



**Pu'ukapu Pastoral Subdivision
Commencement Date
Amendment**

February 20, 2018

OVERVIEW

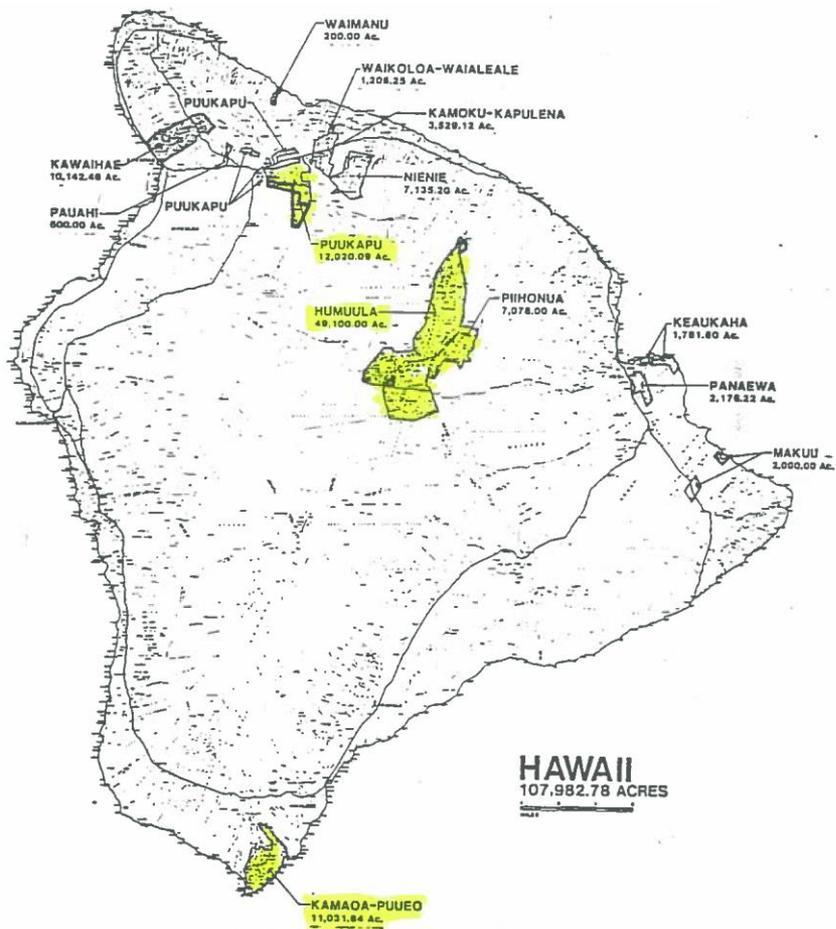
- In 1983 a Federal-State Task Force on the Hawaiian Homes Commission Act issued a report which concluded that the award of homestead leases should be accelerated even though site improvements were not provided (Acceleration Program).
- 1984 Department contacts Agricultural Wait List applicants to determine their needs for commercial or subsistence size lots; preference identified as subsistence size lots.
- March 1984 - 1952 Waimea Area Pastoral Wait List reinstated.

OVERVIEW

- Department initiated Acceleration Program in 1985 by notifying applicants on the residential and agricultural Wait Lists on all islands; residential and agricultural leases awarded during this period.
- Acceleration Program for West Hawaii – Kawaihae (Makai & Unit I Residential Lots), Pu'u Pulehu Residential Lots and Pu'ukapu (Agricultural and Pastoral Lots).
- Actual use and occupancy of the lots was conditional upon the availability of adequate access roads and water, estimated at that time to take about 5 years to develop.

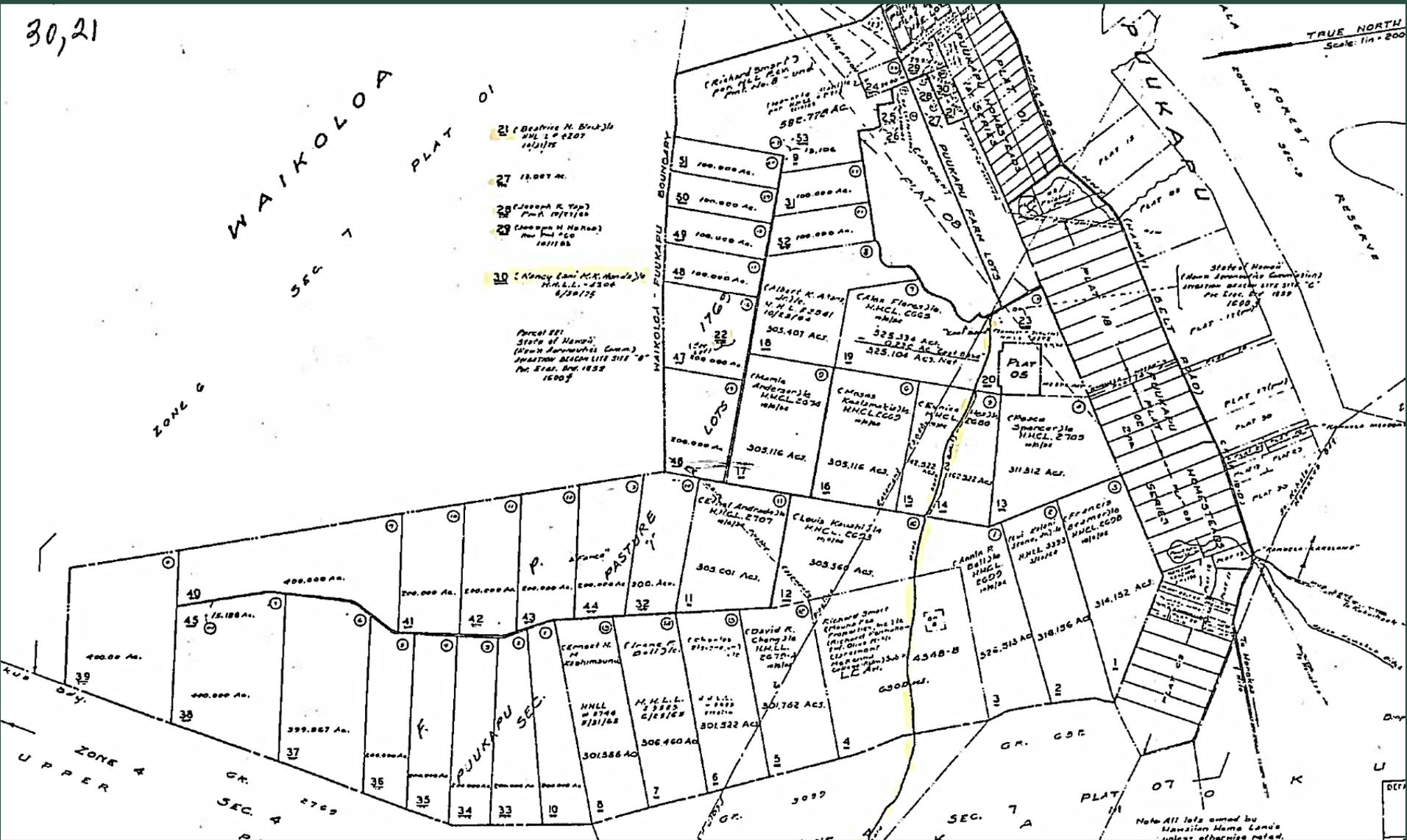
ACCELERATED AWARDS 1985-86 RESIDENTIAL AND AGRICULTURAL

