICATE OF SECRETARY

We, the undersigned, certify that we are the founding Board of Directors of the North Shore Community Land Trust, a Hawai'i non-profit Corporation, and the above Bylaws, consisting of 16 pages, are the Bylaws of this Corporation as adopted at a meeting of the Board of Directors held on May 3, 1998.

Dated: May 23,1998

Executed at Hale'iwa, Hawai'i

Position

Name

President/Director:

Larry Mc Elheny

Vice President/Director: Roberts Leinau

Secretary / Director: Sue Cortes

Treasurer/Director: Jackson Hartman

Director: Doug Ackerman

Director: Denise Antolini

Director: Kat Brady

Director: Henry Curtis

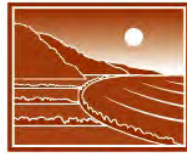
Director: Bill Howes

Director: Blake Mc Elheny Signature



Mission Statement

The mission of the North Shore Community Land Trust is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a (land divisions) from Kahuku (O'ahu's northernmost point) to Ka'ena (O'ahu's westernmost point).



NORTH SHORE
COMMUNITY
LAND TRUST

FY2024 Budget

Income		2024 BUDGET
4000 UNRESTRICTED INCOME		
4020 Contributions Income	\$ 200,000.00	
4040 Interest Income	\$ -	
4050 Event Income (Town and Country)	\$ -	
4060 Other (BftC/yr-end donations, ref'd	\$ 100,000.00	
Total 4000 UNRESTRICTED INCOME	\$300,000.00	
4100 GRANTS & RESTRICTED INCOME		
4110 General Grants	\$ 150,000.00	
4120 Restricted Acquisition/Restoration	\$ 400,000.00	
Total 4100 GRANTS/RESTRICTED INCOME	\$550,000.00	
Total New Income	\$850,000.00	
Cash Carryover from previous year		
New Income plus Cash Carryover	\$ 850,000.00	
Expense		
6000 OPERATING EXPENSES		
6012 Web Design and Maintenance	\$ 2,000.00	
6030 Insurance - non-employee	\$ 5,000.00	
6040 Membership Dues/LTA membership	\$ 1,000.00	
6045 Tees & Decals (incl in 6070)	\$ 2,500.00	
6050 Miscellaneous/Contingency	\$ 1,500.00	
6051 Bank Service Charges	\$ 1,500.00	
6052 Merchant Discount/Fees	\$ 1,000.00	
6060 Postage & Shipping	\$ 1,000.00	
6070 Printing & Duplicating (paper and apparel, included with 6045)	\$ 500.00	
6080 Accounting Fees	\$ 5,000.00	
6082 Legal	\$ 5,000.00	
6084 Consultants/Contractors	\$ 5,000.00	
6086 Trainings - Bd/Staff	\$ 1,500.00	
6100 Publicity & Advertising	\$ 5,000.00	
6120 Office Supplies & Software	\$ 5,000.00	
6130 Taxes, Permits, and Licenses	\$ 1,500.00	
6150 Travel & Meetings	\$ 2,500.00	
6160 Events (Benefit)	\$ 3,000.00	
6170 Payroll processing/management	\$ 5,000.00	
6180 Supplies	\$ 2,500.00	
Total 6000 OPERATING EXPENSES	\$ 57,000.00	
7200 PERSONNEL		
7210 Internships	\$ 50,000.00	
7220 Salaries & wages	\$ 275,000.00	
7260 Medical Insurance	\$ 45,000.00	
7280 ER Exp. Taxes, Work Comp & TDI	\$ 5,000.00	
Total 7000 PERSONNEL	\$375,000.00	
8000 PROJECT RELATED EXPENSES		
8010 Acquisition & Conveyance	\$ 2,500.00	
8060 Other Professional Services	\$ 5,000.00	
8070 Other Project Expenses	\$ 10,000.00	
8071 NS Trails	\$ 25,000.00	
8072 Land Stewardship	\$ 150,000.00	
Total 8000 PROJECT RELATED EXPENSES	\$192,500.00	
8200 Rent, parking, other occupancy	\$ 25,000.00	
Total Expense	\$649,500.00	
Net Income (total income less total expenses)	\$200,500.00	

P.O. Box 1179, Hale'iwa, HI 96712 – www.northshoreland.org



Board of Directors

Officers

- Jacque Leinau (President)
- Sue Cortes (Vice President)
- Doug Cole (Treasurer)
- Kelly Perry (Secretary)

Directors

- Moana Bjur
- Chip Hartman
- Kawika Kahiapo
- Tom Lenchanko
- Jenny Fiedler

Advisory Board

- Denise Antolini
- Jack and Kim Johnson
- Randy Moore

Staff

Adam Borrello

Executive Director

Adam Borrello grew up in Central O'ahu, first on Schofield Barracks and later in Wahiawā. He attended Hale Kula Elementary, Wahiawā Intermediate, and graduated from Leilehua High School. His family leveraged their central location on the island to be in the ocean whenever possible. Surfing on the North and South shores, sailing at Pokai Bay, and enjoying playful shore break on the eastside all helped to nurture a lifelong love of the ocean. Adam received his bachelor's in Political Science and International Affairs from Lewis & Clark College in 1992. Immediately following graduation Adam embarked on a cross-country adventure with his brother fishing and hiking and taking in the beauty of 36 states and many National Parks. He returned home rejuvenated and even more in awe of the people and natural beauty of the place he grew up. Adam worked for several years at the State Legislature then attended law school graduating from William S. Richardson School of Law in 1999. His passion for the ocean and surfing led to many years of international business in the surfing industry. Adam traveled the world to build and manage the international business of a locally owned brand. Following his passion for the ocean and his home has led to many wonderful opportunities including his long time affiliation with North Shore Community Land Trust as Board President. In his free time Adam enjoys time with his family, surfing, hiking, fishing, time with friends, and playing music.

Tim Tybuszewski
Director of Conservation

Tim Tybuszewski joined the team as the Director of Conservation in 2014 with the goal of moving community led projects forward within the North Shore region. Tim obtained his B.S. in Environmental Science and Policy from the University of South Florida and has worked in the environmental consulting field in Hawai'i for over 9 years. In his free time he enjoys taking his two young children to play in the ocean and to explore the hiking trails throughout the North Shore.

Nick Kawelakai Farrant
Stewardship & Restoration Specialist

Nick Kawelakai Farrant was raised in Paumalū, Ko'olauloa, O'ahu. In 2014, he began working with North Shore Community Land Trust on a part-time basis while also an undergraduate at the University of Hawai'i at Mānoa. In December 2016, Nick graduated from the University of Hawai'i at Mānoa with dual bachelor's degrees in Community Planning and Hawaiian Language. In 2020, Nick completed a Master's of Science degree as a Hau'oli Mau Loa Foundation fellow in the Department of Natural Resources and Environmental Management. His capstone project focused on understanding the historic lo'i kalo (wetland taro patches) and loko wai (freshwater fishponds) of Waiale'e (also on the North Shore) and the potential restoration of these systems. After obtaining his MS, Nick joined the Land Trust in a full-time capacity. In his free time, Nick enjoys drawing, surfing, and playing guitar.

Vance Kaleohano Farrant
Project Coordinator/Restoration Specialist (Grau Fellow)

Kaleohano Farrant was raised in Paumalū on the North Shore of O'ahu, where his passion for 'āina and aloha 'āina first began. He attended Kamehameha Schools-Kapālama then Stanford University for a Bachelor's of Science in Earth Systems and UH Mānoa for a Master's of Environmental Management in Natural Resources and Environmental Management. Through his undergraduate thesis and graduate capstone project, he collaborated with Ho'okua'āina, a nonprofit growing people through the cultivation of kalo in Kailua, O'ahu. Together, they have studied the qualitative impacts of Ho'okua'āina's work through more than 40 interviews about peoples' experiences with and perspectives on the organization. Kaleohano has worked with the North Shore Community Land Trust since 2022.

Attachment C

Purposes

Protection of significant watershed lands to preserve water quality and water supply.

The property lies in the Ko'olauloa aquifer and 'Ō'io watershed. It includes Kūki'o, a ~2,500 sq. ft. brackish water pond. While currently dry, USFWS records indicate a total of ~6 acres of wetlands surrounding Kūki'o, suggesting the pond was much larger historically, as oral histories support. There is also a group of human-altered aquaculture ponds covering ~15 acres. In addition, there are two artificial drainage channels on the property. These wetlands provide ecosystem services including: habitat for native waterbirds, fish, and plants; absorbing floodwater as natural flood prevention for the Kahuku community; and filtering sediment and stormwater protecting nearshore waters and coral reefs. The entirety of this parcel is less than 30 ft in elevation and receives ~30 inches of rain per year.

Preservation of significant forests, beaches, coastal areas, and agricultural lands.

The property fronts roughly ½ mile of shoreline, which is dominated by a limestone shelf on its western half, including Kāneakua cove, Kalaeuila point, and two islets known as Kāhoa. The reef is abundant in various types of limu (seaweed), reef fish, and other marine animals. The eastern half of the shoreline includes a sandy beach called Puanui. The coastal portion of this property consists of an intact coastal dune ecosystem with many native plants such as naupaka, hinahina kahakai, pōhuehue, 'akoko, 'ilima, and endangered 'ohai.

The mauka portion of the property contains ~15 acres of aquaculture ponds and are currently leased for production of crops such as sea asparagus, limu ogo, and tilapia. In the near term, NSCLT plans to allow the aquaculture leases to continue until it is ready to assess the condition and production potential of the aquaculture ponds. NSCLT would use lease revenues to reinvest into management and stewardship of the property. In the long term, NSCLT hopes to have the leases continue side by side with restoring sustainable agriculture and aquaculture on mauka portions of the property including lo'i kalo, loko i'a, and traditional pacific agroforestry.

Public outdoor recreation and education, including access to beaches and mountains.

There is no current public access on this property and therefore no outdoor recreation or educational access to the property. If the property is protected, NSCLT plans to provide managed and pono public access for community work days, educational and cultural programs, recreation (hiking along the Kahuku Kawela coastal trail network), and cultural practices (fishing, gathering of pa'akaki [salt], limu [seaweed], and plants for lei, medicine, and other implements). NSCLT has a proven track record activating thousands of volunteers, hosting monthly community workdays at two nearby sites: Kalaeokauna'oa (invasive species removal; native plant out-planting, dune stabilization, and marine debris removal) and Waiale'e Lako Pono (restoring habitat for native plants, fish, and birds; restoring lo'i kalo; clearing a traditional loko wai; and planting māla).

The property is also in close proximity to the Turtle Bay resort lands, which are privately owned but held in a conservation easement guaranteeing public access to the shoreline and over five miles of publicly accessible trails.

Preservation of historically or culturally important land areas and sites

This property contains the remnants of Kalaeuila heiau, a traditional religious shrine bounded by a 42 ft by 44 ft rectangle of coral stones, and Keanaakua ko'a, a fishing shrine which was approximately 5.5 ft by 11 ft, but is now believed to be destroyed. The shoreline contains natural depressions used for the production and gathering of pa'akai (sea salt). There are two limestone rocks in the ocean fronting this property known as Kāhoa, and are said to be the entrance to a mythical land known as Uluka'a. A natural brackish fishpond, Kūki'o, is located approximately 300 ft inland from the shoreline, and was formerly surrounded by a large settlement, which is evidenced by several kuleana holdings within the parcel. Many of these kuleana were noted as kula or agricultural lands where crops such as 'uala (sweet potato), kō (sugar cane), 'ulu (breadfruit), mai'a (banana), noni, niu (coconut), and kalo (taro) were once grown. There are also kuleana walls that date back to the Māhele.

Approximately 16 Land Commission Awards are associated with the property including: Kaaikaula - 4449:2, Kaio - 4394:2, Kaio - 4394:3, Kalaweauumoku - 2826:3, Kekipi - 4384:3, Kuapuu - 4374:3, Makaokalai - 2787:2, Makole - 2782:2, Malailua - 2775:3, Mauoli - 2788:2, Mauoli - 2788:3, Nauluhao - 3958:2, Pahanui - 2730:2, Pakui - 3813:3, Polena - 2729:2, and Pukawale - 2732:2.

Protection of significant habitats or ecosystems, including buffer zones.

The property includes coastal strand habitat hosting many rare native and endangered plants and animals. A total of 21 federally listed species (19 Endangered and 1 Threatened; 2 mammals, 2 turtles, 2 insects, 4 waterbirds, and 11 plants) would benefit from protecting important habitat at Kalaeuila.

It is a known birthing area for 'ilioholoikauaua (Hawaiian monk seal). Hawaiian monk seals are regularly seen resting adjacent to the property and multiple generations of monk seals are known to pup on at NSCLT's nearby Kalaeokauna'oa restoration site, just 0.25 miles away. Moreover, NOAA has designated the shoreline of this property as critical habitat for the endangered Hawaiian monk seal. The property is a nesting area for threatened honu (Hawaiian green sea turtle) and NOAA has proposed critical habitat for honu along the property's shoreline. Endangered Honu'ea (Hawksbill sea turtle) are not known to nest on O'ahu but are regularly seen in near shore areas. The property's sandy beaches and protected coves function as ideal habitat for both monk seals and sea turtles.

The property provides habitat and nesting grounds for mōli (Laysan albatross), ka'upu (black-footed albatross), and 'ua'u kani (Wedge-tailed shearwater), as well as habitat for two species of the endangered nalo meli (Hawaiian yellow-faced bee) *Hylaeus anthracinus* and *H. longiceps*. In this

season alone, three mōlī nests have been documented on the property. The shoreline is also frequented by migratory seabirds including hunakai (sanderling) and noio (Hawaiian noddly tern).

The inland portion of this property consists of degraded coastal habitat currently dominated by low-bearing invasive trees and shrubs such as casuarina, leucaena, pluchea, and various grasses. When restored, these areas will also serve as a native coastal strand habitat or perhaps a coastal mesic forest habitat.

The wetland portion of this property is habitat endangered, endemic waterbirds including the 'ālae 'ula (Hawaiian moorhen), 'ālae ke'oke'o (Hawaiian coot), koloa maoli (Hawaiian duck), and ae'o (Hawaiian stilt). Kalaeuila's aquaculture ponds and Kūki'o pond and wetland, if restored, are ideal habitat for these waterbirds.

The endangered Hawaiian hoary bat ('ōpe'ape'a), Hawaii's official state land mammal and only native terrestrial mammal, is very likely to occur at Kalaeuila based on coastal detections at the adjacent JCNWR and on nearby properties. Kalaeuila's fields, wetlands, and coastline, provide suitable feeding and roosting habitat to sustain the bats.

Three listed Endangered plant species occur in this region and are very likely to occur at Kalaeuila: 'Ohai (*Sesbania tomentosa*), Dwarf naupaka (*Scaevola coriacea*) and 'Ahinahina (*Achyranthes splendens*). All three of these Endangered plants can be found at the neighboring JCNWR or at NSCLT's Kalaeokauna'oa restoration site and could be successfully reintroduced to Kalaeuila. In addition, the area is within the known historical range of eight additional Endangered plant species including 'Akoko (*Euphorbia celastroides* var. *kaenana*), 'Ena'ena (*Pseudognaphalium sandwicensium* var. *molokaiense*), Awiwi (*Schenkia sebaeoides*), Ko'oloa'ula (*Abutilon menziesii*), Carter's Panicgrass (*Panicum fauriei* var. *carteri*), 'Ihi (*Portulaca villosa*), Pōpolo (*Solanum nelsonii*), and Pu'uka'a (*Cyperus trachysanthos*). These species could be reintroduced to the site in the future.

The property is adjacent to the 1,100 acre James Campbell National Wildlife Refuge, the largest protected wetland in all of Hawai'i. The refuge is a wetland and coastal sanctuary for many threatened or endangered, native and endemic Hawaiian species. It is not a park but a closed refuge with restricted public access with the exception of guided bird tours during non-breeding months.

Conservation of land to significantly reduce erosion, floods, landslides, and runoff.

Climate change and invasive species can work synergistically to accelerate erosion and increase inundation risks to beaches and coastal areas. Decades of data and models of future scenarios involving climate change show this area will experience increased number and intensity of storms and increased precipitation intensity, which will compound runoff and worsen erosion detrimental to the near-shore and reef ecosystems. Protecting this site from development will increase cultural and natural stewardship to help mitigate the effects of climate change like erosion, floods, and runoff. Removing invasive vegetation and replanting agroforestry and native groundcover will increase infiltration of rainwater and slow the speed of erosion and runoff.

The property will protect coastal dune ecosystem habitat and native coastal vegetation that provide safe breeding habitat for Hawaiian monk seals, sea turtles, ground nesting seabirds, and Hawaiian yellow-faced bees. As climate change accelerates sea level rise, low lying atolls and islands throughout the Pacific are losing ground. This decreases available nesting habitat for numerous threatened and endangered species. As with all of Hawai'i's beaches, coastal erosion is an ongoing concern. But due to the current low human use of this area and the presence of native coastal vegetation, the beaches are fairly intact and resilient. A significant portion of the coastline is lined with limestone outcroppings, which make the beaches more resilient to erosion and climate change.

