

NOTICE OF SALE
THREE TIERED PUBLIC AUCTION SALE OF SEVENTEEN (17) STATE OF
HAWAII RECREATION-RESIDENCE LEASES
ON THE ISLAND OF KAUA'I

The Department of Land and Natural Resources ("DLNR"), Division of State Parks, will be conducting a public auction sale of seventeen (17) recreation-residence leases for State lands at the following dates and location:

DATE & TIME: Tier 1 Auction – 10:00am, December 8,
2011

Tier 2 and 3 Auction – 10:00am, January
13, 2012

PLACE: Kaua'i War Memorial Convention Hall,
4191 Hardy Street, Līhu'e, Kaua'i,
Hawai'i 96766

The above dates, time and/or place of auction are subject to change by DLNR. The recreation-residence leases to be auctioned on the above dates are as follows:

Location: Seventeen (17) recreation-residence lots situated within the Pu'u Ka Pele, Halemanu and Kōke'e Camp Sites neighborhoods at the Waimea Canyon and Kōke'e State Parks, Waimea, Kaua'i, shown and described on Government Survey Map H.S.S. Plats 3095; 3096; Sheet 1 and Sheet 2 and by Tax Map Key Plat Nos. (4) 1-4-02, (4) 1-4-03 and (4) 1-4-04. Specific information concerning the lots to be leased, lot sizes, individual tax map key references and upset rentals are listed in the Public Auction Bid Packet.

Tax Map Key: (4) 1-4-002:, (4) 1-4-003:, (4) 1-4-004:.

Land Area: A total of 15.46 acres, more or less for all seventeen (17) lots.

Permitted Uses: Solely for the purpose of a recreation-residence as defined in the lease.

Performance Bond: An amount equal to the annual lease rent.

Lease Term: Approximately twenty (20) years.

Minimum Upset

Annual Lease Rent: As determined by appraisal. See attached table. Lease rent is paid annually in advance.

Rental Reopening: At the end of the tenth (10th) year of the lease term.

Lot ID	Lot	Plat (Camp Lots)	TMK	Land Area (sq. ft.)	Minimum Upset Bid (Annual Rent)	Dwelling Area (sq. ft.)	Wellhead Protection Zone	Dwelling Assessed as Contributing Historic Property
H11	11	Halemanu	1-4-03: 07	64,033	\$4,000	956	No	Yes
K41	41	Kōke'e	1-4-04: 07	27,007	\$3,500	557	Yes	Yes
K55	55	Kōke'e	1-4-04: 11	13,503	\$2,500	906	Yes	No
K64	64	Kōke'e	1-4-04: 40	46,609	\$8,000	1,211	No	Yes
K87	87	Kōke'e	1-4-04: 52	25,700	\$3,500	802	No	No
K88	88	Kōke'e	1-4-04: 53	23,522	\$3,000	580	No	Yes
P11	11	Pu'u ka Pele	1-4-02: 12	36,590	\$4,500	1,448	No	Yes
P2	2	Pu'u ka Pele	1-4-02: 48	41,817	\$5,000	992	No	Yes
P4	4	Pu'u ka Pele	1-4-02: 30	31,798	\$6,000	1,627	No	Yes
P46	46	Pu'u ka Pele	1-4-02: 36	48,787	\$5,000	662	No	Yes
P47	47	Pu'u ka Pele	1-4-02: 34	50,094	\$5,000	720	No	Yes
P48	48	Pu'u ka Pele	1-4-02: 42	43,560	\$3,000	817	No	No
P5	5	Pu'u ka Pele	1-4-02: 32	49,222	\$6,000	985	No	Yes
P60	60	Pu'u ka Pele	1-4-02: 60	43,995	\$3,000	945	No	Yes
P69	69	Pu'u ka Pele	1-4-02: 66	37,897	\$3,000	591	No	No
P74	74	Pu'u ka Pele	1-4-02: 71	39,204	\$5,000	804	No	No
P79	79	Pu'u ka Pele	1-4-02: 76	50,094	\$3,500	724	No	No

APPLICATION AND BIDDING INFORMATION:

Any person wishing to bid and purchase a lease for the item described above must first qualify to bid under the general qualifying criteria and the pre-qualifying criteria as described in the Public Auction Bid Packet. Eligibility to bid shall be determined by the information supplied by prospective bidders in the Application

and Qualification Questionnaire form ("Application") provided as Appendix A of the Public Auction Bid Packet.

Applications by prospective bidders for the above listed items must be received by DLNR no later than 4:00 pm on November 7, 2011 at any one of the District Offices listed below. Applicants shall submit one (1) original and five (5) copies of the Application (including copies of all required attachments). Any person who has failed to submit the completed Application and all required attachments (and required copies) by this date and time will not be allowed to bid. Each Applicant shall be informed in writing in advance of the auction date as to the Applicant's eligibility to bid at the public auction. See Public Auction Bid Packet for further instructions.

The Public Auction Bid Packet describes the auction sale procedures, bidder qualification requirements and other requirements, and contains the Application form, memorandum of lease, and other relevant information and a draft of the lease document which contains a survey map and descriptions of the subject properties, and may be examined at any of the District Offices listed below or downloaded from the DLNR website at www.hawaiistateparks.org/plans/index.cfm Any person requiring special accommodation or information in an alternate format is asked to contact the Division of State Parks at (808) 587-0505 by October 14, 2011 .

- Oahu District Office, 1151 Punchbowl Street, Room 310, Honolulu.
Oahu 96813 Telephone (808) 587-0505.
- Hawaii District Office, 75 Aupuni Street, Room 204, Hilo, Hawaii
96720 Telephone (808) 974-6200
- Maui District Land Office, 54 S High Street, Room 101, Wailuku,
Maui 96793 Telephone (808) 984-8109
- Kauai District Land Office, 3060 Eiwa Street, Room 306, Lihue,
Kauai 96766 Telephone (808) 274-3444

Prospective bidders are responsible to thoroughly read and understand the covenants, terms, reservations and conditions contained in the Public Auction Bid Packet and draft lease document. The property is to be leased in an "as is" condition, and prospective bidders are responsible to inspect the property and complete their due diligence prior to bidding.

All bidders or authorized representatives must be present in person at the auction. DLNR reserves the right to cancel the public auction, to postpone or change the date of the public auction or any other deadlines, to reject any and all Applications or request the submittal of additional information, and to waive any defects when, in the opinion of the Chairperson of the Board of Land and Natural Resources, such

action will be in the best interest of the State.

DONE at the office of the Department of Land and Natural Resources, State of Hawaii
this 7th day of October, 2011.

BOARD OF LAND AND NATURAL
RESOURCES



William J. Aila, Jr., Chairperson

Honolulu Star
Advertiser, October 7,
2011

The Garden Island,
October 7, 2011

The Maui News,
October 7, 2011

The West Hawai'i
Today, October 7,
2011

The Hawai'i Tribune
Herald, October 7,
2011