	Year Awarded	Infrastructure Finished	Amendment
Kawaihae Makai Lots	1985	1996	1996
Kawaihae Unit I Lots	1985	1998	1999
Pu'u Pulehu Lots	1986	1996	1996
Pu'ukapu Ag Lot	1985-86	1998	1998



Pre 1990 Subdivision

30,21



PU'UKAPU PASTORAL SUBDIVISION IMPORTANT DATES

- December 1988 Hawaiian Homes Commission adopts guidelines for pastoral homestead development.
- December 1989 Court order cancels Pu'ukapu Pastoral Awards meeting.
 - Applicants notified of cancellation of pasture awards meeting, court order, and Commission decision to complete rule-making process.
- March 1990 Public Hearings for amendments to Chp. 10-3, Titles 10 (development of pastoral homestead lots).

PU'UKAPU PASTORAL SUBDIVISION IMPORTANT DATES

- June 1990 Amendment to Admin Rule 10-3-29; Considerations for pastoral homestead development added.
- September 1990 Lot selection and awards for Pu'ukapu, Humu'ula and Kamaoa-Pu'ueo held in Waimea.

NOTES: Planned Infrastructure:

- Roadway, drainage, water and utility improvements to County standards are planned for the areas between 1994-1998, subject to the availability of funds.

PU'UKAPU PASTORAL ACCELERATION PROGRAM

- In 1990, DHHL prepared a “paper subdivision” of approximately 4,600 acres at Pu'ukapu into 184 lots and awarded homesteads:
 - 97 leases @ 10 acres
 - 54 leases @ 15 acres
 - 17 leases @ 20 acres
 - 8 leases @100 acres
 - 8 leases @ 200 acres
- Awards 1990.
- Lease Signing & Commencement Date: February 1991.

PU'UKAPU PASTORAL ACCELERATION PROGRAM

- Pu'ukapu Pastoral Subdivision – lots awarded in 1990.
- Lease Signing & Commencement Date: February 1991.
- Lease Addendum – No. 1 Term.

LEASE ADDENDUM

This lease is subject to the following conditions:

1. Term. Notwithstanding the commencement date specified in the lease, the department will amend the lease to a future date to coincide with the completion of access roads constructed to standards acceptable to the department.

2. Time Frame for Occupancy or Use. Notwithstanding paragraph number 21 in the lease, the department will require the lessee to fence and commence to use the pastoral lot within one year from the amended commencement of the lease (see Paragraph 1 above). However, a lessee of a lot with an existing fenceline, subject to the agreement between the department and Parker Ranch as stipulated in the Lot Selection/Acceptance Agreement, is required to maintain the existing fenceline beginning February 1, 1991.