Based on sea level rise scenarios, this property will be relatively unaffected by up to 1 meter of sea level rise. Kalaeuila will provide new nesting habitat at a higher elevation which is less likely to be impacted by sea level rise. The property's wetland habitat features, home to endangered waterbirds, are located inland and are climate secure, benefiting waterbird species. In addition, the width of the property allows for inland movement of habitat as sea levels rise. These benefits are further enhanced because the property is contiguous with native habitat at JCNWR, contributing to landscape-level protection.

Acquisition of public access to public land and open space to yield a significant public benefit.

North Shore Community Land Trust strives to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku Point to Ka'ena on O'ahu's North Shore.

Acquiring this parcel will protect its natural and cultural resource while NSCLT would facilitate managed public access, providing current and future generations the opportunity to experience an unparalleled coastal environment on O'ahu with environmental, cultural, agricultural, educational, and recreational benefits.

Environmentally, this site provides the opportunity to conserve and restore an intact native coastal dune ecosystem including threatened and endangered plants such as the 'ohai and insects such as the nalo meli (Hawaiian yellow-faced bee). Through active stewardship and removal of invasive vegetation and controlling mammalian predators, the property could provide substantial nesting habitat for native seabirds such as the mōlī (Laysan albatross), ka'upu (black-footed albatross), and 'ua'u kani (wedge-tailed shearwater), all of which nest on nearby properties.

Culturally, this site provides the opportunity to restore and care for cultural sites including Kalaeuila heiau, Keanaakua ko'a, Kūki'o pond, and the stones of Kāhoa. In partnership with cultural practitioners, these sites could be restored as among the few such cultural sites in Kahuku enabling the local community to learn and engage with traditional Hawaiian practices and protocols. Cultural practices would include sustainable gathering of pa'akai (sea salt), limu (seaweed), terrestrial plants for lei making and medicinal uses, subsistence fishing, as well as for ceremonial practices.

Agriculturally, on mauka portions of the property, sustainable agriculture and aquaculture could be restored, using the existing aquaculture ponds. Combining traditional knowledge and uses of the

site such as lo'i kalo and loko i'a with modern aquaculture practices, NSCLT hopes to achieve a thriving agricultural project to produce food for the local community and serve as a field site for educational visits and research and development. Mauka portions of the site could be used for low-impact agricultural practices such as agroforestry of traditional pacific crops such as breadfruit, coconut, noni, banana, sugarcane, sweet potato, and taro.

Protecting the property will preserve open space and scenic view planes of one of the most rugged and undeveloped coastlines on the island of O'ahu. Sweeping oceanfront views can be enjoyed from across the parcel's half mile of coastline, including views of Kaneakua cove, Kaleuila point, Kahoa islets, and Puanui beach. Looking mauka and to the southeast, unique views of the northern Ko'olau mountain range and its peaks Kalaeokahipa, Pu'u Kila, and Pu'u Ki'ei can be enjoyed.

Recreationally and educationally, this property fronts a critical portion of the coastal trail network linking Kawela Bay to the Kahuku Golf Course. If protected, this property will add another half mile to the community-led Kahuku-Kawela land protection effort of preserving 5 miles of coastline along Kahuku's coast. North Shore Community Land Trust is dedicated to providing managed, pono access through their community workdays and educational programs which allow locals and visitors alike to develop a deeper connection and relationship to 'āina on O'ahu's North Shore.

Together these reasons are more than compelling, but they do not capture just how rare of an opportunity this is to preserve open space on the increasingly developed island of O'ahu. We owe it to future generations to conserve and restore this unique piece of Hawai'i's landscape and all of its many values.



Aerial of Ke Kīpuka O Kalaeuila



Ke Kīpuka O Kalaeuila's coastline looking southeast



Ke Kīpuka O Kalaeuila looking mauka



Albatross taking flight at NSCLT's Kalaeokauna'oa restoration site



Monk seal mother and pup at NSCLT's Kalaeokauna'oa restoration site

Attachment D

Maps

D1. Aerial Property Map

D2. Aerial Property and Surrounded Area Map

D3. Plat Map



Ke Kīpuka o Kalaeuila

KAHUKU, ISLAND OF O'AHU

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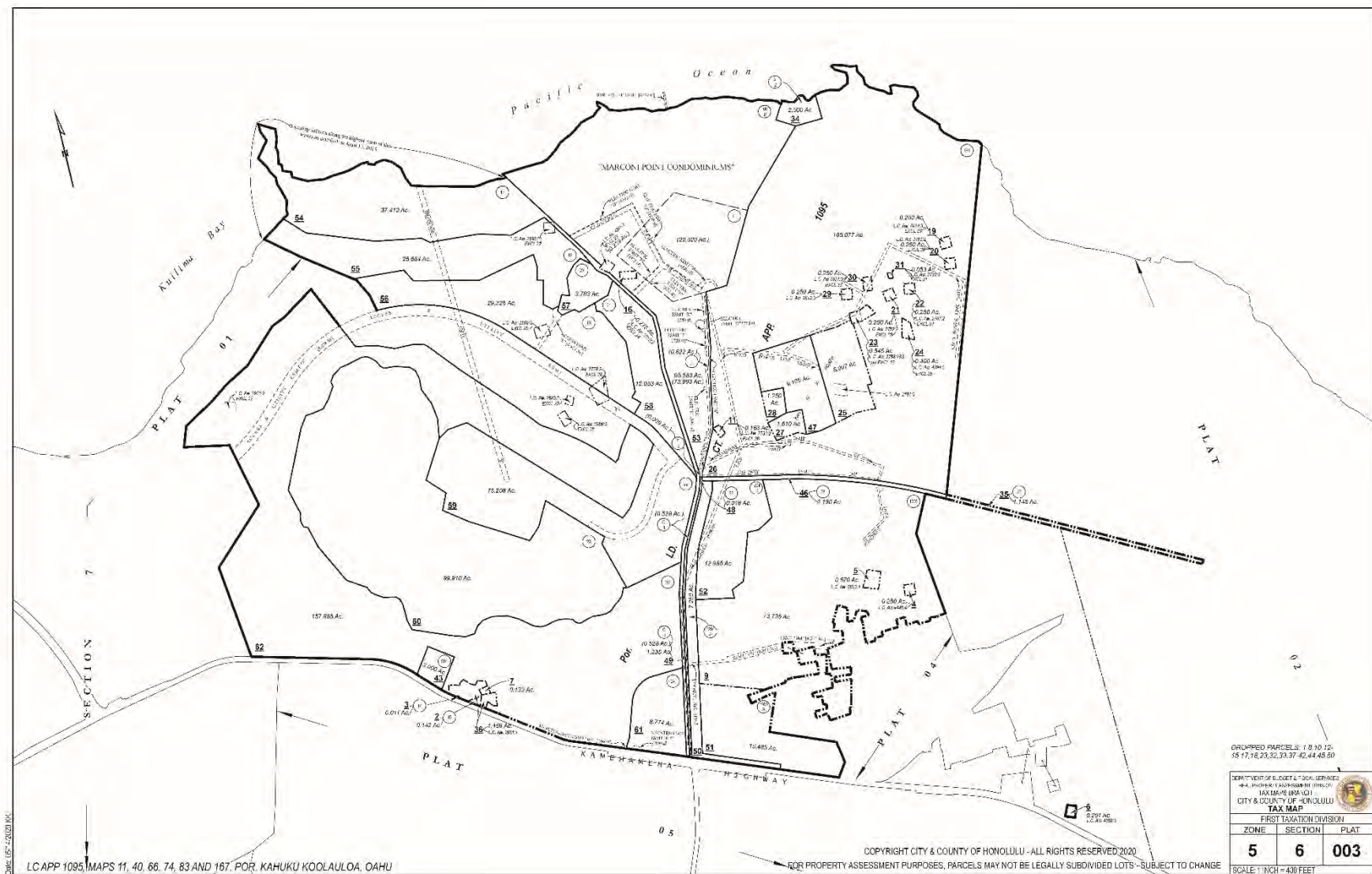


Ke Kīpuka o Kalaeuila

KAHUKU, ISLAND OF O'AHU

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Attachment E
Reports

E1. Real Property Tax Assessment Reports

E2. Exerts from “Sites of O‘ahu” by Sterling and Summers

Parcel Information

Parcel Number560030110000

Location AddressKAMEHAMEHA HWY

Project Name

Legal InformationLCAW 2730:2 EXCLUSION 38 0.163 AC.

Property ClassAGRICULTURAL

Land Area (approximate sq ft)7,100

Land Area (acres)0.1630

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names

NSR FARMS LLC Fee Owner

NSH FARMS LLC Fee Owner

NSP FARMS LLC Fee Owner

Show All Owners and Addresses

Assessment Information

☐ Hide 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
2024	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2023	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2022	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2021	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2020	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2019	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2018	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2017	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2016	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500
2015	AGRICULTURAL	\$6,500	\$0	\$0	\$6,500	\$0	\$0	\$0	\$6,500	\$0	\$6,500

[How to calculate real property taxes](#)

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	7,100	0.163	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
02/05/2008	\$1,000	2008-019323	FEE CONVEYANCE	Quitclaim deed		02/08/2008	3710151	894771	
05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	
03/17/2006			FEE CONVEYANCE	Route Slip					
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
08/14/1992		9200148121	FEE CONVEYANCE			09/10/1992			
07/31/1992		9200129861				08/10/1992			

Recent Sales in Area

Sale date range:

From: 09/10/2021

To: 09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

Pay online at www.rphnlpay.com
Other Payment Options [Click Here](#)

Please contact Treasury Division at bfstreasmmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊕ 2024	\$300.00	(\$150.00)	\$0.00	\$0.00	\$0.00	\$150.00
⊕ 2023	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 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)	\$0.00	\$0.00	\$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

[How to calculate real property taxes](#)

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Map



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

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Parcel Information

Parcel Number	560030190000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	LCAW 4394:3 EXCLUSION 29 0.250 AC.
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	10,890
Land Area (acres)	0.2500

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names	
NSR FARMS LLC	Fee Owner
NSH FARMS LLC	Fee Owner
NSP FARMS LLC	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2023	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2022	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2021	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2020	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2019	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2018	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2017	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2016	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2015	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000

[How to calculate real property taxes](#)

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Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	10,890	0.25	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
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05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
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03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
08/14/1992		9200148121	FEE CONVEYANCE			09/10/1992			
07/31/1992		9200129861				08/10/1992			

Recent Sales in Area

Sale date range:

From:

09/10/2021

To:

09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
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Other Payment Options [Click Here](#)

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⊕ 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)	\$0.00	\$0.00	\$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

[How to calculate real property taxes](#)

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Map

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Parcel Information

Parcel Number	560030200000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	LCAW 2729:2 EXCLUSION 30 0.250 AC.
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	10,890
Land Area (acres)	0.2500

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

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Show All Owners and Addresses	

Assessment Information

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2022	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2021	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2020	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2019	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2018	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2017	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2016	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2015	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000

[How to calculate real property taxes](#)

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Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	10,890	0.25	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
02/05/2008	\$1,000	2008-019323	FEE CONVEYANCE	Quitclaim deed		02/08/2008	3710151	894771	
05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
08/14/1992		9200148121	FEE CONVEYANCE			09/10/1992			
07/31/1992		9200129861				08/10/1992			

Recent Sales in Area

Sale date range:

From: 09/10/2021

To: 09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

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Please contact Treasury Division at bfstreasmmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2024	\$300.00	(\$150.00)	\$0.00	\$0.00	\$0.00	\$150.00
⊞ 2023	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊞ 2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊞ 2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊞ 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)	\$0.00	\$0.00	\$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

[How to calculate real property taxes](#)

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Map



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

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Developed by
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Parcel Information

Parcel Number	560030210000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	LCAW 2782:2 EXCLUSION 33 0.250 AC.
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	10,890
Land Area (acres)	0.2500

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names	
NSR FARMS LLC	Fee Owner
NSH FARMS LLC	Fee Owner
NSP FARMS LLC	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2023	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2022	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2021	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2020	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2019	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2018	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2017	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2016	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2015	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000

[How to calculate real property taxes](#)

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Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	10,890	0.25	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
02/05/2008	\$1,000	2008-019323	FEE CONVEYANCE	Quitclaim deed		02/08/2008	3710151	894771	
05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
08/14/1992		9200148121	FEE CONVEYANCE			09/10/1992			
07/31/1992		9200129861				08/10/1992			

Recent Sales in Area

Sale date range:

From: 09/10/2021

To: 09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

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Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊕ 2024	\$300.00	(\$150.00)	\$0.00	\$0.00	\$0.00	\$150.00
⊕ 2023	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 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)	\$0.00	\$0.00	\$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

[How to calculate real property taxes](#)

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Map



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

Parcel Information

Parcel Number	560030220000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	LCAW 2787:2 EXCLUSION 34 0.250 AC.
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	10,890
Land Area (acres)	0.2500

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names	
NSR FARMS LLC	Fee Owner
NSH FARMS LLC	Fee Owner
NSP FARMS LLC	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2023	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2022	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2021	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2020	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2019	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2018	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2017	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2016	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2015	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000

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Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	10,890	0.25	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
02/05/2008	\$1,000	2008-019323	FEE CONVEYANCE	Quitclaim deed		02/08/2008	3710151	894771	
05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
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03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
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03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
08/14/1992		9200148121	FEE CONVEYANCE			09/10/1992			
07/31/1992		9200129861				08/10/1992			

Recent Sales in Area

Sale date range:

From: 09/10/2021

To: 09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

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⊕ 2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 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)	\$0.00	\$0.00	\$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

[How to calculate real property taxes](#)

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Map



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

Parcel Information

Parcel Number	560030230000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	LCAWS 2788:2 & 3 POR EXCLUSION 37 0.545 AC.
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	23,740
Land Area (acres)	0.5450

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

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NSH FARMS LLC	Fee Owner
NSP FARMS LLC	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2023	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2022	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2021	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2020	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2019	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2018	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2017	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2016	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800
2015	AGRICULTURAL	\$21,800	\$0	\$0	\$21,800	\$0	\$0	\$0	\$21,800	\$0	\$21,800

[How to calculate real property taxes](#)

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Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	23,740	0.545	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
02/05/2008	\$1,000	2008-019323	FEE CONVEYANCE	Quitclaim deed		02/08/2008	3710151	894771	
05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
08/23/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
08/14/1992		9200148121	FEE CONVEYANCE			09/10/1992			
07/31/1992		9200129861				08/10/1992			

Recent Sales in Area

Sale date range:

From: 09/10/2021

To: 09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

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Please contact Treasury Division at bfstreasmalbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊕ 2024	\$300.00	(\$150.00)	\$0.00	\$0.00	\$0.00	\$150.00
⊕ 2023	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 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)	\$0.00	\$0.00	\$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

[How to calculate real property taxes](#)

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Map



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[Contact Us](#)



Parcel Information

Parcel Number	560030240000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	LCAW 4394:2 EXCLUSION 35 0.400 AC
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	17,424
Land Area (acres)	0.4000

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names	
NSR FARMS LLC	Fee Owner
NSH FARMS LLC	Fee Owner
NSP FARMS LLC	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2023	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2022	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2021	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2020	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2019	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2018	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2017	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2016	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000
2015	AGRICULTURAL	\$16,000	\$0	\$0	\$16,000	\$0	\$0	\$0	\$16,000	\$0	\$16,000

[How to calculate real property taxes](#)

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Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	17,424	0.4	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
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04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
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03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
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03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed		03/10/2006	3402636	796726	
08/14/1992		9200148121	FEE CONVEYANCE			09/10/1992			
07/31/1992		9200129861				08/10/1992			

Recent Sales in Area

Sale date range:

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To: 09/10/2024

Sales by Neighborhood

1500

Feet

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
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	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

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Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
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⊕ 2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 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)	\$0.00	\$0.00	\$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

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Map



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Parcel Information

Parcel Number560030260000

Location Address56-1081 KAMEHAMEHA HWY

Project Name

Legal InformationLOT 161 MAP 11 LCAPP 1095 165.077 AC

Property ClassVACANT AGRICULTURAL; AGRICULTURAL; PRESERVATION
(Multiple Property Classes on Parcel)

