

A CALL FOR INVESTIGATION INTO THE REAL ESTATE VENTURE
OF PLANNING DIRECTOR MICHELE MCLEAN

During a time when the Maui Community struggles with the unaffordability of housing, and debates code enforcement, giant houses, and vacation rentals, outward appearances are Planning Director Michele McLean, "AICP", may also have some issues pertaining to codes. The Director originated a speculative real estate venture and clandestinely grossed \$385,000.00. Whereas "flipping" houses is not an illegal activity, the thought by some is some lines may have been crossed in the process of procuring such a large amount of money.

Director McLean: created a company, "Highbury Holdings LLC", she and her husband Paul McLean then purchased a house, gave over ownership to the company, structurally altered it, "remodeled it top to bottom", and then "flipped" it exactly like the TV shows. The house was purchased for \$330,000.00 and sold for \$715,000.00 a year and a half later.

During the "McLean remodel", the structural alterations are of such substance that, in all likelihood, they required building permits. Additionally, all appearances are a former owner illegally altered the house with construction that still requires "after the fact" building permits. There is NO RECORD in the County KivaNet site of any such applications being made. Much of the McLean remodel appears to have taken place under the shroud of the Covid lockdown, at a time when much of Maui was required to stay home.

Furthermore, by State law, the construction was required to be done by a licensed contractor. Director McLean's husband, Paul McLean, is highly likely to be the builder, but there is no license bearing his name.

The house Director McLean flipped is located at: 323 West Kuiaha, Haiku, HI, the "tax map key" is (2)2-7-031:021-0000.

****About the House****

A check of the County of Maui Real Property Tax site depicts a detailed "sketch" of the house, also verified by a 1979 page from the County's public documents site. They illustrate a 1,116 square foot house with a CARPORT on one side, and a small INSET PORCH on another where the entrance would commonly be for a plantation type house. The sketches include the detail of a tiny "POPOUT" at one corner. Less the carport and "popout", the shape of the house is virtually SQUARE. The last building permit, as denoted in the County KivaNet site, was in 1982. It authorizes the house to be relocated on the same property. It authorizes NO other construction.

However, Real Property Tax "Pictometry Imagery" before the McLean remodel displays NO CARPORT, but it has been replaced with a porch, double doors and stairs, producing a new entrance to the house. Subsequent Google "street view" photographs illustrate the front entrance and porch was closed off. More critical, the house is NO LONGER SQUARE, but irregular with several "popouts" that appear to be TWO ADDITIONS. If the Real Property Tax sketch must illustrate a tiny 6x6 "popout", it would unquestionably include the large irregularities in the shape of the house. Room additions would require building permits.

Note: the Planning Department NEVER pardons the illegal construction by past owners, but commonly issues violations and fines to present owners, with "daily fines" growing and compounding, until conformity is achieved. The Departmental approach is to ALWAYS require "after the fact" permits.

SEQUENCE OF EVENTS

May 19, 2019: Director McLean creates her company, Highbury Holdings LLC. She, her husband Paul McLean, and two others are "members".

May 28, 2019: a week later, the house is purchased in the names of Michele and Paul McLean. Realtor.com and Real Property tax specify the purchase price at \$330,000.

August 9, 2019: the house is transferred by "quitclaim" deed to Director McLean's company, Highbury Holdings LLC.

March 11, 2020: the Board of Ethics Financial Disclosure presents Director McLean's ownership interest in Highbury Holdings LLC as 50 percent. The Board of Ethics minutes reflect no discussion of the venture.

March 22, 2020: Mayor Victorino issues a "stay at home" order.

April 1, 2020: a week later, Pictometry Imagery, displays the deck being rebuilt, a time when county processes are at a standstill due to the Covid lockdown. The questionable additions to the original structure are clearly visible, the house shape is IRREGULAR, NOT SQUARE.

April 2, 2020: Director McLean files the annual report on behalf of Highbury Holdings LLC to the State Department of Commerce and Consumer Affairs.