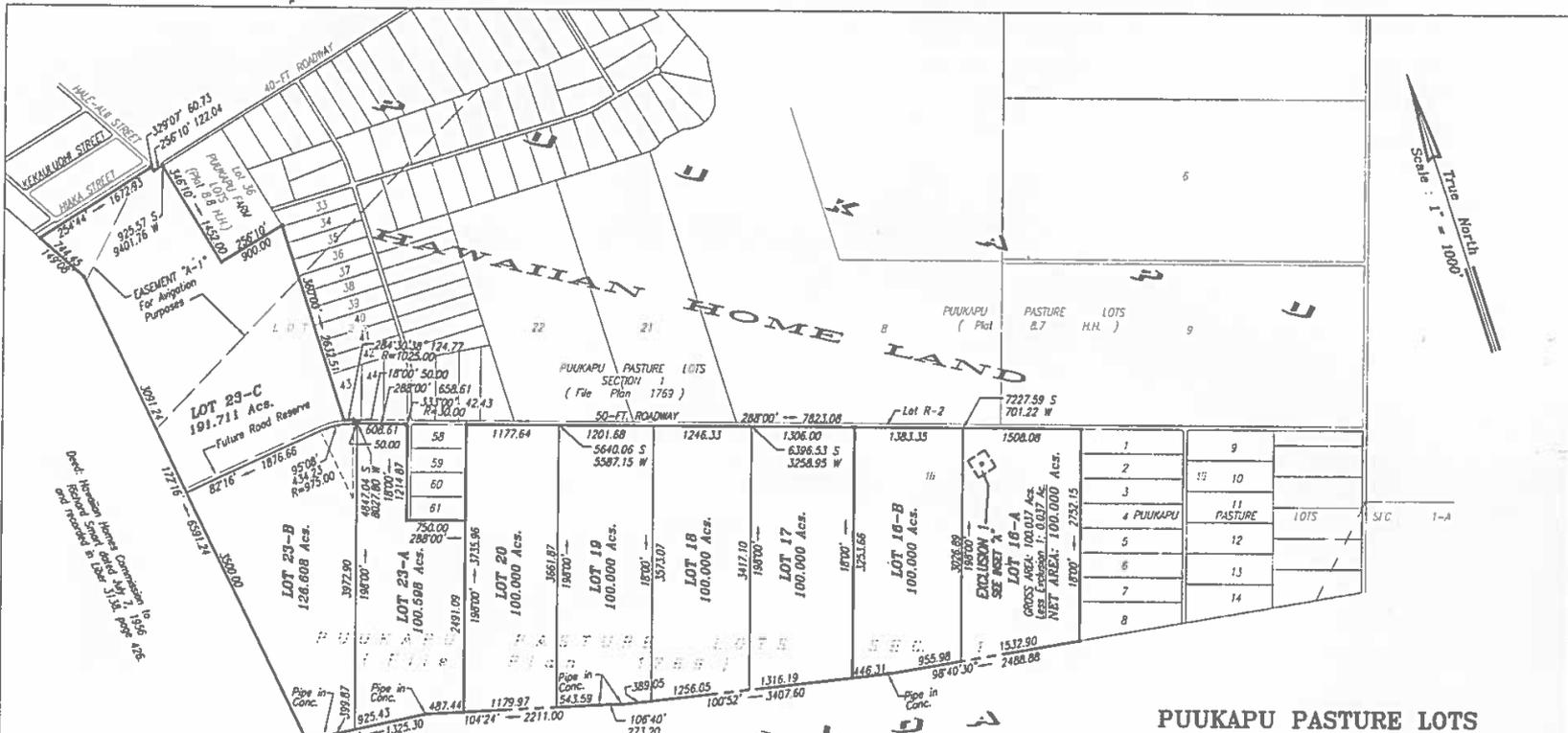
3. Administrative Rules. Lessee acknowledges that lessee has received copies of the department's Administrative Rules 10-3-24, 10-3-25, 10-3-26, and 10-3-27 which concern pasture leases and are on file with the Department of Hawaiian Home Lands.

ACKNOWLEDGED:

Mabel Holomoe Thomas
Signature of Lessee

1-12-91
Date

1990 Awards I-B



PUUKAPU PASTURE LOTS SECTION 1-B PLAN SHOWING

SUBDIVISION OF LOT 16 OF
 PUUKAPU PASTURE LOTS, SECTION 1
 (FILE PLAN 1769)
 INTO LOTS 16-A AND 16-B
 AND SUBDIVISION OF PORTION
 OF LOT 23 (F.P. 1769) INTO
 LOTS 23-A, 23-B AND 23-C

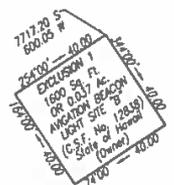
AT PUUKAPU, WAIMEA, SOUTH KOHALA ISLAND OF HAWAII, HAWAII
 TAX MAP KEY: 3RD. DIV. 6-4-04 : 9 (Par.) and 47

OWNER: HAWAIIAN HOME LANDS
 ADDRESS: 335 MERCHANT ST., HONOLULU

NOTE:
 Azimuths and Coordinates referred to "WAMEA EAST BASE" Δ

This work was prepared by me or under my supervision.

By: _____
 Registered Professional Surveyor
 Certificate Number 5090



INSET "A"
 Scale: 1" = 50'