Land Area (approximate sq ft)7,190,753

Land Area (acres)165.0770

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names

NSR FARMS LLC Fee Owner

NSH FARMS LLC Fee Owner

NSP FARMS LLC Fee Owner

Show All Owners and Addresses

Assessment Information

Hide 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
2024	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2024	AGRICULTURAL	\$954,000	\$191,500	\$0	\$191,500	\$160,500	\$0	\$160,500	\$352,000	\$0	\$352,000
2024	VACANT AGRICULTURAL	\$2,765,100	\$1,382,600	\$0	\$1,382,600	\$0	\$0	\$0	\$1,382,600	\$0	\$1,382,600
2023	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2023	AGRICULTURAL	\$954,000	\$191,300	\$0	\$191,300	\$155,200	\$0	\$155,200	\$346,500	\$0	\$346,500
2023	VACANT AGRICULTURAL	\$2,765,100	\$1,382,600	\$0	\$1,382,600	\$0	\$0	\$0	\$1,382,600	\$0	\$1,382,600
2022	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2022	AGRICULTURAL	\$954,000	\$191,000	\$0	\$191,000	\$147,200	\$0	\$147,200	\$338,200	\$0	\$338,200
2022	VACANT AGRICULTURAL	\$2,765,100	\$1,382,600	\$0	\$1,382,600	\$0	\$0	\$0	\$1,382,600	\$0	\$1,382,600
2021	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2021	AGRICULTURAL	\$954,000	\$191,200	\$0	\$191,200	\$152,700	\$0	\$152,700	\$343,900	\$0	\$343,900
2021	VACANT AGRICULTURAL	\$2,765,100	\$1,382,600	\$0	\$1,382,600	\$0	\$0	\$0	\$1,382,600	\$0	\$1,382,600
2020	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2020	AGRICULTURAL	\$954,000	\$191,200	\$0	\$191,200	\$162,800	\$0	\$162,800	\$354,000	\$0	\$354,000
2020	VACANT AGRICULTURAL	\$2,765,100	\$1,382,600	\$0	\$1,382,600	\$0	\$0	\$0	\$1,382,600	\$0	\$1,382,600
2019	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2019	AGRICULTURAL	\$954,000	\$191,300	\$0	\$191,300	\$164,100	\$0	\$164,100	\$355,400	\$0	\$355,400
2019	VACANT AGRICULTURAL	\$2,765,100	\$1,382,600	\$0	\$1,382,600	\$0	\$0	\$0	\$1,382,600	\$0	\$1,382,600
2018	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2018	AGRICULTURAL	\$3,719,100	\$2,928,300	\$0	\$2,928,300	\$148,100	\$0	\$148,100	\$3,076,400	\$0	\$3,076,400
2017	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2017	AGRICULTURAL	\$3,719,100	\$2,929,200	\$0	\$2,929,200	\$471,200	\$0	\$471,200	\$3,400,400	\$0	\$3,400,400
2016	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2016	AGRICULTURAL	\$3,719,100	\$2,928,800	\$0	\$2,928,800	\$463,500	\$0	\$463,500	\$3,392,300	\$0	\$3,392,300
2015	PRESERVATION	\$95,200	\$0	\$0	\$95,200	\$0	\$0	\$0	\$95,200	\$0	\$95,200
2015	AGRICULTURAL	\$3,719,100	\$2,929,500	\$0	\$2,929,500	\$442,700	\$0	\$442,700	\$3,372,200	\$0	\$3,372,200

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Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	5,000	0.1148	
PRESERVATION	30,492	0.7	
PRESERVATION	287,496	6.6	
AGRICULTURAL	1,490,623	34.22	Yes
VACANT AGRICULTURAL	5,377,142	123.4422	Yes

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

Agricultural Assessment Information

Acres in Production	Agricultural Type	Agricultural Value
0.1148		\$187,500
34.22	10Y-1%	\$3,986
123.4422	Z5-50%	\$1,382,553

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

Residential Improvement Information

Building Number	1	Living Area	1,901
Occupancy	SINGLE-FAMILY	Bedrooms	5
Framing	WOOD/SINGLE WALL	Full Bath	2
Year Built	1950	Half Bath	0
Eff Year Built			

Residential Additions

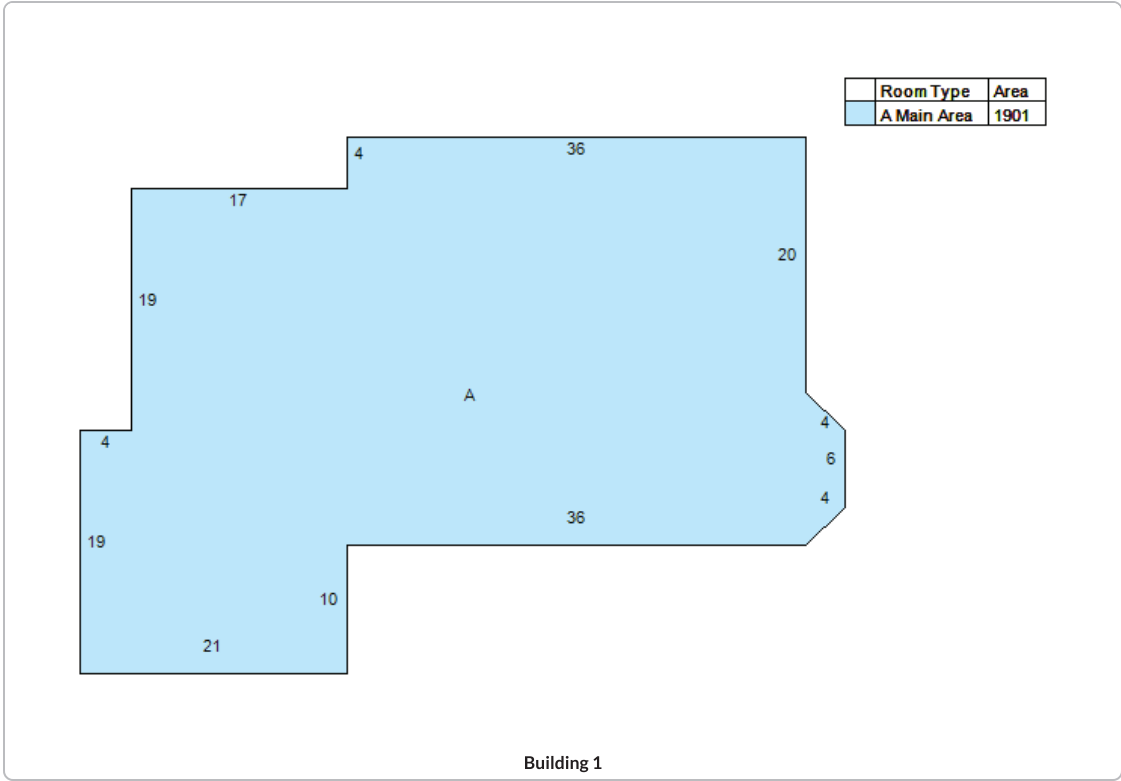
Card	Line	Lower	First	Second	Third	Area
1	0					1,901

Commercial Improvement Information

Property Class	AGRICULTURAL				Units	0	
Building Card	2				Structure Type	COMMERCIAL C-2 (WD)	
Building Number	0005				Year Built	1966	
Improvement Name					Effective Year Built	1966	
Identical Units	1				Gross Building Description		
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall
2	1	01	161	60	Office Building	8	DEFAULT WALLS
2	1	01	480	104	Office Building	8	DEFAULT WALLS

Property Class	AGRICULTURAL					Units	0	
Building Card	5					Structure Type	COMMERCIAL C-3 (WD)	
Building Number	0003					Year Built	1982	
Improvement Name	Identical Units 1					Effective Year Built	1982	
						Gross Building Description		
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	
5	1	01	720	112	Industrials, Light Mftg.	10	DEFAULT WALLS	

Sketches



Click on sketch to enlarge

Other Building and Yard Improvements

Description	Quantity	Year Built	Area
FRAME UTILITY SHED	1	1966	225
CARPORT OPEN BIT/CONC FLOOR	1	1983	4,992
FRAME UTILITY SHED	1	1978	640
FRAME UTILITY SHED	1	1978	1,920
MASONRY UTILITY SHED	1	1970	2,520
FRAME UTILITY SHED	1	1978	256
FRAME UTILITY SHED	1	1993	3,456

Permit Information

Date	Permit Number	Reason	Permit Amount
1/25/2007	607910	OTHER WORK	\$35,000
3/8/2000	506555	ADDITION	\$39,000
9/15/1993	341430		\$70,000

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
02/21/2013		A48000801	FEE CONVEYANCE	Deregistration of Ld. Ct.		02/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
04/03/2009			FEE CONVEYANCE	Route Slip					
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
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05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
08/23/2006			FEE CONVEYANCE	Route Slip					
08/09/2006			FEE CONVEYANCE	Grant of easement		08/22/2006	3470058	796726	
07/12/2006			A/S ON LEASE	Route Slip					
03/17/2006			FEE CONVEYANCE	Route Slip					
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed	Valid	03/10/2006	3402636	796726	
06/15/2005		2005-149049	FEE CONVEYANCE	Grant of easement		07/22/2005	3302324	17854	
09/08/2004		2004-188145	FEE CONVEYANCE	Grant of easement		09/14/2004	3165250	17854	
03/15/2004			FEE CONVEYANCE	Route Slip					
07/23/2002			FEE CONVEYANCE	Grant of easement		07/23/2002	2824844	17854	
07/11/2002	\$18,844,354	2002-127617	FEE CONVEYANCE	Deed		07/23/2002	2824842	617562	
02/25/1998		9800064471				05/06/1998	2454947	17854	
01/22/1993			LEASE			04/26/1993	2017884	17854	
12/30/1988		8800189717				12/30/1988	1603996	17854	22730/170

Recent Sales in Area

Sale date range:

From:

09/10/2021

To:

09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$7,150.57	\$0.00	\$7,150.57	\$0.00	\$0.00	\$0.00	\$7,150.57
	Tax Bill with Interest computed through 09/30/2024		\$7,150.57	\$0.00	\$7,150.57	\$0.00	\$0.00	\$0.00	\$7,150.57

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Please contact Treasury Division at bfstreasmmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2024	\$14,301.14	(\$7,150.57)	\$0.00	\$0.00	\$0.00	\$7,150.57
2023	\$14,269.79	(\$14,269.79)	\$0.00	\$0.00	\$0.00	\$0.00
2022	\$14,222.48	(\$14,222.48)	\$0.00	\$0.00	\$0.00	\$0.00
2021	\$14,254.97	(\$14,254.97)	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$14,312.54	(\$14,312.54)	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$14,320.52	(\$14,320.52)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$18,078.12	(\$18,078.12)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$19,924.92	(\$19,924.92)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$19,878.75	(\$19,878.75)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$19,764.18	(\$19,764.18)	\$0.00	\$0.00	\$0.00	\$0.00

[How to calculate real property taxes](#)

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmalbox@honolulu.gov or (808)768-3980.

Map



No data available for the following modules: Condominium/Apartment Unit Information, Appeal Information.

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Parcel Information

Parcel Number	560030300000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	EXCLUSION 32 LCAW 4374, AP. 3
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	10,890
Land Area (acres)	0.2500

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names	
NSR FARMS LLC	Fee Owner
NSH FARMS LLC	Fee Owner
NSP FARMS LLC	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2023	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2022	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2021	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2020	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2019	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2018	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2017	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2016	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000
2015	AGRICULTURAL	\$10,000	\$0	\$0	\$10,000	\$0	\$0	\$0	\$10,000	\$0	\$10,000

[How to calculate real property taxes](#)

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	10,890	0.25	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
02/05/2008	\$1,000	2008-019323	FEE CONVEYANCE	Quitclaim deed		02/08/2008	3710151	894771	
05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed	Valid	03/10/2006	3402636	796726	
07/23/2002			FEE CONVEYANCE	Grant of easement		07/23/2002	2824844	17854	
07/11/2002	\$18,844,354	2002-127617	FEE CONVEYANCE	Deed		07/23/2002	2824842	617562	
02/25/1998		9800064471				05/06/1998	2454947	17854	
09/28/1992		9200165197				10/12/1992			
12/01/1986	\$2,596		FEE CONVEYANCE						

Recent Sales in Area

Sale date range:

From: 09/10/2021

To: 09/10/2024

Sales by Neighborhood

1500

Feet

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

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Please contact Treasury Division at bfstreasmalibox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2024	\$300.00	(\$150.00)	\$0.00	\$0.00	\$0.00	\$150.00
2023	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
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)	\$0.00	\$0.00	\$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

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The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmalibox@honolulu.gov or (808)768-3980.

Map



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

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Parcel Information

Parcel Number	560030310000
Location Address	
Project Name	
Legal Information	EXCLUSION 31 LCAPP 2732, AP.2
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	2,309
Land Area (acres)	0.0530

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

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Owner Information

Owner Names	
NSR FARMS LLC	Fee Owner
NSH FARMS LLC	Fee Owner
NSP FARMS LLC	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2023	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2022	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2021	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2020	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2019	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2018	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2017	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2016	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100
2015	AGRICULTURAL	\$2,100	\$0	\$0	\$2,100	\$0	\$0	\$0	\$2,100	\$0	\$2,100

[How to calculate real property taxes](#)

The Assessment Information section contains records for the last 10 years.
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Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	2,309	0.053	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
01/17/2018		A-65981249	FEE CONVEYANCE	Affidavit (all types)		01/24/2018			
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
02/05/2008	\$1,000	2008-019323	FEE CONVEYANCE	Quitclaim deed		02/08/2008	3710151	894771	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	
03/10/2006		2006-046686	FEE CONVEYANCE	Grant of easement		03/10/2006	3402640	761915	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed	Valid	03/10/2006	3402636	796726	
07/23/2002			FEE CONVEYANCE	Grant of easement		07/23/2002	2824844	17854	
07/11/2002	\$18,844,354	2002-127617	FEE CONVEYANCE	Deed		07/23/2002	2824842	617562	
10/01/2001						10/01/2001			
04/01/1984	\$1,081		FEE CONVEYANCE						

Recent Sales in Area

Sale date range:

From:

09/10/2021

To:

09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

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Please contact Treasury Division at bfstreasmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊞ 2024	\$300.00	(\$150.00)	\$0.00	\$0.00	\$0.00	\$150.00
⊞ 2023	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊞ 2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊞ 2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊞ 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)	\$0.00	\$0.00	\$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

[How to calculate real property taxes](#)

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmailbox@honolulu.gov or (808)768-3980.

Map

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

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Parcel Information

Parcel Number	560030460000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	LOTS 26 2.190 AC FP 1406
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	95,396
Land Area (acres)	2.1900

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

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrpmmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names	
NSR FARMS LLC	Fee Owner
NSH FARMS LLC	Fee Owner
NSP FARMS LLC	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2023	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2022	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2021	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2020	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2019	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2018	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2017	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2016	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100
2015	AGRICULTURAL	\$70,100	\$0	\$0	\$70,100	\$0	\$0	\$0	\$70,100	\$0	\$70,100

[How to calculate real property taxes](#)

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrpmmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	95,396	2.19	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
11/25/2013	\$10	A50520213A	FEE CONVEYANCE	Deed		10/31/2013			
08/15/2013	\$5,306,000	A49810645	FEE CONVEYANCE	Deed		08/21/2013			
07/18/2012			FEE CONVEYANCE	Route Slip					
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
02/20/2008			FEE CONVEYANCE	Land Court Order (all types)		02/21/2008	173820	894771	
02/05/2008	\$1,000	2008-019323	FEE CONVEYANCE	Quitclaim deed		02/08/2008	3710151	894771	

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
05/04/2007	\$9,932,672	2007-081061	FEE CONVEYANCE	Deed		05/04/2007	3597409	856955	
03/10/2006	\$5,500,000	2006-046685	FEE CONVEYANCE	Deed	Valid	03/10/2006	3402636	796726	
07/27/2005	\$2,000,000	2005-149154	FEE CONVEYANCE	Deed		07/27/2005	3304473	761914	
06/15/2005		2005-149049	FEE CONVEYANCE	Grant of easement		07/22/2005	3302324	17854	
09/08/2004		2004-188145	FEE CONVEYANCE	Grant of easement		09/14/2004	3165250	17854	
07/23/2002			FEE CONVEYANCE	Grant of easement		07/23/2002	2824844	17854	
07/11/2002	\$18,844,354	2002-127617	FEE CONVEYANCE	Deed		07/23/2002	2824842	617562	
07/11/2002	\$18,844,354	2002-127617	FEE CONVEYANCE	Deed		07/23/2002	2824842	617562	
07/11/2002			FEE CONVEYANCE	Deed					
07/11/2002			FEE CONVEYANCE	Deed					
02/25/1998		9800064471				05/06/1998	2454947	17854	
12/30/1988		8800189717				12/30/1988	1603996	17854	22730/170
07/21/1988	\$600,000	8800135945	LEASE			09/20/1988	1580687-88	17854	22374/175

Recent Sales in Area

Sale date range:

From:

09/10/2021

To:

09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$199.78	\$0.00	\$199.78	\$0.00	\$0.00	\$0.00	\$199.78
	Tax Bill with Interest computed through 09/30/2024		\$199.78	\$0.00	\$199.78	\$0.00	\$0.00	\$0.00	\$199.78

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Please contact Treasury Division at bfstreasmmailbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊕ 2024	\$399.57	(\$199.79)	\$0.00	\$0.00	\$0.00	\$199.78
⊕ 2023	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2022	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2021	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2020	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2019	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2018	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2017	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2016	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2015	\$399.57	(\$399.57)	\$0.00	\$0.00	\$0.00	\$0.00

[How to calculate real property taxes](#)

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Map



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Parcel Information

Parcel Number	560030490000
Location Address	KAMEHAMEHA HWY
Project Name	
Legal Information	LOT G-1 0.528 AC MAP 4 LCAPP 1095 SUBJ/E LOT G-2 0.707 AC MAP 4 LCAPP 1095 SUBJ/E
Property Class	AGRICULTURAL
Land Area (approximate sq ft)	53,797
Land Area (acres)	1.2350

Plat Map PDF GIS Parcel Map

(TIP: Holding down CTRL + Clicking "GIS Parcel Map" will open Map in new tab)

Email us at bfsrmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names	
NSR FARMS LLC.	Fee Owner
NSH FARMS LLC.	Fee Owner
NSP FARMS LLC.	Fee Owner
MAKAI RANCH LLC.	Fee Owner
Show All Owners and Addresses	