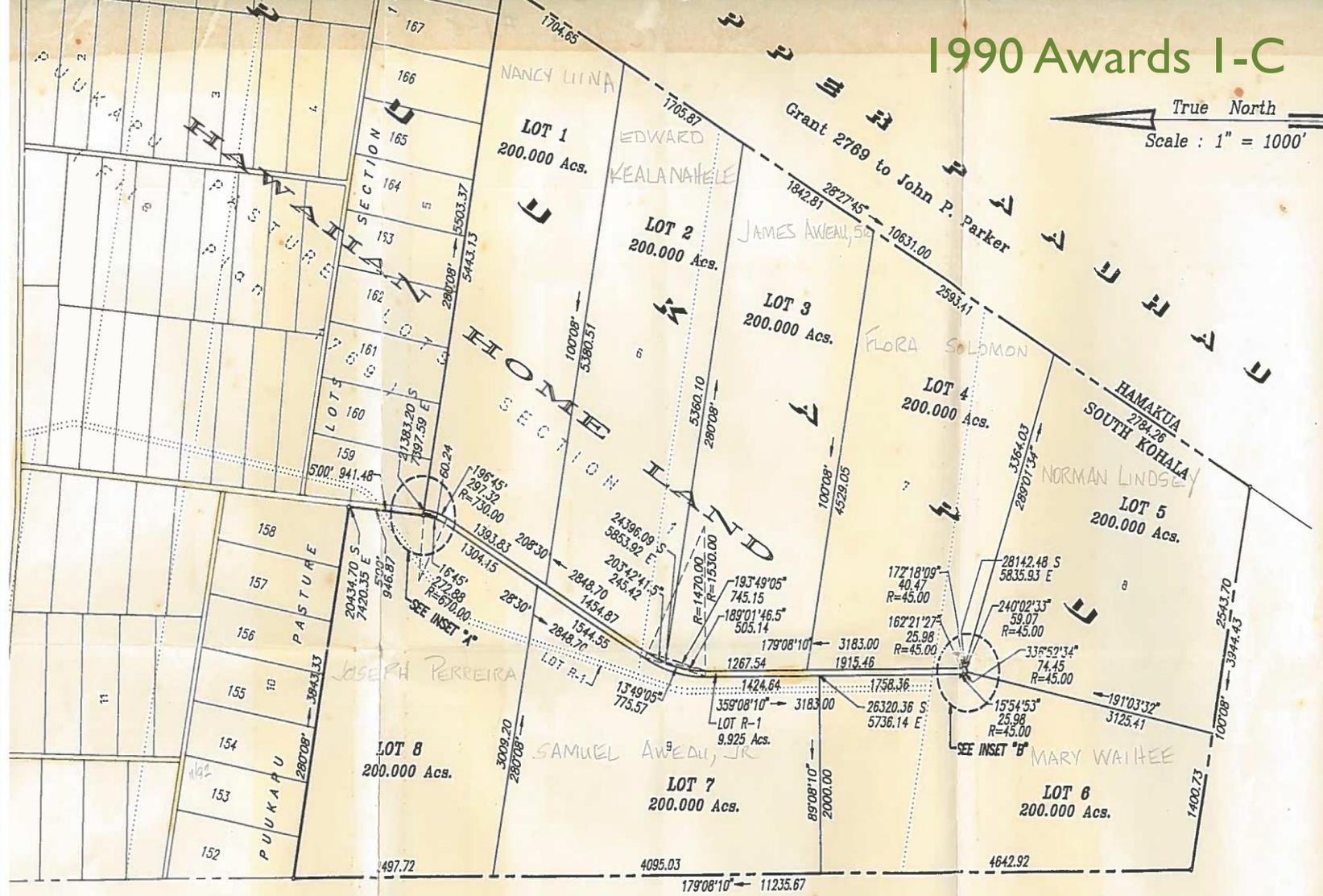
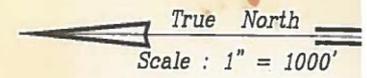
Work: (Inv) Engineering Project 1989-074 Puukapu(1)-S.D.W.G. Hwaik. 3/16/2005 3:15:08 PM
 1:1000 83 74.1 DFM Puukapu, P.E. I. B. 0-1

HONOLULU, HAWAII
 89-74.1

ENGINEERS SURVEYORS HAWAII, INC.
 CML ENGINEERS - SURVEYORS - PLANNERS

1020 AUAHI ST.
 OCTOBER 4, 1990

1990 Awards I-C



W A I K O L A

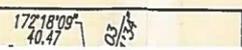
R.P 5671, L.C. Aw. 8521-B, Ap. 1 to G.D. Hueu

PUUKAPU PASTURE L
SECTION 1-C

PLAN SHOWING

SUBDIVISION OF LOT 170 O,
PUUKAPU PASTURE LOTS, SECTION
INTO LOTS 1 TO 8, INCLUSIVE AND

as referred to "WAIKOLA EAST BASE" △



PU'UKAPU PASTORAL ACCELERATION PROGRAM

- 1992 -1998 WHDO instructed to complete road construction to provide vehicular access to all 184 awarded lots.
- Roads constructed using cinder or gravel.
- 1998 WHDO informed District Operations Supervisor that the project was completed.
- Based on lease addendum a recommendation was made to amend the lease commencement date; this coincided with four pastoral lots receiving infrastructure improvements as part of the Pu'ukapu Agricultural Subdivision ; recommendation not acted upon.

PU'UKAPU PASTORAL SUBDIVISION

- 2000 WHDO staff met with County of Hawai'i (COH) Planning Department to request consideration of subdivision approval for 184 lots.
- Planning Office preliminarily approved paper subdivision of Pu'ukapu Pastoral Subdivision.
- No conditions were set by county for completion of infrastructure or county standard roads.
- Recommendation made to District Operations Supervisor; no action taken.

PU'UKAPU PASTORAL SUBDIVISION

- 2006 – 2009 DHHL begins work with COH Planning Office on subdivision approval.
- August 2009 COH approves Pu'ukapu Pastoral Subdivision.
- New county plat maps created & individual tax map key numbers assigned to 184 lots of record and other lots in the area not included in the subdivision.

PU'UKAPU PASTORAL SUBDIVISION

- Lessees are provided 7 year tax exemption for new awards.
- The county bases tax exemptions on lease commencement date.
- If Pu'ukapu pastoral subdivision lessees assigned lease commencement date of 1991, taxes would be due on improvements from 1998.
- Creates hardship for lessees to pay back taxes that would have to be calculated by county; no infrastructure completed other than access roads.
- Not the best or preferred option.

PU'UKAPU PASTORAL SUBDIVISION

- Lessees wanting to obtain building permits are having difficulty with county Planning Office and Building Division.
- County can't issue building permits without Route Slip from DHHL identifying lessee and respective parcel number.
- Solution: Commencement Date 2018 to give lessees benefit of 7 year exemption.