Assessment Information

[Hide 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
2024	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2023	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2022	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2021	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2020	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2019	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2018	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2017	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2016	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100
2015	AGRICULTURAL	\$100	\$0	\$0	\$100	\$0	\$0	\$0	\$100	\$0	\$100

[How to calculate real property taxes](#)

The Assessment Information section contains records for the last 10 years.
For inquiries over 10 years and any other assessment data questions, please email the Real Property Assessment Division at bfsrmailbox@honolulu.gov

Land Information

Land Classification	Square Footage	Acreage	Agricultural Use Indicator
AGRICULTURAL	53,797	1.235	

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

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Valid Sale	Date of Recording	Land Court Document Number	Cert #	Book/Page
10/17/2013	\$10		FEE CONVEYANCE	Deed		10/31/2013	T-8704142	1069143	
08/15/2013	\$4,000		FEE CONVEYANCE	Deed		08/21/2013	T8633225	1065529	
06/04/2012		A-45870411	FEE CONVEYANCE	Grant of easement			T-8239139	761915	
04/01/2011	\$4,500,000	2011-055711	FEE CONVEYANCE	commissioner's deed		04/05/2011	4062656	1018743	
03/25/2010			FEE CONVEYANCE	Land Court Order (all types)		03/25/2010	182248	761914	
05/04/2007	\$67,328		FEE CONVEYANCE	Deed		05/04/2007	3597410	856956	

Recent Sales in Area

Sale date range:

From: 09/10/2021

To: 09/10/2024

Sales by Neighborhood

1500

Feet

▼

Sales by Distance

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2024-2	Property Tax	02/20/2025	\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00
	Tax Bill with Interest computed through 09/30/2024		\$150.00	\$0.00	\$150.00	\$0.00	\$0.00	\$0.00	\$150.00

Pay online at www.rphnlpay.com
Other Payment Options [Click Here](#)

Please contact Treasury Division at bfstreasmalbox@honolulu.gov or (808) 768-3980 if you have questions on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
⊕ 2024	\$300.00	(\$150.00)	\$0.00	\$0.00	\$0.00	\$150.00
⊕ 2023	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2022	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 2021	\$300.00	(\$300.00)	\$0.00	\$0.00	\$0.00	\$0.00
⊕ 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)	\$0.00	\$0.00	\$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

[How to calculate real property taxes](#)

The Historical Tax Information section displays records for the last 10 years. For real property tax information inquiries over 10 years, please contact the Treasury division at bfstreasmalbox@honolulu.gov or (808) 768-3980.

Map

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

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Developed by



flowers of the sugar cane." (This showed that he had come from Kahuku.)

Thrum
Hawaiian Folk Tales, p 100

"This is the land of the hala tree.".... "I sent out word around among the people that there should be no one leaving here (Kahuku) for Waimea or Waialua who had not a wreath of hala-fruit..."

Cummins, John
Mid Pacific Mag.
Sept. 1913, p 241 and 242

Unstable Land

.... Started from Oio.... Taking about an Eastern course we walked over a level country and considerably extended.... The mountains along here do not rise very abruptly near the shore but are seen towering in a Southern and Eastern direction. The land over which we travelled 'til breakfast time, the distance of 5 or 6 miles in length and from 1 to 2 miles in breadth, thenativessay floated in from the sea and connected itself with the shores of the island.... This tract is beautified with lauhala and some other trees, and is the only scenery of the kind we have met with, most of our course on the West and Northern part of the island laying over barren sand....

Chamberlain
Trip around Oahu in 1826
Manuscript in Mission Children Library

It was a land that moved to and fro and it was Maui who pinned it down again. Polou (Site 271 Keana) and Kalou (Site 257 Waialea) are deep water holes All of the islands know the tale that Kahuku was an unstable land.

Kahiona, J.A.
Kuokoa, Nov. 28, 1919

Puuala Heiau

Site 260. Puuala Heiau, said to have been located on the ridge overlooking Kahuku ranch. There is now no evidence of any type of a structure on this bare hill.

McAllister
Arch. of Oahu

When Keaua'ula reached Pu'u-'ala in Kahuku, he met some people who were indulging in sports there.

They were spear throwing and moa sliding and they urged him to stop and play.

Kauaililino, J. W. K.
Legend of Kamaakamahi'ai
Kuokoa, Nov. 5, 1870
HEN: p 640

Legend of the Tapa Log*

A kapa-beating log of peculiar sound, unlike any other known on the island, which was placed in its waters at the close of a kapa-making season to keep it smooth and free from cracks that would impart an impression to the cloth in its manufacture, was missed, and, believing it to have been stolen, search was made all through the Koolau, Waialua and other districts 'til at last it was found in use at Waipahu. Recognizing it by its resonant tone, it was claimed by the searching owner, and right thereto by those in possession was vigorously maintained. To test the truth of ownership as claimed, the Ewa people accompanied the claimant back to Kahuku to visit the scene and witness a test of the underground stream theory. A bundle of ti leaves were gathered, which was wrapped together and consigned to the waters of Punahoolapa. In the course of a few days they were lost to sight, whereupon the party set out for Ewa, and after careful watching, as predicted, the bundle of ti leaves came forth on the bosom of the waters of the Waipahu stream. The kapa log was thereupon recognized as the rightful property of the Kahuku claimant.

*Site 2
Thrum, Haw. Annual 1911, p 130

See Ka-puka-na-wai-o-Kahuku, Ewa, Waialele

(Long story given by George Pooloa in Ke Aloha Aina 2/28/19-8/22/19, Noted Places on the Island of Oahu. He says the log was lost at Waiala, a district of Kahuku.

Raphaelson in Kamehameha Highway, p 41, says the log was lost at Punahoolapa.

In the story found in Kuokoa, August 22, 1868, it says the log was lost at Waikalai.)

Kukio Pond

Site 262. Kukio pond, a natural basin filled with brackish water, located about 300 ft. from the sea, Kahuku point.

The pond was formerly much larger and contained many kinds of fish. It is said to have been surrounded by a large Hawaiian settlement.

Mrs. John Kaleo is probably the only survivor and her former friends and relatives have been buried in shallow graves in the sand between the pond and the sea.

McAllister
Arch. of Oahu

Keanakua Fishing Shrine

Site 263. Keanakua fishing shrine (ko'a) Kahuku Point.

Flat coral rocks, 1 ft. to 2 ft. in size, are standing on end inclosing an area 5.5 ft. wide by 11 ft. long. The stones stand 1.5 ft. high. The interior has been filled with smaller coral stones and is said formerly to have been evenly paved. Recently relic hunters have mistaken this shrine for a grave and disturbed the paving when digging in search of curios.

This was the shrine resorted to when the weather was bad and the seas high. Here the Hawaiians made offerings to propitiate the gods of the sea and if everyone was in proper condition and the ceremony correctly performed, the waves would be calmed.

McAllister
Arch. of Oahu
Bishop Museum Photo #15308
(Believed to be destroyed. Could not find it in 1954. C. C. S.)

Salt Pans

Site 264. Natural depressions in the stones on the coral outcrops, Kahuku beach. Formerly used for making salt, according to Mrs. Kaleo.

McAllister
Arch. of Oahu

Two Stones Known as Kahoa

Site 265. Two stones known as Kahoa in the water about 250 ft. from the beach just opposite from Kalaewila heiau, Kahuku Point.

Many years ago a woman who lived on this beach was frequently seen to swim to these stones and disappear. At times she would be gone for as much as a week. Sometimes she was seen to put her clothes in a watertight calabash and swim away. When she returned she usually wore a kou lei. It was finally discovered that this was the entrance to another land, known as Ulukaa or Kahuna Moku.

McAllister
Arch. of Oahu

Kalaewila Heiau

Site 266. Kalaewila heiau, on a slight elevation at Kahuku Point.

A foundation of large coral rocks, 1 ft. to 2 ft. in size, can still be traced, marking off a rectangle 42 ft. by 44 ft. A low line of coral stones 20 ft. from the sea end indicates an interior division. From its small size and location one would assume that it was a fishing shrine, but Mrs. Kaleo emphatically states it to be a heiau, the drums of which she has heard many times.

McAllister
Arch. of Oahu

(Believed to be destroyed. Couldn't find it in 1954. C. C. S.)

Punamano

Site 261. Small water hole, called Punamano, pointed out by Kahiona, Kaleo, and Luika Kaio in the flat limestone plain of Kahuku Point. It is about 15 ft. in diameter and brackish in taste. My informants told this story:

One time when the people of Kahuku were fishing they caught a small shark. Putting him in a calabash of water they carried him to their houses near the beach. Here he was cared for and put in larger and larger calabashes as he grew bigger. Finally having outgrown even the largest calabash that could be found, it was decided to place him in one of the pools of brackish water which came to be known as Punamano. A man and woman living near the pool became guardians. They had lived in their grass huts with a breadfruit tree near the pool and taro and potato patches near the mountains for several years when the brother of the woman came to live with them. Sometime after, the man and his wife went to the mountains to gather taro and potatoes. The brother, who was staying at home, thought that he would like to have some food prepared when his sister and her husband returned. He climbed the breadfruit tree and gathered several, throwing the fruit into the water instead of on the ground, where it would have been bruised in the fall. After picking enough for a few days he descended the tree and gathered most of the fruit from the bank. Two had floated to the middle of the pond and he could not reach them. Now this man knew of the shark that lived in the water, but he had frequently bathed in the pool and no thought of fear crossed his mind as he swam to the breadfruit. He did not know, however, that his sister had warned the shark not to allow anyone to steal breadfruit when they were gone. When the sister and her husband returned they could not find the brother. Neither was the shark to be found, but they saw the breadfruit floating in the pool and a

reddish color to the water. They guessed what had occurred. For nearly a mile they followed the bloody trail until they came to the spring known as Punahoolapa. Not only was the brother never seen, but the shark has never been seen to this day. A plantation pump now marks the site of the spring, near the sea side of the road.

McAllister
Arch. of Oahu

Puna-mano Spring

In Kahuku is a spring called Puna-mano and it was there that a man was destroyed by a shark. The shark was found when it was small by a man and a woman who went fishing at the beach with a draw net at night. They wanted to save the shark so they let it go free in the spring. On the bank of the spring, they planted a breadfruit tree. Later as the shark grew in size so did the breadfruit tree till it bore fruit. They wondered at the disappearance of the breadfruit, and thought that the fruits might have been blown down by the gusts of wind. Upon looking under the tree, they came to the conclusion that they must have been stolen for not one was found there.

One day they wanted to go to the upland to farm but were a little worried about the breadfruits lest all be stolen by the thief. Therefore they spoke certain words in command to the shark, "We are going to the upland, so watch our breadfruit tree." They went up.

The own brother of the woman who owned the shark was the one who went after the breadfruit as soon as they were gone and so he was killed. The man went to get some taro, lighted the imu and because he longed for roasted breadfruit he climbed the tree in secret. When he threw fruits down they rolled and fell into the spring. He descended and reached out into the spring but before he seized them, the shark leaped and devoured him. The sister returned with her husband from their farming and while on the plain love for her brother welled up in her, and it seemed as though he were dead. When they reached the brother's house, the imu and taro were seen there but he was not to be seen. Instead a new spring had appeared near by, about ten fathoms from the shark's spring. There they saw the water reddened with blood and the man's cluster of love (scrotum) was also found there. It seemed as though there was a passage beneath from one spring to the other. The shark was never seen again after that.

Kaupuu, S.
Ka Hae Hawaii
March 20, 1861
Newsp

Kane and Kanaloa*

Kane and Kanaloa lived in the vicinity of the ridge (Kalaiokahipa ridge, site 267); but that was at the time when the Kahuku plain was still under water, and waves lapped about Kalaiokahipa. The brothers are said to have obtained fish by dipping into two holes on opposite sides of a large rock which now lies in the cane field.

McAllister
Arch. of Oahu

* Site 3

Kalaiokahipa Ridge (Site 267)

.... "It is here that the breasts of Lewa were set away at the brow of the cliff of Kahipa."

Kahiona, J. A.
Oahu Places
Kuakoa, Nov. 28, 1919
Newsp

The "Hole of Kahipa and Nawaiuolewa" is pointed out today but the story is lost. Kanui, a woman 105 years old, told Mary Pukui that the two were brother and sister. Formerly the island of Oahu was broken into two islands, one ruled by the brother and the other by the sister. In order to make it one, the two sat down and hooked their fingers together and drew the islands together. The hole marks the place where they sat.

Kamakau
Part II, Moololo o Hawaii
Note 4, Chap 12

Kahipa, Said to be the name of a mythological character, now applied to a place in Kahuku where the mountains present the form of two female breasts.

Kahipa, na waiu olewa,
Lele ana, ku ka mahiki akea;

Kahipa with pendulous breasts,
How they swing to and fro.

Emerson
Unwritten Literature, p 205

Site 267. The many caves in the porous formation were used as places of burial by the old Hawaiians. On the Waimea side is an overhanging ledge where formerly hung two stalactites from which water continually dripped. They very closely resembled

Attachment F

Partnership

F1. Trust for Public Land

- Mission Statement
- Transparency Letter

F2. List of Partnerships



MISSION: The Trust for Public Land creates parks and protects land for people, ensuring healthy livable communities for generations to come. We believe that equity and fairness matter, and that a relationship between people and nature is critical for healthy people and a healthy landscape.

In Hawai'i, we focus on meaningfully connecting people to 'āina and each other, and support the empowerment of under resourced and Native Hawaiian communities. Our vision is that the people of Hawai'i are thriving and healthy, and meaningfully connected to the land, each other, and a living Hawaiian culture.



HAWAII

1164 Bishop St., Ste. 1512
Honolulu, HI 96813
tpl.org

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Green Climate Fund

Kirstin Punu
AES

Tom Reeve
Conservationist

Jonathan Sprague
Pūlama Lāna'i

Dr. Rachel Sprague
Pūlama Lāna'i

Jan Sullivan
Oceanit

February 28, 2025

Clean Water and Natural Lands Program
Department of Land Management
City & County of Honolulu
650 South King Street, 3rd Floor
Honolulu, Hawai'i 96813

Re: The Trust for Public Land – Transparency Letter

Aloha Clean Water and Natural Lands Commission,

As a matter of policy, The Trust for Public Land (TPL) provides this type of transparency letter providing more information about itself and its projects to all of its funding and takeout partners. Please feel free to provide copies of this letter to your staff and other interested parties. We are currently working on the following projects:

Ke Kīpuka o Kalaeuila, Ko'olaupoko, O'ahu. Trust for Public Land is working with North Shore Community Land Trust and the North Shore community to protect and purchase Ke Kīpuka o Kalaeuila (~171 acres; TMKs (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) an oceanfront property adjacent to the James Campbell National Wildlife Refuge. Protecting Ke Kīpuka o Kalaeuila is a once in a lifetime opportunity that is part of a larger community effort to protect the Kahuku coastline and its rare natural and cultural resources. The property is home to some of the last remaining native coastal sand dune ecosystem. Ke Kīpuka o Kalaeuila includes Kāneakua cove, Kalaeuila point, Kāhoa (two islets), and Puanui (a sandy beach), as well as a heiau, fishing shrine, and fishpond.. North Shore Community Land Trust (NSCLT) is currently restoring Kalaeokauna'oa, a 35-acre site nearby home to native vegetation and several threatened and endangered species (yellow faced bees, monk seals, Laysan albatross, and Hawksbill and Green sea turtles). NSCLT is committed to expanding their restoration efforts to Ke Kīpuka o Kalaeuila to ensure the protection of Kahuku's coastline in perpetuity.

What is the Trust for Public Land?

The Trust for Public Land is a national, non-profit land conservation organization that creates parks and protects land for people, ensuring healthy, livable communities for generations to come. TPL assists public agencies, communities, and other non-profit organizations in achieving their park and open space conservation goals through conservation finance and conservation real estate services. The Trust for Public Land is a qualified tax-exempt 501(c)3 charitable, public benefit corporation.

Experience in Acquiring Land

The Trust for Public Land relies on its legal, real estate and finance expertise to successfully complete conservation land transactions. Since The Trust for Public Land's

founding 50 years ago, it has, through its national network of offices, protected or transformed over 5,400 special places, over 4 million acres, and helped generate over \$94 billion in public funding for parks, open space and conservation through over 600 ballot measures in 38 states.

In Hawai'i, The Trust for Public Land has protected over 77,000 acres and 52 special places since our founding in 1972. A one page fact sheet summarizing our projects in Hawai'i is attached to give you a sense of the range and diversity of The Trust for Public Land's work.

How The Trust for Public Land Works

The Trust for Public Land works in the marketplace, acting quickly and independently to acquire land in its own name from willing landowners for conservation. The Trust for Public Land acts as a principal in these transactions and not as an agent of the landowner or of any public agency. The Trust for Public Land seeks to have the landowner pay as many of the pre-acquisition costs as possible, either directly or through a tax-deductible contribution to The Trust for Public Land.

The Trust for Public Land's position as a principal also clearly puts it in a risk position. During the course of negotiations and pre-acquisition work, The Trust for Public Land incurs significant costs. These costs are substantially increased if The Trust for Public Land acquires the property and holds it well in advance of the public agency's or non-profit's acquisition from The Trust for Public Land. If a project fails, these costs must be absorbed by the organization.