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Owner and Parcel Information			
Owner Name	HAWAIIAN HOME LANDS Fee Owner	Today's Date	February 12, 2018
Mailing Address		Parcel Number	640350010000
Location Address		Project Name	
Property Class	AGRICULTURAL	Parcel Map	Show Parcel Map Plat (TMK) Maps
Neighborhood Code	6442-5	Land Area (acres)	10
Legal Information	FROM: 6404-9 10.000 AC NEW PARCEL	Land Area (approximate sq ft)	435,600

Assessment Information Show Historical Assessments										
Year	Property Class	Market Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Market Building Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
2017	AGRICULTURAL	\$ 576,800	\$ 0	\$ 576,800	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Appeal Information			
No appeal information on parcel.			
Land Information			
Property Class	Square Footage	Acreage	Agricultural Usage
	435,600	10	

Improvement Information	
No improvement information available for this parcel.	

Other Building and Yard Improvements				
Description	Quantity	Year Built	Area	Gross Building Value
No information associated with this parcel.				

Permit Information			
Date	Permit Number	Reason	Permit Amount
No permit information associated with this parcel.			

Dept of Public Works Bldg Division Permit and Inspections Information							
Permit Date	Permit Type	Permit Number	Permit Reason	Permit Description	Estimated Cost	Inspection Date	Inspection Status
No permit and inspections information associated with this parcel.							
As a courtesy to the public, we provide building permit data as supplied by the Department of Public Works. As such, no warranties, expressed or implied, are provided for the data herein, its use or its interpretation, and accuracy.							

Sales Information										
Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
10/28/2009	\$ 0		OTHER	Mapping Change						Mapping Change

Current Tax Bill Information 2017 Tax Payments Show Historical Taxes										
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due	
										\$ 0.00
No Tax Information available on this parcel.										

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2/12/2018

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Mailing Address		Parcel Number	640350010000
Location Address		Project Name	
Property Class	AGRICULTURAL	Parcel Map	Show Parcel Map Plat (TMK) Maps
Neighborhood Code	6442-5	Land Area (acres)	10
Legal Information	FROM: 6404-9 10.000 AC NEW PARCEL	Land Area (approximate sq ft)	435,600

Assessment Information	Show Historical Assessments
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Owner and Parcel Information			
Owner Name	HAWAIIAN HOME LANDS Fee Owner	Today's Date	February 12, 2018
Mailing Address		Parcel Number	640360010000
Location Address		Project Name	
Property Class	AGRICULTURAL	Parcel Map	Show Parcel Map Plat (TMK) Maps
Neighborhood Code	6442-5	Land Area (acres)	10.803
Legal Information	FROM: 6404-9 10.803 AC NEW PARCEL	Land Area (approximate sq ft)	470,579

Assessment Information										Show Historical Assessments	
Year	Property Class	Market Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Market Building Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value	
2017	AGRICULTURAL	\$ 579,000	\$ 0	\$ 579,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	

Appeal Information			
No appeal information on parcel.			
Land Information			
Property Class	Square Footage	Acreege	Agricultural Usage
	470,579	10.803	

Improvement Information	
No improvement information available for this parcel.	

Other Building and Yard Improvements			
Description	Quantity	Year Built	Gross Building Value
No information associated with this parcel.			

Permit Information			
Date	Permit Number	Reason	Permit Amount
06/17/2010	B2010-0512K	WATERTANK	\$ 52,484

Dept of Public Works Bldg Division Permit and Inspections Information							
Permit Date	Permit Type	Permit Number	Permit Reason	Permit Description	Estimated Cost	Inspection Date	Inspection Status
06/17/2010	Building	B2010-0512K	New	CONSTRUCTION OF STEEL WATER STORAGE TANK 14' 3" 58800 GALLONS, 27 FEET DIAMETER, BOOSTER PUMP STATION, DISTRIBUTION WATER MAINS, SITE WORK AND RELATED ELECTRICAL WORK.	\$52,484		

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Sales Information										
Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
10/28/2009	\$ 0		OTHER	Mapping Change						Mapping Change

Current Tax Bill Information										2017 Tax Payments		Show Historical Taxes	
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due				
No Tax Information available on this parcel.													\$ 0.00

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Owner and Parcel Information

Owner Name	HAWAIIAN HOME LANDS Fee Owner	Today's Date	February 12, 2018
Mailing Address		Parcel Number	640370010000
Location Address		Project Name	
Property Class	AGRICULTURAL	Parcel Map	Show Parcel Map Plat (TMK) Maps
Neighborhood Code	L6000-5	Land Area (acres)	200
Legal Information	FROM: 6404-9 200,000 AC NEW PARCEL	Land Area (approximate sq ft)	8,712,000

Assessment Information [Show Historical Assessments](#)

Year	Property Class	Market Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Market Building Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
2017	AGRICULTURAL	\$ 824,000	\$ 0	\$ 824,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Appeal Information

No appeal information on parcel.

Land Information

Property Class	Square Footage	Acreage	Agricultural Usage
	8,712,000	200	

Improvement Information

No improvement information available for this parcel.

Other Building and Yard Improvements

Description	Quantity	Year Built	Area	Gross Building Value
No information associated with this parcel.				

Permit Information

Date	Permit Number	Reason	Permit Amount
No permit information associated with this parcel.			

Dept of Public Works Bldg Division Permit and Inspections Information

Permit Date	Permit Type	Permit Number	Permit Reason	Permit Description	Estimated Cost	Inspection Date	Inspection Status
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No permit and inspections information associated with this parcel.

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Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page	Conveyance Tax	Document Type
10/28/2009	\$ 0		OTHER	Mapping Change						Mapping Change

Current Tax Bill Information [2017 Tax Payments](#) [Show Historical Taxes](#)

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
									\$ 0.00

No Tax Information available on this parcel.