The Trust for Public Land has experience working with landowners to satisfy their particular needs including those related to tax, timing, or estate planning issues. It is The Trust for Public Land's policy to preserve the confidentiality of its dealings with landowners, which can often be the difference between success and failure in an acquisition.

As a principal with access to its own capital, The Trust for Public Land can sometimes offer landowners much shorter closing timetables than might be possible with public agencies which must, of necessity, deal with public board and council approvals and long lead-time financing mechanisms.

The Trust for Public Land has assisted many agencies at the local, state and federal level in nearly every state in the nation. The Trust for Public Land tackles complicated transactions that public agencies may not have the staff or resources to do themselves. It offers a professional and streamlined approach and brings extra hands and minds to assist often over-extended government staff.

It is The Trust for Public Land's intention that the property it purchases be preserved and used eventually for public open space purposes, agriculture, heritage lands and ecological services. The Trust for Public Land targets its work to those properties identified by agencies or other non-profits as priorities for protection, and it is entirely up to a public agency or non-profit as to whether or not it wants to acquire property from The Trust for Public Land.

Typically, The Trust for Public Land secures a property with a purchase option agreement. During the option period, on average 12-18 months, The Trust for Public Land performs, at significant cost, the due diligence associated with the purchase, such as obtaining an appraisal, title review, environmental investigations, and surveys. The Trust for Public Land understands the need to meet the requirements of funding programs and to coordinate its due diligence with public agency staff to ensure that the legal and physical condition of the property is acceptable to funders and the ultimate owner and property manager. If the public agency or other non-profit has decided to acquire the property, the land is typically sold by The Trust for Public Land at its purchase price, which cannot exceed the fair market value as established by an appraisal.

As described in the attached Land Appraisal Policy, The Trust for Public Land will work to ensure that this appraisal report is prepared in accordance with the highest professional standards and the specific agency's or non-profit's requirement. The Trust for Public Land will provide the agency or non-profit with whatever additional assistance we can for its review of this report. Please let us know if your agency has its own appraisal rules or procedures that need to be followed. Otherwise, The Trust for Public Land will use its own national guidelines in engaging an MAI or other qualified appraiser acceptable to your agency.

Once the due diligence has been completed, the acquisition funding has been secured, and an agency or non-profit has agreed to purchase the property, The Trust for Public Land normally exercises its option, buys the property from the landowner and sells it to the public agency or non-profit. While every transaction brings its own opportunities, challenges, and quirks, a project can, in some instances, take up to two years or more to complete from the date of the initial introduction to the landowner to the conveyance of the property to the public agency or other conservation entity.

What does The Trust for Public Land Charge for its Services?

The Trust for Public Land assumes the risks and liabilities of land ownership, as well as the costs associated with buying, owning and selling land. The Trust for Public Land believes that public agencies and non-profits have enough burdens in just paying for the land. The Trust for Public Land's business philosophy is to charge the government or non-profit only for the land, and to obtain our operational support from charitable donations from individuals, landowners with whom we work, foundations, and other philanthropic sources. This arrangement allows The Trust for Public Land to meet its financial needs while assuring public agencies that they are paying no more than a property is worth. In keeping with this philosophy, we will be requesting a donation from the landowner, interested community members and individuals, surrounding landowners, and foundations, on the projects described above. [Please see the attachment for further information on The Trust for Public Land's Public Benefits Policy.]

A public agency or non-profit is under no financial obligation to The Trust for Public Land until a specific purchase agreement has been entered into with The Trust for Public Land. At that point, the agency or non-profit is buying the land from The Trust for Public Land using dollars that have been identified by the agency or non-profit and which The Trust for Public Land may have assisted in securing.

Conclusion

I hope this letter helps to clarify how the Trust for Public Land works to conserve land for public use and enjoyment. Please do not hesitate to contact me if you have any questions. We look forward to working with you on these important projects.

Sincerely,



Reyna Ramolette Hayashi
Aloha 'Āina Project Manager
Trust for Public Land

Attachments: TPL Appraisal Policy

TPL Public Benefits Policy

TPL Hawai‘i Fact Sheet

The Trust for Public Land Appraisal Policy

The appraisal is a key element in any Trust for Public Land (TPL, www.tpl.org) assisted conservation transaction. An appraisal sets the property value for public agencies and non-profits, many of which are legally required to offer fair market value for property, and an appraisal assures that TPL will not be overpaying for a property, and thus conferring a private benefit on a landowner.

It is in TPL's, the acquiring agency's or non-profit's and the public's best interests that appraisals be performed by qualified appraisers, in conformance with appropriate standards and methodologies, and based upon the best data suggesting value, with rigorous review of the final results.

TPL's policy is to support a public agency appraisal process that is independent, fair and has integrity. TPL believes it is important to assure the public, and the public agencies to which we transfer lands, that they are acquiring land from TPL for a fair price.

To implement this policy, TPL will:

- rigorously follow each agency's or non-profit's appraisal rules and procedures;
- hire only the most accomplished appraisers;
- instruct appraisers to conform to the standards identified in the *Uniform Standards of Professional Appraisal Practice*, and where applicable, the *Uniform Appraisal Standards for Federal Land Acquisitions*;
- provide to the agency or non-profit, upon its request, any written information in our possession that is relevant to the value of the subject property, unless TPL is prohibited from releasing this information by a confidentiality agreement; and
- conform to the highest ethical standards.

Trust for Public Land Public Benefits Policy

The Trust for Public Land (TPL, www.tpl.org) is a national nonprofit organization that conserves land for people to enjoy as parks, community gardens, historic sites, rural lands, and other natural places. Protecting the places people care about—from inner city to wilderness—is at the heart of TPL’s work.

TPL’s work depends on the generous support of donors and volunteers who share our mission of conserving land for people. *The Wall Street Journal’s SmartMoney* magazine, *Money*, *Forbes*, and *The Chronicle of Philanthropy* have all rated TPL among the most efficient charities in the United States for keeping fund-raising and operating costs low while meeting mission goals.

TPL is a recognized 501(c)(3) public charity and as such, donations to TPL are tax deductible. TPL is not a membership organization and receives no dues. Instead, TPL receives donations and support from corporations, foundations and individuals – including landowners. We ask landowners to contribute to TPL in virtually every transaction, and because they well understand our mission, skills and dedication, we usually are successful in receiving their support.

All donations to TPL are plowed back into our work to conserve land for people. Our donors voluntarily support TPL because of their interest in the land we protect, and because of our “Land and People” mission.

This support allows TPL to risk its own funds to protect threatened lands for the public, to pay for the considerable project costs that we incur, and to generally support the organization and our mission.

The public, and public agencies in particular, benefit from TPL’s approach to funding land protection in several ways:

Save cherished lands. Because we are independently funded, we can take financial risks to protect extraordinary, and often threatened, properties - risks that public agencies are appropriately reluctant to take. As an experienced organization with a fifty-year track record of success, TPL has protected over 3.7 million acres of land valued at over \$8.2 billion.

Allow limited public funds to go further. Our goal is to create savings for the public by conveying land to public agencies for less than fair market value, the price that many agencies are required to offer.

TPL typically saves agencies project costs. We save agencies hundreds of thousands of dollars each year in appraisal, survey, staff, option consideration and other project costs by absorbing them ourselves. Thanks to our donors, we are able to pay for costs that otherwise would be borne by the government agency, and ultimately, by the taxpayer.

Connecting everyone to the outdoors.

At Trust for Public Land, we know healthy and livable communities rely on connections to the outdoors and nature, which are vital for our health and well-being. In Hawai'i, our natural and cultural systems are our most precious resources, which is why we are committed to creating parks and protecting land for people, making a lasting impact for future generations.

OUR COMMITMENT IN ACTION TPL's work and programs are focused on creating meaningful connections between people and 'āina.



**TRUST FOR
PUBLIC
LAND™**

Aloha 'Āina

The Aloha 'Āina program reconnects people to ancestors, culture, history and each other. We have the privilege of working in partnership with dedicated Native Hawaiian communities to protect 'āina in perpetuity, return lands to Hawaiian organizations for community-based stewardship and empower everyone to aloha 'āina.



Photo Credit: Trust for Public Land

Alakoko Fishpond

102 acres | Kaua'i



Photo Credit: Keoni Fox

Waikapuna

2,317 acres | Hawai'i Island



Photo Credit: Trust for Public Land

Ka Iwi Coast Mauka Lands

182 acres | O'ahu

Sustainable Hawai'i

Our vision for Hawai'i is 'āina momona – self-sufficient islands abundant in food, healthy forests, and clean water. We work with private landowners to conserve working lands, creating opportunities for farmers to own and lease land at affordable rates over long terms. These efforts improve food security and help to diversify the economy. Our work also protects Hawai'i's upland native forests to safeguard fresh water, control stormwater runoff that pollutes our oceans, and enhance hiking and other outdoor recreation opportunities.



Photo Credit: Arna Johnson

MA'O Organic Farms

Agricultural production | O'ahu



Photo Credit: Trust for Public Land

Kamehameui Forest Reserve

Reforestation | Maui



Photo Credit: Trust for Public Land

Waimea Native Forest

Watershed preservation | O'ahu

Parks for People

We believe everyone should have a park, playground, trail or natural area within a 10-minute walk from home. Park creation and revitalization have the potential to transform communities, fostering a sense of place and connection to nature. We engage communities in designing shared visions for parks, improving the quality of life for all who live and work in the area.



Photo Credit: John Bilderback



Photo Credit: Trust for Public Land



Photo Credit: John Bilderback

'A'ala Park

Grassroots pilot program designing a shared vision for the Park's future in collaboration with community | O'ahu

How we're different.

Community is at the center of everything we do. Driven by our dedicated team, TPL has made significant conservation impact throughout Hawai'i, preserving more than 77,000 acres of land – and counting – in perpetuity.

"Trust for Public Land's commitment, perseverance and aloha for our state's precious land is unrivaled," said **Catherine Ngo, Chair of Central Pacific Financial Corp.** "The individuals leading this organization go above and beyond to protect Hawai'i's land from development, all while ensuring the community has a voice and an active role in stewarding these special places."

"For decades, our family has given to Trust for Public Land because they have a proven track record of service for the community," said **Pard Erdman, Founder of Ulupalakua Ranch.** "So many of Hawai'i's precious natural resources, cultural sites and agricultural lands have been saved from development thanks to their dedication."

Invest in Hawai'i's Future

Lead impactful change

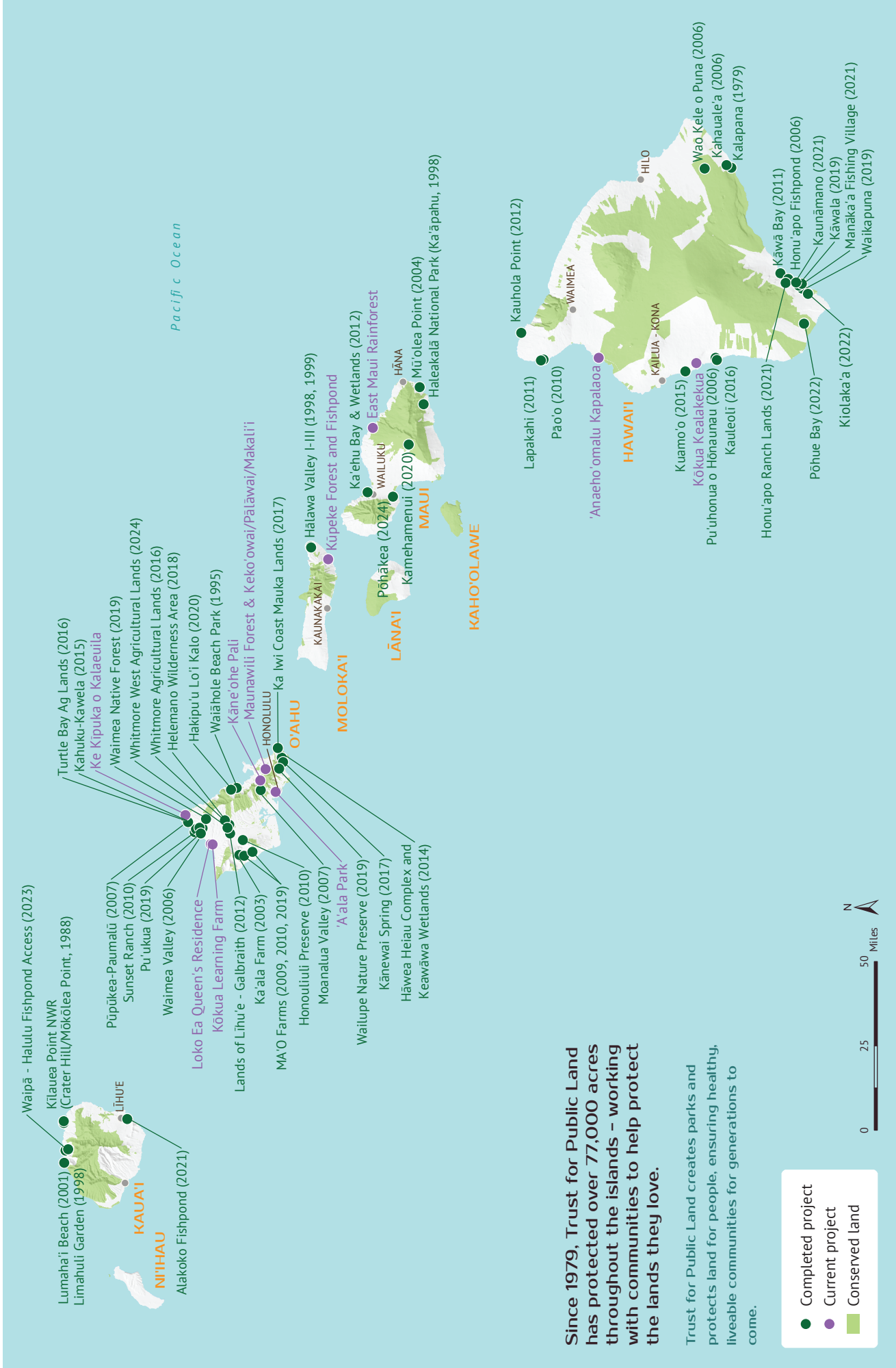
Our donors ensure land is protected from development in perpetuity statewide. The generosity of our donors creates exponential opportunities for our community:

- 77,000+ acres of permanently safeguarded land across Hawai'i Island, Maui, Moloka'i, O'ahu and Kaua'i
- 26,800 people with a 10-minute walk to parks and natural areas
- 52 completed projects
- 40+ collaborative partners throughout the state

Learn More



Scan the QR code or visit tpls.org/Hawaii to learn more about our initiatives across Hawai'i and how you can share your support.



Since 1979, Trust for Public Land has protected over 77,000 acres throughout the islands - working with communities to help protect the lands they love.

Trust for Public Land creates parks and protects land for people, ensuring healthy, liveable communities for generations to come.

Hawai'i

CURRENT AND COMPLETED PROJECTS

October 15, 2024. Copyright © Trust for Public Land and Trust for Public Land logo are federally registered marks of Trust for Public Land. Information on this map is provided for purposes of discussion and visualization only. www.tpl.org



List of Federal, State, County, and Nonprofit Partners (listed alphabetically)

1. **AARP** provided a grant to NSCLT to support our Kalaeokana'oa restoration project.
2. **Atherton Family Foundation** provided a grant to NSCLT to support our Kalaeokana'oa restoration project.
3. **Arete Collective** is one of two new owners of the former Turtle Bay resort. They provide annual monetary support to our organization in addition to collaboration regarding our Kalaeokauna'oa restoration site which is adjacent to their property.
4. **Compassionate Ko'olaupoko** provides monetary support for community work days engaging school children and their families from the Ko'olau districts. They also have assisted us with outreach to other aligned organizations.
5. **Cooke Foundation** provided a grant to NSCLT to support our Kalaeokana'oa restoration project.
6. **Hawai'i Community Foundation** has provided monetary support to NSCLT via various grants.
7. **Hawai'i Land Trust** worked in collaboration with NSCLT to establish both the Turtle Bay Mauka and Makai conservation easements. HILT has also supported NSCLT via several other non-monetary collaborations.
8. **Hawai'i Pacific University** professors have arranged student research projects and coursework at our Waiale'e Lako Pono restoration site including conducting water quality sampling and interviews and surveys of our volunteer participants.
9. **Hawai'i Sea Grant** provides monetary support toward shared staff members specifically in relation to our Waiale'e Lako Pono restoration project, as well as expertise regarding coastal restoration relating to our Paumalū dune restoration and in addressing issues of coastal erosion on the North Shore of O'ahu. We intend to engage their expertise in aquaculture if successful in purchasing Ke Kipuka o Kalaeuila.
10. **Hawai'i DOE Kahuku Complex** partners with NSCLT to provide educational field trip opportunities for students within the Kahuku Complex.
11. **Hawai'i DLNR DOFAW** botanists help guide our native species planting list and outplanting rare native plant species as part of the Plant Extinction Prevention Program (PEPP).
12. **Hawai'i Tourism Authority** provided support for multiple NSCLT projects including Paumalū (Sunset Beach Park) dune restoration, Kalaeokauna'oa restoration, and Waiale'e Lako Pono.
13. **HEI Foundation (Hawaiian Electric)** provided financial support for the Kalaeokauna'oa restoration efforts and provided staff volunteers to implement the restoration work.
14. **Host Hotels & Resorts** provides ongoing support for our restoration efforts at Kalaeokauna'oa.
15. **Johnson 'Ohana Foundation** supports the engagement of area school students in our restoration efforts.
16. **Kua'āina 'Ulu 'Auamo** has included is in their Hui Mālama Loko I'a fishpond practitioner network which entails semi-annual gatherings to discuss issues relating to native Hawaiian fishpond restoration
17. **Laura Jane Musser Fund** has provided grants to support both our Kalaeokauna'oa and Waiale'e restoration sites.

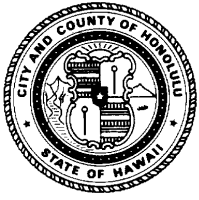
18. **League Of Women Voters** provides financial support for Kalaeokauna'oa restoration efforts.
19. **Mālama Loko Ea Foundation** is a neighboring nonprofit organization conducting similar work. We support each other's projects through work and knowledge exchanges.
20. **Mohamed bin Zayed Species Conservation Fund** provided a grant to NSCLT to conserve and restore native 'ohai at Kalaeokauna'oa.
21. **National Endowment for the Humanities** provided a grant to NSCLT to explore ways to memorialize the history of the Waiale'e Training School for Boys.
22. **National Fish and Wildlife Fund** has provided funding for both our Kalaeokauna'oa and Waiale'e Lako Pono restoration projects.
23. **NOAA Hawaiian Islands Humpback Whale National Marine Sanctuary** provided financial support and expertise for restoration efforts at Kalaeokauna'oa.
24. **North American Wetlands Conservation Act** provided monetary support for wetland restoration at Waiale'e.
25. **O'ahu Resource Conservation and Development Council** provides ongoing technical assistance to support restoration efforts at Waiale'e.
26. **Pacific Birds Habitat Joint Venture** provided monetary support for wetland restoration at Waiale'e.
27. **Patagonia** provides regular monetary support to our organization through their Hale'iwa retail store grant program.
28. **Purple Mai'a** connects us with local students to volunteer at our restoration sites and also donated and installed two water-level sensors at Waiale'e.
29. **Ritz Carlton Resorts** cooperates to manage the property and collaborate on selected activities to advance restoration goals at Kalaeokauna'oa.
30. **University of Hawai'i** is our landlord for the Waiale'e Lako Pono restoration project.
31. **U.S Fish and Wildlife Coastal Program** provides ongoing guidance on overall strategies as well as funding support of specific projects and staffing.
32. **U.S Fish and Wildlife Partners Program** provides funding and support for clearing of invasive species and native out planting.
33. **Waimea Valley** has allowed NSCLT to utilize its venues for various events and we have utilized their nurseries to source native plants for our projects. NSCLT also assisted with the conservation easement which protected the valley, as well as the conservation of a small parcel in the valley known as Pu'ukua. The nursery at the valley also collects cuttings from Kalaeokauna'oa to propagate and then replant at the project site.
34. **World Surf League** provides nearly annual support to NSCLT projects through its WSL Pure giving program. NSCLT has hosted many "activations" including professional surfers and surf industry leaders at our various restoration sites.

Attachment G

Endorsements

G1. Letters of Support

1. Councilmember Matt Weyer, Honolulu City Council
2. Denise Antolini
3. Hawai'i Audubon Society
4. Hawai'i Land Trust
5. Hawai'i Marine Animal Response (HMAR)
6. James Campbell National Wildlife Refugee
7. Kahuku Community Association
8. Keep The North Shore Country
9. Kua'āina Ulu 'Auamo (KUA)
10. Mālama Loko Ea Foundation
11. Representative Sean Quinlan, Hawai'i State House of Representatives
12. Sierra Club of Hawai'i
13. Sunset Beach Community Association
14. Surfrider Foundation
15. University of Hawai'i Sea Grant College Program
16. University of Hawai'i System
17. Waimea Valley, Hi'ipaka LLC



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
530 S. KING ST. STE. 202, HONOLULU, HI 96813

MATT WEYER
HONOLULU CITY COUNCIL
DISTRICT II
TELEPHONE: (808) 768-5002
FAX: (808) 768-1222
EMAIL: mweyer@honolulu.gov

January 24, 2025

North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Subject: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu

I write in strong support of the Kahuku/Ko'olauloa community, North Shore Community Land Trust, and Trust for Public Land's effort to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu.

Ke Kīpuka o Kalaeuila is a 170.9 acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is also home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka will not succumb to development and its natural and cultural landscape is forever preserved.

It is my understanding that Trust for Public Land (TPL) seeks to acquire the property and then transfer ownership to North Shore Community Land Trust (NSCLT), who will partner with community members and lineal descendants to steward and restore this 'āina. Both TPL and NSCLT are well-respected organizations with excellent track records with regard to conservation and stewardship in the North Shore. I see this endeavor as an extension of the community's own efforts to protect the natural and cultural resources of their special places.

Therefore, I am in strong support of the efforts to purchase and protect Ke Kīpuka o Kalaeuila, and I look forward to seeing this situation develop.

Mahalo,

A handwritten signature in black ink, appearing to read "Matt Weyer", is written over a horizontal line.

Matt Weyer
Councilmember, District 2
Honolulu City Council

Aloha Chair Sinton, Vice Chair Blaich, and Commissioners,

I strongly support the Legacy Land Conservation Application of the **North Shore Community Land Trust** for the **Ke Kīpuka o Kalaeuila** project.

I also plan to testify by Zoom at the Wednesday Jan. 29 meeting on this agenda item.

As the NSCLT application explains, this amazing piece of property - a cultural and ecological treasure - is on the precipice of private development.

From the moment it hit the market last year, I was deeply concerned about the potential for development in this area - a nearly pristine coastal dune ecosystem with outstanding wildlife values. I have walked this wild coastline countless times - from Kahuku to Turtle Bay - for 30 years - with my family, with many classes of my UH law students, and with friends. It's a rare and unforgettable experience due to its beauty, isolation, ruggedness, dune system, cultural sites, and native species.

The community up here on the North Shore knows all too well what can go horribly wrong if we do not save this land - now. We only need to look at the adjoining "Marconi" property, which has become a hot mess of CPR lots with a slew of illegal land uses and is the subject of an imminent contested case by DOFAW and OCCL against the owners for numerous violations, with record pending fines over \$3.5 million.

Or look at the Turtle Bay resort development on the other side of Marconi - now mired in a boiling controversy over the renewed development of condos and hotels, with significant potential for adverse impacts on protected wildlife such as the Laysan Albatross that this year has record high nesting in the area, in a colony that started only in 2017 - showing the power of restoration and excellent stewardship by NSCLT.

As panic hit me about the marketing of these parcels, I engaged in discussions with NSCLT about the potential for preservation of this amazing piece of land. The location is unsurpassed for its strategic ecological value - adjacent to the James Campbell National Wildlife Refuge, which hosts very rare habitat on O'ahu for monk seals, green sea turtles, Laysan and Black-footed Albatross and other protected native and migratory birds, and endangered yellow-faced bees, and well as native plants.

As one of the co-founders of the NLSCT in 1997, I am immensely proud of the organization's accomplishments and vision - I believe they are exactly the right organization in the right place at the right time to protect this spectacular coastal land at Ke Kīpuka o Kalaeuila.

Mahalo for considering my strong support for this LLC application!

Sincerely,

Denise Antolini
North Shore, Pūpūkea, O'ahu resident
NSCLT Advisory Board



Hawai'i Audubon Society

850 Richards St., Suite 505, Honolulu, HI 96813-4709
office@hiaudubon.org <https://hiaudubon.org>

January 24, 2025

VIA EMAIL: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

VIA EMAIL: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Re: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu

To Whom it May Concern,

Hawai'i Audubon Society strongly supports the Kahuku/Ko'olauloa community, North Shore Community Land Trust, and Trust for Public Land's effort to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu.

Ke Kīpuka o Kalaeuila is a 170.9 acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and its natural and cultural landscape is forever preserved.

North Shore Community Land Trust's (NSCLT) mission is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku to Ka'ena. NSCLT is the proposed future owner of Ke Kīpuka o Kalaeuila and plans to partner with community and descendants to steward and restore this 'āina, expand educational programing, and protect the natural and cultural resources of this special wahi pana.

Hawai'i Audubon Society is an independent nonprofit 501(c)(3) organization that has been sharing the joy of Hawai'i's birds since 1939. We sponsor community science projects, organize bird habitat restoration teams, lead field trips, provide information for local and visiting birders of all ages, and advocate for local conservation issues.

Endangered and native wetland birds seek refuge in the area of Ke Kīpuka O Kalaeuila. This coastline is known for its nesting indigenous Laysan Albatross or mōlī, one of Hawai'i's most iconic birds. Development at Kalaeuila would destroy the coastal ecosystem, damaging the homes of these vulnerable birds as they go through nesting season, a crucial time in their lives.

If protected, Ke Kīpuka O Kalaeuila will become a sanctuary for native bird species and cultural practice. As NSCLT plans to provide managed, pono public access to the property through community workdays and educational programs, this area offers Hawai'i Audubon Society the opportunity to keep inspiring younger generations with the love, knowledge and protection our local birds and natural ecosystems so clearly need.

Mahalo,

Keith Swindle
Executive Director, Hawai'i Audubon Society
exdir@hiaudubon.org

Susan Scott
Board President, Hawai'i Audubon Society
honu@susanscott.net



January 17, 2025

Adam Borrello
Via Email: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

Reyna Ramolete
Via Email: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Re: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olaupia, O'ahu

Aloha mai kāua,

Hawai'i Land Trust (HILT) strongly supports the efforts of the Kahuku/Ko'olaupia community, North Shore Community Land Trust, and Trust for Public Land to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olaupia, O'ahu.

Ke Kīpuka o Kalaeuila includes some of the last remaining undeveloped coastal sand dune habitat on O'ahu. Its protection is vital for a diverse array of threatened and endangered plants and animals. Furthermore, the property encompasses numerous significant cultural sites, which are in urgent need of care and restoration, and offer a unique opportunity to honor and perpetuate cultural practices tied to this 'āina.

As a close partner to both North Shore Community Land Trust (NSCLT) and Trust for Public Land (TPL), we recognize their long and successful history working to preserve significant places on the North Shore. NSCLT has further demonstrated their capabilities and expertise in stewarding very similar sites in other locations. NSCLT is an ideal future landowner for Ke Kīpuka o Kalaeuila and will do an excellent job working with the community to restore ecosystem health, revitalize the historic fishponds, heiau, ko'a, and salt-making ponds, facilitating public access, and creating educational programming for this special wahi pana.

Through this effort, the connections to this special 'āina may continue for generations and support a more sustainable and healthy community.

Mahalo,

Olu Campbell
President & Chief Executive Officer
Hawai'i Land Trust
1108 Fort Street Mall, Suite 4
Honolulu, Hawaii 96813



Hawai'i Marine Mammal Alliance Inc.
dba Hawai'i Marine Animal Response (HMAR)
150 Hamakua Drive, #350, Kailua, HI 96734
(808) 220-7802 / info@h-mar.org

January 16, 2025

VIA EMAIL: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

VIA EMAIL: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Re: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu

To Whom it May Concern,

Hawai'i Marine Animal Response (HMAR) strongly supports the Kahuku/Ko'olauloa community, North Shore Community Land Trust, and Trust for Public Land's effort to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu.

Ke Kīpuka o Kalaeuila is a 170.9-acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and its natural and cultural landscape is forever preserved.

North Shore Community Land Trust's (NSCLT) mission is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku to Ka'ena. NSCLT is the proposed future owner of Ke Kīpuka o Kalaeuila and plans to partner with community and descendants to steward and restore this 'āina, expand educational programing, and protect the natural and cultural resources of this special wahi pana.

HMAR is the largest Hawai'i-based marine conservation, response, rescue and stranding support nonprofit organization. Over our nearly 10 year history, we have engaged in marine conservation activity, response and rescue in the Ke Kīpuka O Kalaeuila area of O'ahu many times and it is an area that provides important environmental and ecosystem support for the Hawaiian monk seals, sea turtles and seabirds that we work to support and protect. Keeping this land wild and undeveloped will provide important habitat for these protected species and we urge completion of this acquisition.

Mahalo,

Jon Gelman
Founder and President
Hawai'i Marine Mammal Alliance dba Hawai'i Marine Animal Response (HMAR)



United States Department of the Interior

O'AHU NATIONAL WILDLIFE REFUGE COMPLEX
JAMES CAMPBELL NWR
PO Box 429
Kahuku, Hawai'i 96731



In Reply Refer to:
FWS/R1

February 18, 2025

Via Email: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

Via Email: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Re: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu

To Whom it May Concern,

The O'ahu National Wildlife Refuge Complex strongly supports the Kahuku/Ko'olauloa community, North Shore Community Land Trust, and Trust for Public Land's effort to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu.

Ke Kīpuka o Kalaeuila is a 170.9-acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and its natural and cultural landscape is forever preserved.

North Shore Community Land Trust's (NSCLT) mission is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku to Ka'ena. NSCLT is the proposed future owner of Ke Kīpuka o Kalaeuila and plans to partner with community and descendants to steward and restore this 'āina, expand educational programming, and protect the natural and cultural resources of this special wahi pana.

PACIFIC REGION 1

Idaho, Oregon*, Washington,
American Samoa, Guam, Hawaii, Northern Mariana Islands

*PARTIAL

The mission of the National Wildlife Refuge System is to administer a national network of lands and waters for the conservation, management, and where appropriate, restoration of the fish,

wildlife, and plant resources and their habitats within the United States for the benefit of present and future generations of Americans. Through partnerships, we lead the way in developing community-driven conservation solutions that reap ecological and economic benefits for fish, wildlife and people. We work with landowners, Friends groups and local communities to achieve these goals, and we recognize the value of landscape level conservation. As Ke Kīpuka o Kalaeuila is immediately adjacent to the James Campbell National Wildlife Refuge, conservation of the valuable habitats and resources there would substantially enhance our own conservation efforts. As undeveloped coastal and dune habitats are exceedingly rare on O‘ahu, this partner acquisition presents a unique opportunity to further protect a multitude of plant and animal species.

The O‘ahu National Wildlife Refuge Complex has long partnered with the NSCLT toward shared conservation objectives. As a Coastal Program partner, and adjacent refuge neighbor, we have collaborated frequently to enhance each other’s programs. Currently, the refuge and NSCLT even share a biological science technician, charged with adding capacity to both teams, sharing information, and facilitating coordinated conservation efforts. The refuge has enjoyed and appreciated this close partnership.

FWS involvement with this project extends beyond the sharing of staff. For many years our agency has worked with NSCLT to ensure landscape-level conservation across our adjacent sites. As plants and animals know no jurisdictional boundaries, we are working to provide ample habitat connectivity, greatly expanding their access to suitable habitat. This project does just that. If the project materializes, our refuge complex will be working hand in hand to inform and enact critical conservation actions, including helping to grow native plants for the restoration of the site.

The NSCLT is an excellent entity to acquire and manage Ke Kīpuka o Kalaeuila for this and future generations.

Mahalo,



Joshua Ream (Xīxch'i Toowóo), PhD
 Project Leader / Wildlife Refuge Manager
 O‘ahu/Maui National Wildlife Refuge Complex
 mobile: 808-291-6258
joshua_ream@fws.gov



Kahuku Community Association

January 27, 2025

VIA EMAIL: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

VIA EMAIL: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Re: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu

To Whom it May Concern,

Kahuku Community Association (KCA) strongly supports the Kahuku/Ko'olauloa community, North Shore Community Land Trust, and Trust for Public Land's effort to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu.

Ke Kīpuka o Kalaeuila is a 170.9 acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu, providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and that this natural and cultural landscape is forever preserved.

The mission of North Shore Community Land Trust (NSCLT) is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku to Ka'ena. NSCLT is the proposed future owner of Ke Kīpuka o Kalaeuila and plans to partner with community and descendants to steward and restore this 'āina, expand educational programming, and protect the natural and cultural resources of this special wahi pana (site of great importance).

KCA strives to support a resilient, empowered, connected, and sustainable community in Kahuku. We do this through a variety of initiatives. One way that we improve our community's well-being is by helping residents to develop stronger relationships with the 'āina (land). Many people in our



Kahuku Community Association

community want to connect more with the beautiful place we call home, but they lack access to nearby spaces where they can meaningfully engage with land, ocean, and Hawaiian cultural practices. Our residents care deeply about the ecological and cultural significance and sensitivity of important sites in Kahuku such as Ke Kīpuka o Kalaeuila.

Ke Kīpuka o Kalaeuila is a treasured place for many community members who have accessed the shoreline for generations. Yet there are still many community members who have never experienced this area, especially the area upland of the public shoreline, because it has been under private ownership and has never been opened for public use. It would be a tragedy if this place were developed further by a landowner who does not see the value of this place as a community resource and only seeks to make personal profit. The legal protection of Ke Kīpuka o Kalaeuila is a critical step to preserve this amazing place. Through long-term restoration and stewardship efforts, NSCLT, KCA, and other partners will facilitate community engagement at this site that will lead to physical and spiritual healing for both the land and our community across generations.