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Owner and Parcel Information					
Owner Name	HAWAIIAN HOME LANDS Fee Owner		Today's Date	February 12, 2018	
Mailing Address			Parcel Number	640380010000	
Location Address	64-557 POLIAHU ALANUI		Project Name		
Property Class	AGRICULTURAL		Parcel Map	Show Parcel Map	Plat (TMK) Maps
Neighborhood Code	L6000-5		Land Area (acres)	100	
Legal Information	FROM: 6404-9 100.000 AC NEW PARCEL		Land Area (approximate sq ft)	4,356,000	

Assessment Information Show Historical Assessments										
Year	Property Class	Market Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Market Building Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Taxable Value
2017	AGRICULTURAL	\$ 618,000	\$ 12,000	\$ 12,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Appeal Information			
No appeal information on parcel.			
Land Information			
Property Class	Square Footage	Acreage	Agricultural Usage
	4,356,000	100	Yes

Agricultural Assessment Information		
Acres in Production	Agricultural Type	Agricultural Value
100	Soil:8 Use:H	\$12,000
This parcel has land in agricultural usage and therefore agricultural usage assessments have been made.		

Improvement Information			
No improvement information available for this parcel.			

Other Building and Yard Improvements				
Description	Quantity	Year Built	Area	Gross Building Value
No information associated with this parcel.				

Permit Information			
Date	Permit Number	Reason	Permit Amount
No permit information associated with this parcel.			

Dept of Public Works Bldg Division Permit and Inspections Information							
Permit Date	Permit Type	Permit Number	Permit Reason	Permit Description	Estimated Cost	Inspection Date	Inspection Status
No permit and inspections information associated with this parcel.							
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\$ 0.00										