In addition to supporting NSCLT in the protection of Ke Kīpuka o Kalaeuila, we are also partnering with NSCLT in advocating for a bike and pedestrian path through Kahuku, which will increase safety and connectivity in our community. The Hawai'i Department of Transportation has confirmed that they are actively planning for a multi-use path that will extend from Kahuku to Waiale'e, which would create greater access to Ke Kīpuka o Kalaeuila, complementing future restoration efforts there.

KCA envisions Ke Kīpuka o Kalaeuila as major site of empowerment and resilience for our community in the future. We humbly ask for your support in this process.

Respectfully,

Sunny Unga (e-sign)

Kahuku Community Association
Sunny Unga - President
Tatiana Santiago- Secretary
Budde Cabael -Treasurer
Atalina Pasi - Director
James Munoz - Director

Keep the North Shore Country

January 24, 2025

Via EMAIL

Adam Borrello
North Shore Community Land Trust
P.O. Box 1179
Haleiwa, HI 96712
adam@northshoreland.org

Reyna Ramolete Hayashi
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, HI 96813
reyna.ramolete@tpl.org

Re: Support for the protection and purchase of Ke Kipuka o Kalaeuila

To Whom it May Concern,

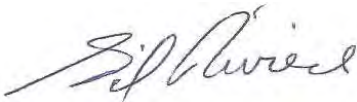
Keep the North Shore Country strongly supports North Shore Community Land Trust and Trust for Public Land efforts to acquire and protect 171 acres of oceanfront property adjacent to the James Campbell National Wildlife Refuge, known as Ke Kipuka o Kalaeuila.

The property includes some of the last remaining intact coastal dunes ecosystem on Oahu that provides habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kipuka o Kalaeuila will ensure that this *kīpuka* (oasis) will not succumb to development and its natural and cultural landscape is forever preserved.

Keep the North Shore played an important role in the landmark conservation agreement that reduced allowable development at Turtle Bay Resort by 80 percent and conserved several hundred acres of land from future development. As part of our settlement with the developers, North Shore Community Land Trust (NSCLT) secured \$200,000 to begin their impressive conservation efforts at Kahuku Point.

This project is a natural extension of the outstanding land stewardship that NSCLT is fulfilling at multiple projects in our region. We wholeheartedly support their good work and this proposal to protect another valuable coastal resource for generations to come.

Mahalo,



Gil Riviere, President
Keep the North Shore Country



January 17, 2025

VIA EMAIL: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

VIA EMAIL: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Re: Kua'āina Ulu Auamo's Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu.

To Whom it May Concern,

Kua'āina Ulu 'Auamo (KUA) strongly supports the Kahuku/Ko'olauloa community, North Shore Community Land Trust, and Trust for Public Land's effort to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu.

Kua'āina Ulu 'Auamo means "grassroots growing through shared responsibility," our acronym KUA means backbone. KUA works to empower communities to improve their quality of life through caring for their environmental heritage together. We employ a community-driven approach that currently supports a network of more than 40 mālama 'āina (care for that which feeds) community groups collectively referred to as E Alu Pū (moving forward together), over 40 fishpond restoration projects and practitioners called the Hui Mālama Loko I'a (HMLI; the group that cares for fishponds), and the Limu (seaweed) Hui made up of limu loea (experts) all from across the state.

A primary function of KUA includes the support for and development of the 'auwai, a stream or pathway of resources tools, policy and administrative processes and bridges and networks that help to cultivate and take community-based natural resource management to greater levels of collective impact on how we mālama Hawai'i. This project and the stewardship and acquisition resource programs created to support projects like this builds such a pathway and supports an increased capacity of community groups to acquire and manage natural resources.

Ke Kīpuka o Kalaeuila is a 170.9-acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and its natural and cultural landscape is forever preserved.



North Shore Community Land Trust's (NSCLT) mission is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku to Ka'ena. NSCLT is the proposed future owner of Ke Kīpuka o Kalaeuila and plans to partner with community and descendants to steward and restore this 'āina, expand educational programming, and protect the natural and cultural resources of this special wahi pana.

NSCLT is also a cherished participant in the Hui Mālama Loko I'a and has hosted gatherings and restoration workdays with the Hui at Kalou fishpond which they manage. Further, NSCLT take its work in community seriously and has made efforts to deepen community relationships with NSCLT and the lands they mālama, like the old Waiale'e Industrial School grounds (recently identified in the US Department of Interiors Indian Boarding School Initiative). NSCLT is down to do the hard work of relationship building even when the issues may be heavy on the heart. We believe this makes NSCLT an ideal candidate as steward for this kind of project.

Pūpūkahi i holomua e ho'okanaka
(Let us unite to better the human condition)

Kevin K.J. Chang
Executive Director

Brenda Asuncion
Hui Mālama Loko I'a Coordinator



MĀLAMA LOKO EA FISHPOND

Wednesday, January 22, 2025

VIA EMAIL: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

VIA EMAIL: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Re: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu

To Whom it May Concern,

Mālama Loko Ea Foundation **strongly supports** the Kahuku/Ko'olauloa community, North Shore Community Land Trust, and Trust for Public Land's effort to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu.

Ke Kīpuka o Kalaeuila is a 170.9 acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and its natural and cultural landscape is forever preserved.

North Shore Community Land Trust's (NSCLT) mission is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku to Ka'ena. NSCLT is the proposed future owner of Ke Kīpuka o Kalaeuila and plans to partner with community and descendants to steward and restore this 'āina, expand educational programming, and protect the natural and cultural resources of this special wahi pana.

Mālama Loko Ea Foundation is a nonprofit 501c3 organization focused on educating keiki to kupuna the significance of aloha 'āina through restoring and stewarding Loko Ea fishpond, a traditional 500-year-old fishpond system in Kawailoa, O'ahu. Our mission is to perpetuate the Native Hawaiian culture through education, land stewardship, and community building, while sustainably restoring our precious natural resources. As a loko pu'uone (sand dune fishpond system), we understand the value these coastal dune habitats have to the growth of many endangered plants and animals traditionally protected and abundant in these areas of our shoreline.

Too often wahi pana are overlooked, carelessly sold to be desecrated and developed into hotels, condos, and/or high end estates. Not only does this pose an issue of land and natural resource integrity, it also gives unlawful authority to private landowners and developers to regulate public beach access. Thus, we find ourselves in the familiar narrative; Displacement of a community from parts of their homeland, which leads to the dissociation of not only the local community to the shoreline, but also native Hawaiians to their traditional and cultural practices.

The benefits to the protection of this 'āina is both resource and community driven. It is critical that the acquisition of this parcel be in the hands of those who not only have a familial relationship with this wahi pana, but also have the vision to uphold their responsibility of caring for the land, the shoreline, and the plants and animals that are protected there. With this opportunity to protect this space in perpetuity, Ke Kīpuka o Kalaeuila has our full support to acquire this parcel and continue to care for the land and natural resources within the Kahuku ahupua'a.

Mahalo,

A handwritten signature in black ink, reading "Rae DeCoito". The signature is written in a cursive, flowing style.

Rae DeCoito
Executive Director
Mālama Loko Ea Foundation



HOUSE OF REPRESENTATIVES

STATE OF HAWAII
STATE CAPITOL
HONOLULU, HAWAII 96813

January 23, 2025

VIA EMAIL: adam@northshoreland.org

North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI, 96712

VIA EMAIL: reyna.ramolete@tpl.org

Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i, 96813

RE: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olaupia, O'ahu

To Whom it May Concern,

As the State Representative for House District 47, I strongly support the Kahuku/Ko'olaupia community, North Shore Community Land Trust (NSCLT), and Trust for Public Land's efforts to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olaupia, O'ahu.

Ke Kīpuka o Kalaeuila is a 170.9 acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and its natural and cultural landscape is forever preserved.

North Shore Community Land Trust's (NSCLT) mission is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku to Ka'ena. NSCLT is the proposed future owner of Ke Kīpuka o Kalaeuila and plans to partner with community and descendants to steward and restore this 'āina, expand educational programming, and protect the natural and cultural resources of this special wahi pana.

As a legislator, I am committed to protecting the environment, preserving cultural heritage, and enhancing our community's quality of life. Ke Kīpuka o Kalaeuila reflects these values by safeguarding one of O'ahu's last intact coastal dune ecosystems, critical habitats for endangered

species, and a site of profound cultural importance. Preserving this land will prevent overdevelopment, conserve vital natural resources, and honor the cultural connections that define our district. Development into luxury estates would devastate the fragile ecosystem, increase pollution, and erode Ke Kīpuka o Kalaeuila's rural character and cultural identity while denying the community access to this 'āina and its opportunities for education, restoration, and stewardship.

Protecting Ke Kīpuka o Kalaeuila offers tremendous benefits, preserving critical habitats, fostering cultural education, and creating a sanctuary where residents and visitors can connect with the land. Community stewardship will ensure future generations experience its natural beauty and significance while strengthening ties to the 'āina. I envision this land being a place where traditional practices and modern efforts coexist, creating a thriving ecosystem and community resource. Safeguarding Ke Kīpuka o Kalaeuila is essential to preserving our district's identity and securing its legacy for generations to come.

Sincerely,

A handwritten signature in black ink, reading "Sean Quinlan". The signature is written in a cursive, flowing style. It is positioned to the left of a vertical line that extends downwards from the end of the signature.

Sean Quinlan
State Representative of House District 47
Hawaii State House of Representative
House District 47 (Waialua, Hale'iwa, Kawaihoa Beach, Waimea, Sunset Beach, Waiale'e,
Kawela Bay, Kahuku, Lā'ie, Hau'ula, Punalu'u, Kahana)

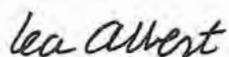
January 20, 2025

Adam Borrello
Executive Director
North Shore Community Land Trust
P.O. Box 1179
Haleiwa, Hawaii 96712

Dear Mr. Borrello:

At the January 15, 2025 meeting of the Sunset Beach Community Association (SBCA), a motion was proposed and the vote was unanimous by SBCA members. The motion carried stated that the SBCA shall fully support the North Shore Community Land Trust (NSCLT) in protecting and purchasing Ke Kipuka o Kalaeulia, a 170 acre coastal parcel in Kahuku, between Marconi Road and the James Campbell Wildlife Refuge.

Sincerely,



Lea Albert
Corresponding Secretary
Sunset Beach Community Association

Cc: Governor Josh Green
Sean Quinlan, House of Representatives
Kathleen Pahinui, Chair North Shore Neighborhood Board
Yvonne Alexander, President Sunset Beach Community Association
Tim Tybuszewski, Director of Conservation NSCLT
Nick Kawelakai Farrant, NSCLT



1/17/25

VIA EMAIL: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

VIA EMAIL: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

Re: Support for the protection and purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu

To Whom it May Concern,

Surfrider Foundation Hawai'i Region strongly supports the Kahuku/Ko'olauloa community, North Shore Community Land Trust, and Trust for Public Land's effort to purchase and protect Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu.

Ke Kīpuka o Kalaeuila is a 170.9 acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and its natural and cultural landscape is forever preserved.

North Shore Community Land Trust's (NSCLT) mission is to protect, steward, and enhance the natural landscapes, cultural heritage, and rural character of ahupua'a from Kahuku to Ka'ena. NSCLT is the proposed future owner of Ke Kīpuka o Kalaeuila and plans to partner with community and descendants to steward and restore this 'āina, expand educational programing, and protect the natural and cultural resources of this special wahi pana.

The Surfrider Foundation is a grassroots environmental organization dedicated to the protection and enjoyment of the world's ocean, waves and beaches for all people. The Surfrider Foundation O'ahu Chapter has partnered with the North Shore Community Land Trust to protect the coast on the North Shore for many years including the Pūpūkea Paumalū conservation easement and the Turtle Bay Resort conservation project. This proposed project at Ke Kīpuka o

Kalaeuila aligns directly with the work Surfrider aims to support in protecting and restoring coastal environments as living shorelines.

In a time where the majority of our coastlines on O'ahu are overly developed with structures encroaching onto public beaches, and where chronic coastal erosion and sea level rise create an even more dismal and uncertain future, initiatives to preserve and protect native coastal habitat serve as a beacon of hope. As such, the Surfrider Foundation Hawai'i network is in strong support of the NSCLT effort to purchase and steward this land for future generations.

Mahalo,

A handwritten signature in black ink, appearing to read 'Hanna Lilley', with a stylized, flowing script.

Hanna Lilley
Hawai'i Regional Manager
Surfrider Foundation
hlilley@surfrider.org
808.633.1304



UNIVERSITY
of HAWAII[®]
SYSTEM

Kalbert K. Young
Vice President for Budget and Finance
Chief Financial Officer

January 21, 2024

VIA EMAIL: adam@northshoreland.org
North Shore Community Land Trust
P.O. Box 1179
Hale'iwa, HI 96712

VIA EMAIL: reyna.ramolete@tpl.org
Trust for Public Land
1164 Bishop Street, Suite 1512
Honolulu, Hawai'i 96813

RE: Letter of Support for the North Shore Community Land Trust, and Their Efforts for
Protection and Purchase of Ke Kīpuka o Kalaeuila, Kahuku, Ko'olauloa, O'ahu

To whom it may concern:

I am writing in support of the North Shore Community Land Trust's (NSCLT) effort to purchase Ke Kīpuka o Kalaeuila (TMK (1) 5-6-003:011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049) in Kahuku, Ko'olauloa, O'ahu. I am the Vice President for Finance and Chief Financial Officer for the University of Hawai'i System (UH) and have worked directly with NSCLT over the past six years on their efforts to clean and restore lands at Waiale'e, O'ahu, Hawai'i. It is based on this experience, that I recommend your consideration of NSCLT for your support as well.

The University of Hawai'i System owns over 130 acres of land at Waiale'e, on the North Shore on the island of O'ahu, Hawai'i. The property was previously used by UH as an agricultural research station, but since 2019 the UH has partnered with the NSCLT to help restore the historical wetlands and cultural landmarks on the portions of the property along the coastline. The University has granted a Use & Occupancy Agreement and a long-term lease to NSCLT on the property for their efforts to clean and restore the property.

Ke Kīpuka o Kalaeuila is a 170.9 acre oceanfront property adjacent to the James Campbell National Wildlife Refuge. The property includes some of the last remaining intact coastal dune ecosystem on O'ahu providing habitat for threatened and endangered plants and animals. It is home to many cultural sites in need of care and restoration and provides unique opportunities for aquaculture production. Protecting Ke Kīpuka o Kalaeuila will ensure that this kīpuka (oasis) will not succumb to development and its natural and cultural landscape is forever preserved. The NSCLT would be the right steward dedicated to this mission.

Since NSCLT and UH began our partnership at Waiale'e, they have made tremendous progress in restoring the historical wetlands of the area, as well as, fostered the resurgence of cultural and community education on the property. They have done wonders for Waiale'e and the surrounding community. I believe NSCLT's efforts will be equally as impactful if they are successful in acquiring Ke Kīpuka o Kalaeuila.

I appreciate your consideration and support of the North Shore Community Land Trust. I request your support to give their grant application favorable consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kalbert K. Young', with a stylized flourish at the end.

KALBERT K. YOUNG
Vice President for Budget & Finance /
Chief Financial Officer

Attachment H

Stewardship and Management

North Shore Community Land Trust has established themselves as pono stewards of the lands in North Shore from Kahuku to Ka'ena.

STEWARDSHIP OBJECTIVES

1. Create a comprehensive management plan informed by community and expert input

NSCLT's primary goal for the project is to implement a comprehensive management plan that will engage the Native Hawaiian and local community to help guide and implement restoration and long-term management strategies for the area. Once the property is acquired, NSCLT plans to engage sustainable restoration efforts to increase ecological and biocultural resilience of the natural and cultural resources present at the site.

With the successful restoration efforts at Kalaeokauna'oa (Kahuku Point) and Waiale'e, NSCLT has developed a process and model for restoration efforts in both wetland and coastal strand ecosystems in areas near the property. NSCLT will use experience gained at these sites to guide its efforts, while also remaining open to building and leveraging partnerships for planning and implementation.

NSCLT has a long history of working with diverse community stakeholders to set and achieve community-driven goals and is committed to continuing this tradition for this project. With community, government, and NGO partners NSCLT currently works with such as USFWS, DOWAW, University of Hawai'i Sea Grant, Hawai'i Marine Animal Response, and NOAA, local Hawaiian Civic Clubs and lineal descendants of the area, NSCLT will strive to develop a holistic biocultural restoration and management plan that will allow cultural practice, agriculture, and threatened and endangered native flora and fauna to thrive.

2. Create managed public access with environmental, cultural, educational, and recreational benefits

NSCLT plans to provide managed and pono public access for community work days, educational and cultural programs, recreation (hiking along the Kahuku Kawela coastal trail network), and cultural practices.