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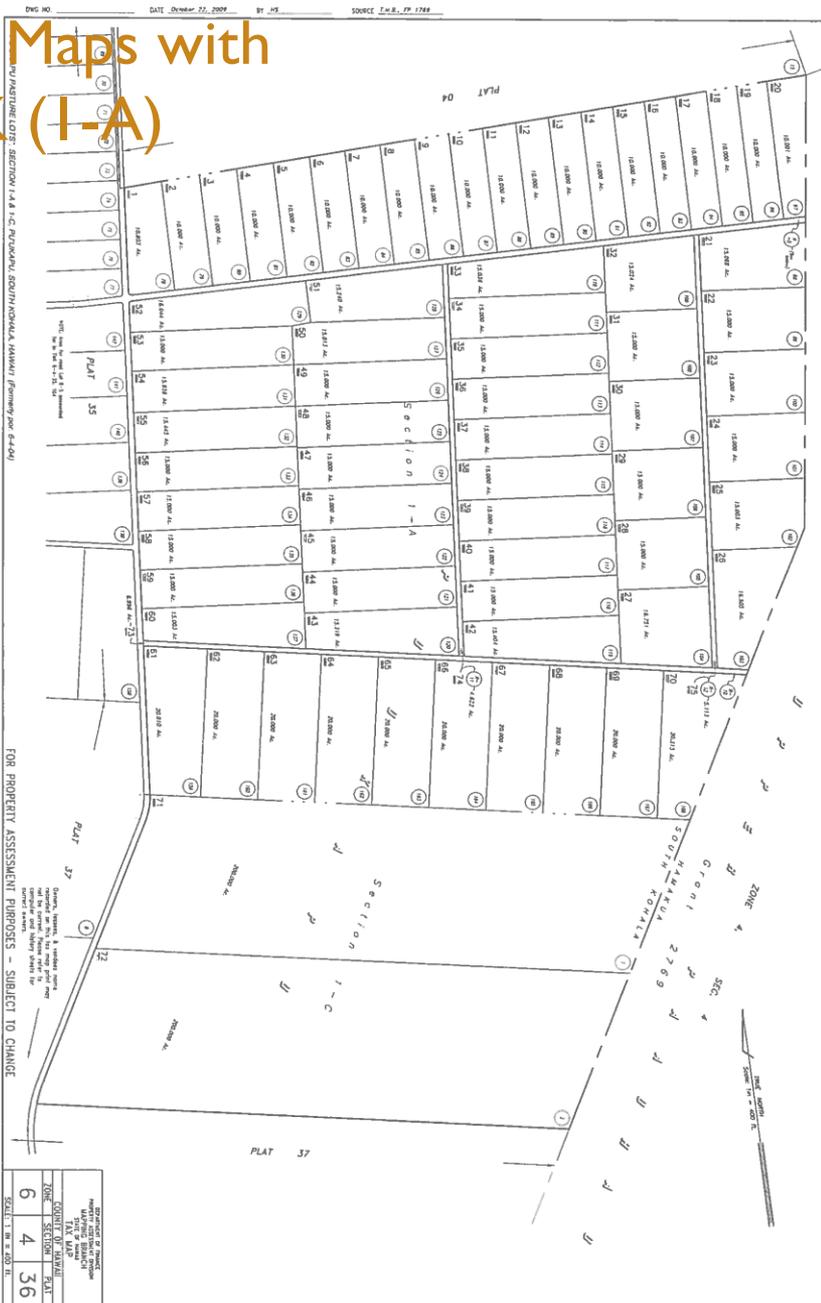
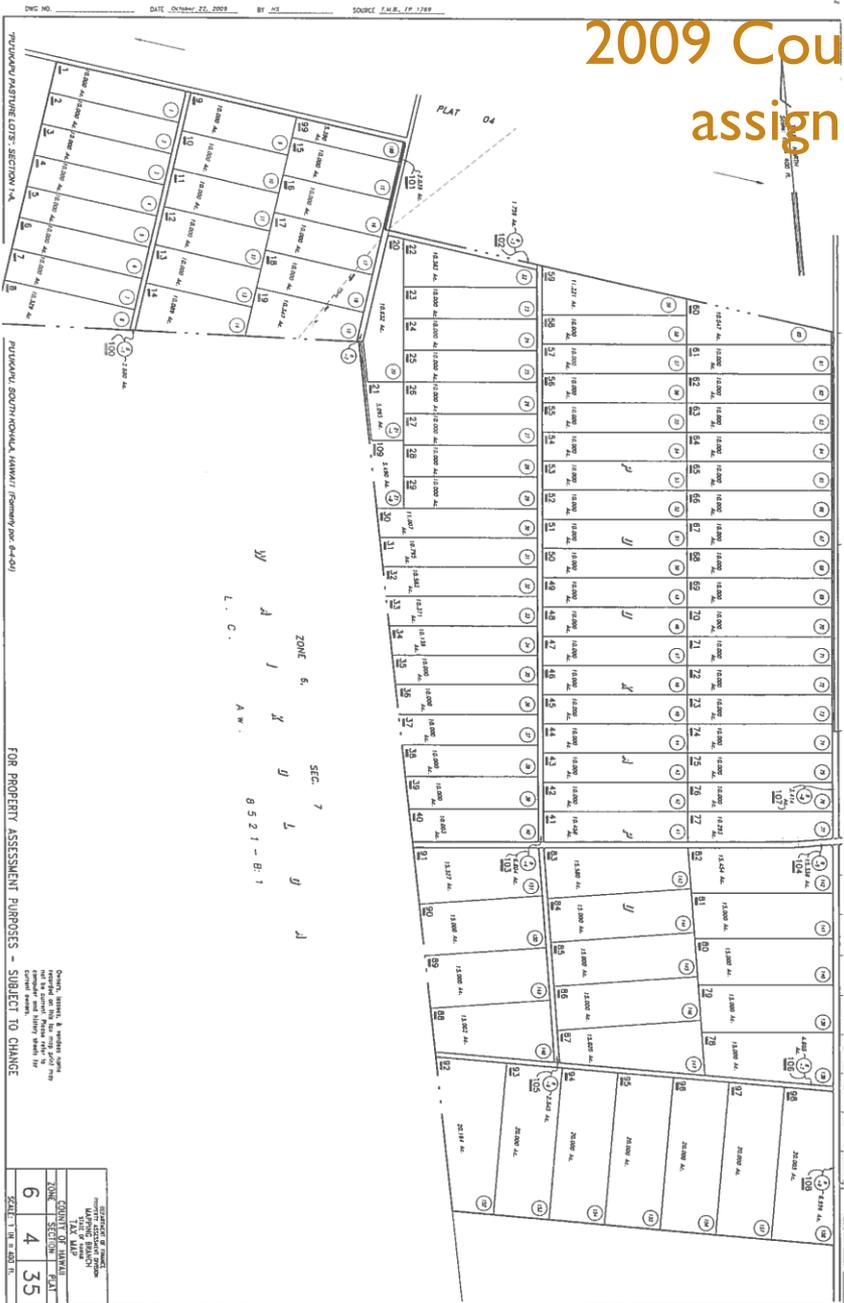
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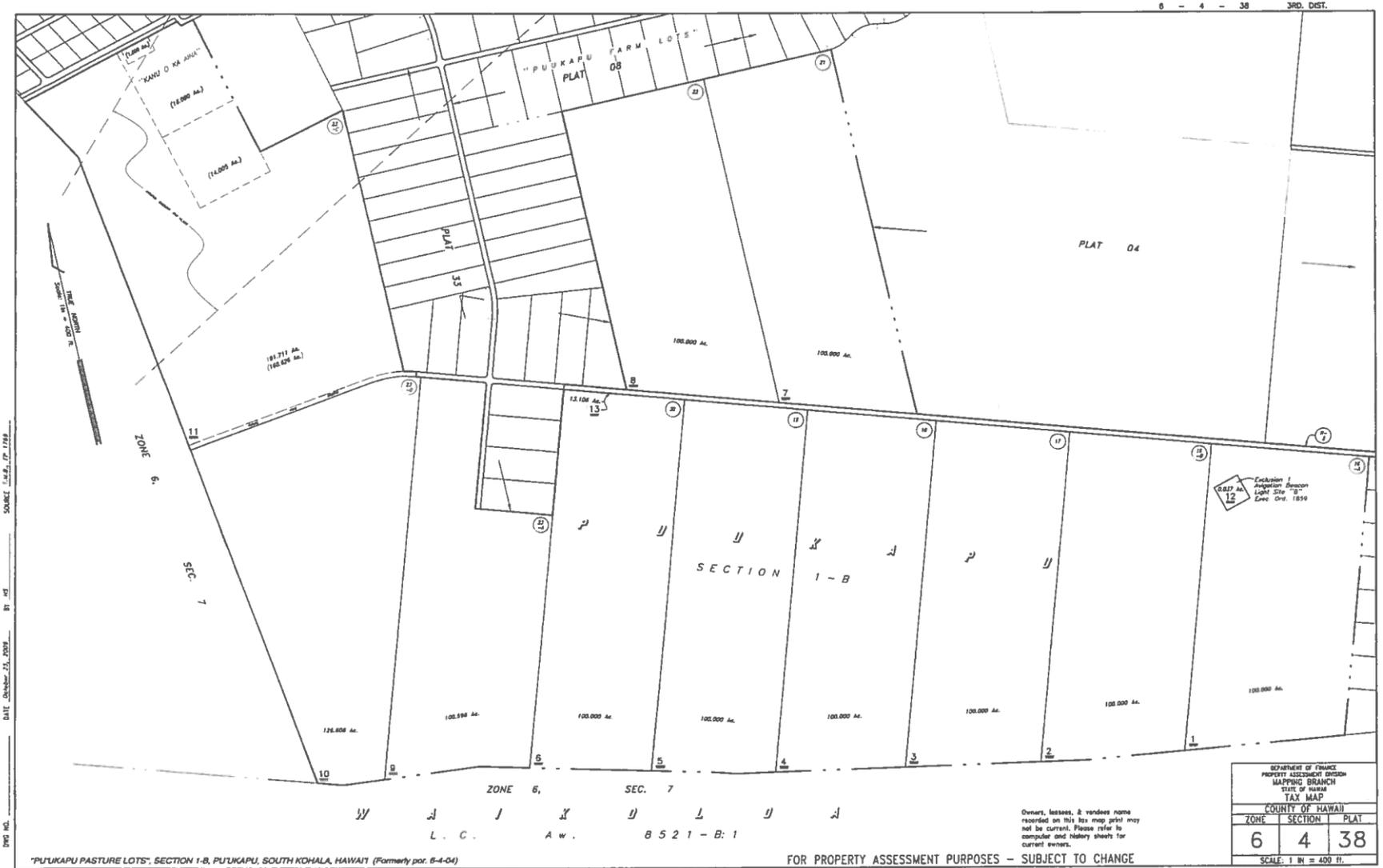
**Pu'ukapu Pastoral Subdivision
Commencement Date
Amendment**

February 20, 2018

2009 County Tax Maps with assigned TMK (I-A)



2009 County Tax Maps with assigned TMK (I-B)



"PUUKAPU PASTURE LOTS", SECTION 1-B, PUUKAPU, SOUTH KOHALA, HAWAII (Formerly par. 6-4-04)

FOR PROPERTY ASSESSMENT PURPOSES - SUBJECT TO CHANGE

JUL 25 9 12

DEPARTMENT OF HAWAIIAN HOME LANDS

AMENDMENT TO CHAPTER 10-3, HAWAII ADMINISTRATIVE RULES

1. Section 10-3-29, Hawaii Administrative Rules, is added and is to read as follows:

"§10-3-29 Considerations for pastoral homestead development. In developing pastoral lots for homestead award, the department shall consider the following:

- 1) That the awarding of pastoral homestead lots is to provide opportunities for a lifestyle which includes allowing for production of livestock to satisfy family needs and supplement family income.
- 2) That the needs of applicants on the entire pastoral waiting list will be considered in the awarding of pastoral homestead leases.
- 3) That there are competing demands for pastoral homestead development, including demands for residential and agricultural homesteads as well as land for commercial ranching uses.
- 4) That basic infrastructure improvements for pastoral homestead lots such as suitable access, water, and utilities should be available.
- 5) That the cost per lot for infrastructure improvements for pastoral homestead lots will be comparable with that of residential and agricultural homestead lots. On-going maintenance costs are a factor in this cost per lot equation.
- 6) That a minimum pastoral homestead lot size will be based on the land's natural carrying-capacity to support a minimum of two animal units of beef livestock.
- 7) That the regional character of communities is important in defining the type and size

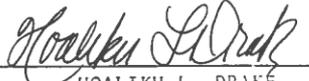
of homestead lease as similar types of development in the region offer models of what can be done with land for development.

- 8) That the determination of pastoral homestead lot size be based on the land's natural carrying-capacity for beef animals, infrastructure development costs, regional character and beneficiary demand identified through the waiting list.
- 9) That opportunities for native Hawaiians to develop commercial ranching operations need to be provided.
- 10) That the homestead lease in its current form presents difficulties in financing for commercial ranching operations.
[Eff.] (Auth: HHC Act §222)
(Imp: HHC Act §207(a))

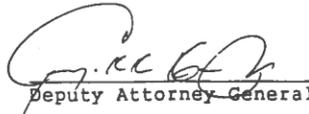
2. New material is underscored.

3. This amendment to Title 10, Hawaii Administrative Rules, shall take effect ten days after filing with the Office of the Lieutenant Governor.

I hereby certify that the foregoing are copies of the rules, drafted in the Ramseyer format pursuant to the requirements of section 91-4.1, Hawaii Revised Statutes, which were adopted on and filed with the office of the Lieutenant Governor.


HOALIKU L. DRAKE
Chairman
Hawaiian Homes Commission

APPROVED AS TO FORM:


Deputy Attorney General

CITY AND COUNTY OF HONOLULU
DEPARTMENT OF FINANCE
TAX MAPS SECTION

FROM: DHHL	BY: Denise Murphy	Hawaii		DIST.
DATE: 2/24/09	TEL: 887-6053	TMB:	TMB	
TR: /	H/S:	T/O:	NO.	
DEED/LEASE/PERMIT/CONCESS/LIC/GRANT/SSA NO. Lease No. 9047			6	4
TYPE OF CHANGE: NEW/ASSMT/AMD/CANCEL/ETC: Transfer			004	050
SUPERSEDES				
LESSEE, ETC: (NAME AND ADDRESS): Janice M. THOMAS and Michelle H. AIKAU		To: Michelle H. AIKAU P.O. Box 7063 Kamuela, Hawaii 96743		
PREMISES & LOCATION: Fuukapu, Hawaii				
(LOT NO., AREA, TMK): Lot No. 19, 435600 s.f.				
RENTAL: \$1.00 Annually				
TERM: 99 year term, commencing: 02/01/1991				
EFFECTIVE DATE: MAY 4 2009				
PURPOSE: Pastoral				
Unimproved lot. Do not send to County.				
MAP ATTACHED	YES	NO	FINAL DATA AS SHOWN ON TAX MAPS AS OF:	
TAX KEY	CHANGE & DESCRIPTION		AREA	OWNER

DF-RP-M-3 (6/84)
TMS ROUTE SLIP

DEPT OF
HAWAIIAN HOME LANDS
WEST HAWAII OFFICE
09 MAY -7 AM 1:35