Ownership and biocultural stewardship of the site will rely on and honor traditional ecological knowledge and expertise held by lineal descendants and local cultural practitioners. Much of the coastline and wetland areas have the potential to be used by cultural practitioners of traditional Hawaiian fishing, aquaculture, hula, and lei making to name a few. The 'ohana (families) living in the area have a connection to the natural and cultural resources at Kalaeuila, and NSCLT will ensure that these 'ohana continue to have the opportunity to engage in traditional and customary practices. NSCLT is committed to ensuring stewardship and biocultural restoration is done with respect for and in collaboration with the Native Hawaiian community, lineal descendants, and cultural practitioners of the area.

NSCLT maintains close working relationships with local K-12 public and private schools, and colleges, and universities, and will draw upon these connections to ensure that local students have ample opportunities to visit this site for all of its many merits.

3. Conserve and restore an intact native coastal dune ecosystem for threatened and endangered plants and animals

NSCLT will conceive, design, and plan the out planting of native species by identifying source populations, collecting and propagating seeds, and identifying the location and sequence of planting. This process will include expanding the existing populations of hinahina, akiaki, ma'u akiaki, pa'u o Hi'iaka, alena, pōhuehue, 'akoko, and 'ilima while also reintroducing rare and endangered plants known to have existed in the area historically such as 'ōhai, 'Ewa hinahina, and dwarf naupaka. NSCLT will work with botanists from the State Department of Forestry and Wildlife (DOFAW) to collect seed for and propagate appropriate seeds for out planting.

Our team will enhance yellow-faced bee habitat by protecting and diversifying the native coastal strand habitat. In addition, we will ensure existing habitat isn't trampled by ATVs and hikers, control invasive ants (which is of one of the native bees' most damaging predators) and establish bee nesting blocks that cannot be accessed by invasive ants could further enhance bee habitat.

Controlling invasive mammalian predators (mongoose, feral cats, and rats) is one of the most important actions to protect native wildlife. Doing so will entail the implementation of a trapping grid and installation of predator proof fence to encompass the coastal strand ecosystem (and potentially the wetland areas) to provide a safe habitat for nesting seabirds and wetland birds. We will engage biologists, restoration experts, and community leaders to design and implement collaborative stewardship of these sites.

Lastly, NSCLT will engage local groups to conduct honu (green sea turtle) and 'ilioholoikauaua (Hawaiian monk seal) monitoring and surveying on site as well as monitor mōlī (Laysan albatross) nests at the site.

4. Steward Kalaeuila's cultural sites and cultural gathering practices:

Kalaeuila includes several culturally-significant sites such as the project's namesake, Kalaeuila, a rocky point along the shoreline which is also the name of a historic heiau, or traditional religious temple which once existed on the site but has unfortunately is believed to have been destroyed. Keanaakua was a traditional ko'a (fishing shrine) where offerings were made to calm rough seas and allow for fishing. Kāhoa is the name of two offshore islets. It is said that a woman would enter the ocean between the Kāhoa islets with her clothing in a watertight calabash and disappear for as long as a week. When she returned,

she would be wearing a lei (garland) of kou (*Cordia subcordata*) flowers. Later it was discovered that she had visited a mythical land known as Uluka'a.

NSCLT will partner with local cultural practitioners and educators to pass on these mo'olelo (stories) to the next generation through experiential site visits. In addition to these site-specific stories, there is a wealth of broader cultural knowledge associated with the broader land division of Kahuku and district of Ko'olauloa. We will also provide educational activities related to the various plant and animal species found on site including medicinal, artistic, and ritual uses. For example 'ākulikuli (*Sesuvium portulacastrum*) is an edible herb, hinahina kahakai (*Heliotropium anomalum* var. *argenteum*) is used in lei making, and hala (*Pandanus tectorius*) leaves are used for weaving. Kalaeuila also has a rich history of fishing, gathering of limu (macroalgae), as well as the production of pa'akai (sea salt), which is naturally produced in tide pools along the shore. Learners of all ages would learn and perpetuate these cultural practices.

Larger-scale future projects could include the restoration of Kalaeuila heiau and Keanaakua ko'a as well as the construction of traditional hale (thatched houses) to shelter educational groups to retreat from the area's harsh winds. Both projects would involve the consultation of expert builders trained in traditional construction methods.

5. Restore and sustain agriculture and aquaculture including both traditional and modern practices.

The existing 15-acre aquaculture facility poses the greatest immediate potential for sustaining food production on-site. NSCLT intends to work with existing leasees and established partners, including Hawai'i Sea Grant, to develop a master plan for this site. While continuing existing and successful production of tilapia, sea asparagus and ogo, we will plan for reintegrating native varieties of aquatic and marine fish, invertebrates, and limu (macroalgae) in the aquaculture ponds for the purposes of restoration, education, and as a food source.

In addition, inland areas of the property currently dominated with invasive vegetation pose potential for use as an agroforestry system emphasizing traditional food crops such as 'ulu (breadfruit), niu (coconut), kō (sugarcane), kō (sugarcane), 'uala (sweet potato), kalo (taro) and noni (Indian mulberry) which are documented as successfully being grown in the area sustainably and in balance with native ecosystems. Producing edible products and sharing this bounty of the land with visitors to the site will provide a richer sensory experience and holistic appreciation of the site and promote a deeper sense of connection to and care for all of its many values.

ESTIMATED ANNUAL STEWARDSHIP BUDGET

Category	Line Item	Cost
Personnel	Full-time project coordinator: salary + fringe	\$75,000
Personnel	2 x Full-time field technicians (through KUPU or similar program)	\$50,000
Supplies	Hand tools, predator trapping supplies, native plants, etc.	\$25,000
Contracts	Meeting facilitation, land clearing, infrastructure improvement, etc.	\$25,000
Indirect Costs	Property tax, insurance, utilities, administrative overhead, etc.	\$25,000
	TOTAL:	\$200,000

Attachment I

Additional Information

1. **Public Benefit:** *General public benefit for the City's Acquisition, including where public access may be practicable or not practicable and why.*

This once in a lifetime opportunity is part of a larger effort to protect the Kahuku coastline, home to some of the last remaining intact coastal dune ecosystem on O'ahu. NSCLT plans to care for and restore the property's many cultural sites, as well as remove invasive vegetation, plant native vegetation, and conduct predator control to create habitat for threatened and endangered plant and animal species. NSCLT would provide managed and guided public access to facilitate: cultural practices (e.g. fishing, gathering of pa'akai, limu, and plants for lei and medicine), community work days, educational programs, and as appropriate, recreational access to the coastline and 8 miles of the Kahuku-Kawela coastal trail network.

2. **Level of Urgency and Threats:** *Identify and assess conditions that threaten the significance and importance of the Project (i.e currently on the market / for how long, active rezoning / subdivision application filed, high public use, anticipated uses of neighboring lands, environmental conditions like erosion, sedimentation, polluted runoff, invasive species, conflicting activities, etc.)*

Currently, approximately one third (20,000 acres) of the North Shore is for sale. We know our food, economy, and way of life depends on voluntary land conservation.

The primary threat to the many natural, cultural, agricultural, recreational, educational, and scenic values of the Kalaeuila property is land use and land cover conversion. The property is being actively listed for sale. The landowners are motivated sellers and have already received offers on the property. A probable buyer would be a real estate speculatory or developer capitalizing on a rare opportunity to own ½ mile of oceanfront with an ideal location next to a resort and golf course. If we do not place the property into conservation, it is very likely it will be subdivided and developed into "gentlemen estates" and serve as quasi-agricultural, luxury, residential community. The threat of such a development is imminent and has recently taken place at the adjacent property on Marconi Road with devastating impacts including the illegal decimation of a 2 acre stretch of pristine coastal sand dune habitat for endangered bees and the senseless killing of a beloved nesting mōlī (Laysan albatross) named Ho'okipa. This type of clandestine agricultural condominium property regime (CPR) is a growing problem across the State. In addition, there is an approved 100-unit luxury condominium development northwest of the property, placing additional pressure on habitat for endemic and critically endangered species. Further development at Kalaeuila would mar the coastal ecosystem, cause pollution, runoff, and sedimentation, disrupt the potential for native plants and wildlife to utilize the area, and preclude community-based management.

A secondary threat to the property is land cover change due to the spread of invasive species. While a significant portion of the property includes intact coastal strand habitat, the inland portions are dominated by various invasive plants including casuarina, leucaena, pluchea, and

various grasses. Over time, this vegetation will continue to encroach and displace native vegetation, thereby degrading habitat for native wildlife, which cannot as easily use exotic shrub lands.

As with all beaches in Hawai'i, coastal erosion is an ongoing concern, but due to the current low human use of this area and the presence of native coastal vegetation, the beaches are fairly intact and resilient to erosion. Based on sea level rise scenarios, this parcel will be relatively unaffected by up to 1 meter of sea level rise, above which impacts may become evident.

Lastly, if developed and subdivided, it is unlikely that the many cultural sites present on the property will be properly managed or restored, and thereby will not achieve their highest value in terms of historic preservation, cultural use, educational value, and public access. At worst, these could be damaged or destroyed through the negligence of landowners motivated by other interests.

3. ***Special Opportunities:*** *Current acquisition opportunities, special funding, matching funds, etc.*

North Shore Community Land Trust in partnership with Trust for Public Land applied for \$ 3 million in funding from the State of Hawai'i – Legacy Land Conservation Program (LLCP) in October 2024. In January 2025 the LLCP Commission ranked the project number #1 and recommended the full \$3 million funding. The Board of Land and Natural Resources needs to approve the recommendations and the Governor needs to release the funds before the end of June. A grant agreement will be signed this summer. LLCP will require a deed restriction to be placed on the property to protect its resources in perpetuity.

NSCLT, TPL, and DLNR-DOFAW applied for \$4 million in U.S Fish and Wildlife Service – Recovery Land Acquisition (USFWS – RLA) funding in January 2025. We expect a decision this summer or fall.

NSCLT and TPL will apply for Department of Defense – Readiness Environmental Protection Integration Program (DoD – REPI) funds in partnership with the Army and/or Marines in summer of 2025. Either a deed restriction or a restrictive use easement (RUE) will be placed on the property.

4. **Land Utilization:** Describe all current and past uses of the Project site for the last five years. If relevant, include neighboring properties and known pre-contact history and land uses.

The property is currently being leased for aquaculture operations. Sellers have shared that these tenants are on month to month leases.

The property is bound by the 1,083 acre James Campbell National Wildlife Refuge to the east and an agricultural condominium property regime (CPR) and conservation lands around Turtle Bay to the west, including the 38 acre Kalaeokauna'oa restoration site managed by NSCLT.

5. **Environmental Hazards:** *Suspected or potential hazards associated with the Project site (i.e. brownfield, illegal dumping/hazardous materials, prone to flooding / falling rock / other geological hazards, etc.) and proposed remediation activities and funding requirements*

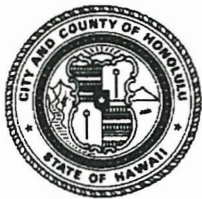
No known hazards exist on the property. The property falls within Flood Zone AE and/or Flood Zone VE (depending on TMK).

6. **Relevant Restrictions:** *Issues related to the acquisition that DLM staff, the Commission, or City Council should be aware of during the proposal review process. Describe any covenants, encumbrances, restrictions (i.e. associations or maintenance), or easements.*

There are no known covenants, encumbrances, restrictions, or easements. We are working with sellers to obtain a title report for the property.

7. **Proposed CE Co-Holder and/or CE Third Party Rights Holder:** *The City reserves the right to co-hold or not to co-hold a conservation easement and/or grant/deny a third-party right, contingent right, or nay other property interest in a conservation easement, in its absolute and sole discretion. If it is intended that a legal entity serve as a co-holder (or other rights holder), provide a willing holder letter for each legal entity, together with an Attachment B and an Attachment H.*

We are proposing the City and County of Honolulu be the sole holder of the conservation easement.



HONOLULU CITY COUNCIL
KE KANIHELA O KE KALANA O HONOLULU
CITY AND COUNTY OF HONOLULU

No. _____

RESOLUTION

APPROVING THE EXPENDITURE OF CLEAN WATER AND NATURAL LANDS FUNDS TO ACQUIRE A PERPETUAL CONSERVATION EASEMENT OVER TWELVE PARCELS KNOWN AS KE KĪPUKA O KALAEUILA TAX MAP KEYS: (1) 5-6-003: 011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, AND 049 IN KAHUKU, O'AHU, HAWAII.

WHEREAS, Section 9-204.1 of the Revised Charter of the City and County of Honolulu 1973 (Amended 2017 Edition), as amended ("Charter") establishes the Clean Water and Natural Lands Fund ("Fund"); and

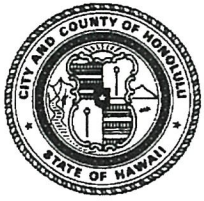
WHEREAS, Charter Section 9-204.2 provides that moneys in the Fund shall be used to purchase or otherwise acquire real estate or any qualified interest therein for land conservation in the City and County of Honolulu ("City") for the following purposes: protection of significant watershed lands to preserve water quality and water supply; preservation of significant forests, beaches, coastal areas and agricultural lands; public outdoor recreation and education, including access to beaches and mountains; preservation of historic or culturally important land areas and sites; protection of significant habitats or ecosystems, including buffer zones; conservation of land to significantly reduce erosion, floods, landslides, and runoff; and acquisition of public access to public land and open space to yield a significant public benefit; and

WHEREAS, Charter Section 9-204.8 requires the Department of Housing and Land Management ("DHLM") to receive proposals for the use of the Fund and submit qualified proposals to the Clean Water and Natural Lands Advisory Commission ("Commission"); and

WHEREAS, by communication dated April 22, 2025, the DHLM Conservation Office ("CO") transmitted a qualified proposal for the use of the Fund to the Commission;

WHEREAS, the Commission is then responsible for reviewing the proposals and submitting recommendations to the City Council ("Council") for approval of expenditures from the Fund; and

WHEREAS, the Commission reviewed and recommends approval of the proposal submitted by The Trust for Public Land ("TPL"), a national nonprofit 501(c)(3) organization founded in 1972, serving as co-applicant and anticipated project manager to facilitate acquisition, and the North Shore Community Land Trust ("NSCLT"), a domestic nonprofit 501(c)(3) organization established in 1997, serving as co-applicant



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and the proposed fee simple landowner and steward of the parcels. The proposal seeks the City's acquisition of a perpetual conservation easement over approximately 170 acres of land identified as Tax Map Keys: (1) 5-6-003: 011, 019, 020, 021, 022, 023, 024, 026, 030, 031, 046, and 049 ("Ke Kīpuka o Kalaeuila Parcels"), as highlighted in orange on the map attached as Exhibit A and incorporated herein by this reference; and

WHEREAS, Hawaii Revised Statutes ("HRS") Section 198-1 defines a conservation easement to be "an interest in real property created by deed, restrictions, covenants, or conditions, the purpose of which is to: (1) [p]reserve and protect land predominantly in its natural, scenic, forested, or open-space condition; (2) [p]reserve and protect the structural integrity and physical appearance of cultural landscapes, resources, and sites which perpetuate indigenous native Hawaiian culture; (3) [p]reserve and protect historic properties as defined in [HRS] section 6E-2, and traditional and family cemeteries; or (4) [p]reserve and protect land for agricultural use"; and

WHEREAS, the total acquisition price of the perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels is estimated to range from \$10,500,000 up to \$16,000,000; and

WHEREAS, at its meeting on May 16, 2025, the Commission, having reviewed the application and finding that the proposal fulfills the purposes of the Fund, unanimously recommended the expenditure from the Fund for the City's acquisition of the perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels in an amount not to exceed the appraised value of the conservation easement; and

WHEREAS, the Council finds that:

1. Protecting the Ke Kīpuka o Kalaeuila Parcels would preserve an intact native coastal dune ecosystem, habitat for native and endangered species, unique aquaculture production, and a rich cultural landscape;
2. Returning these parcels to community stewardship would create a sanctuary for native species and cultural practices, perpetuate 'āina-based education, restore habitat for threatened and endangered native animals and plants, and preserve opportunities for traditional and modern aquaculture and agroforestry;



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3. Upon the acquisition, the City and County of Honolulu will be the holder of a perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels; and

WHEREAS, the Council, having received and considered the findings and recommendations of the Commission through the DHLM CO, desires to approve the City's acquisition of the perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels, subject to appropriate conditions as may be determined by the DHLM CO; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the use of the Fund by the City to acquire a perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels, for the purposes of conserving the land and its natural, cultural, agricultural, habitat, ecosystem, coastal, water, and educational resources; and

BE IT FURTHER RESOLVED by the Council that it approves the expenditure of up to \$16,000,000 from the Fund for the acquisition of a perpetual conservation easement over the Ke Kīpuka o Kalaeuila Parcels; and



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KE KANIHELA O KE KALANA O HONOLULU
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BE IT FINALLY RESOLVED that the Clerk be directed to transmit a certified copy of this resolution to the Mayor, the Managing Director, the Director of Housing and Land Management, the Director of Budget and Fiscal Services, and the Chair of the Clean Water and Natural Lands Advisory Commission.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

Report Title:

Housing and Land Management; Conservation Office; Clean Water and Natural Lands,
North Shore Community Land Trust; Trust for Public Land; Ke Kīpuka o Kalaeuila;
Conservation Easement