August 26, 2020: Pictometry Imagery displays NEW CONSTRUCTION with a roof appearing over the porch. The new construction ENLARGES the

porch, EXTENDING BEYOND the length of the original carport, and the stairs are relocated.

November 28, 2020: Director McLean's name is removed as a member of her company. Her husband Paul McLean is listed as the manager.

December 3, 2020: LESS THAN A WEEK LATER, Highbury Holdings LLC puts the Haiku property on the market for sale for \$750,000.00, three quarters of a MILLION dollars.

January 19, 2021: Director McLean files her annual Financial Disclosure with the Board of Ethics indicating that her ownership has changed from 50 to 80 percent of her company, Highbury Holdings LLC. The Board of Ethics minutes reflect no discussion of the venture.

February 26, 2021: Highbury Holdings sells the property for \$715,000.00. The gross income is \$385,000.00

The massive changes of the McLean remodel are illustrated clearly in the 2019 "Before" photographs from Google Earth "street view", and the 2020 "After" photographs from Realtor.com. The most conspicuous alterations are: the new roof structure over the previously, possibly illegally, constructed porch, and the closed in front porch that is now replaced by a NEW front entrance and stairs. Further photographs can be found on Realtor.com

****APPLICABLE LAWS OR CODES****

Questions arise that may only be answered by an investigation into the McLean remodel and the Highbury Holdings LLC real estate venture. Verification of compliance or violation should be made through the distinct agencies responsible for the identified code.

State Law. 444-2 a licensed contractor is REQUIRED for "ANY PROJECT" costing more than \$1,500.00 dollars OR that requires a building permit. Plainly, the McLean remodel obviously cost more than \$1,500, and the structural additions and changes, if examined, likely required building permits. The "owner builder" provision CANNOT apply as it requires that a house cannot be sold for a year after construction is complete.

It is believed Director McLean's husband Paul McLean did the construction as he is listed as a "carpenter" on Director McLean's financial disclosures. NOTE: Pictometry Imagery captures a RED TRUCK parked at the Kuiaha house, that appears identical to the RED TRUCK parked in the driveway at the McLean's personal house.

The Department of Commerce and Consumer Affairs has no record of a contractor licensee under the name of Paul McLean.

County Code. 16.26B.105.1 any owner who INTENDS to "construct, enlarge, alter, repair, move, demolish" SHALL FIRST MAKE APPLICATION for a building permit. The County's KivaNet system has NO RECORD that applications were made. 105.2.2 allows "repairs", but the structural alterations of the previous owner and the structural alterations of the McLean remodel cannot be explained as repairs. The Department of Public Works is the proper agency to determine if building permits should have been required.

19.500.050 requires that the Planning Department evaluate plans for building permits. The County's KivaNet system has no record that plans were evaluated.

NOTE: the Planning Department commonly issues violations and fines to current owners for any illegal construction by previous owners, even though the current owner is unaware of any such violation. "After the fact" permits are ALWAYS required by the Planning Department.

Tax Licenses. The Hawaii State Department of Taxation has no record of a General Excise Tax license for Highbury Holdings LLC, and no open license for Director McLean's husband Paul McLean.

County Charter. Section 10-4 mandates: "No officer or employee of the county shall engage in any business transaction or activity or have a financial interest, direct or indirect, WHICH IS INCOMPATIBLE with the proper discharge of the officer's or employee's official duties OR WHICH MAY TEND TO IMPAIR the officer's or employee's independence of judgment in the performance of the officer's or employee's official duties".

Only the Board of Ethics can make a determination if a financial interest of any County employee can be termed as "INCOMPATIBLE", or "WHICH MAY TEND TO IMPAIR" official duties. The Board of Ethics opinions from 2011 forward, reveal NO OPINION which could be understood to address any activities of Director McLean for ANY REASON.

If a debt obligation was incurred to finance the venture with the other members of Highbury Holdings LLC, it has not been disclosed.

Oath of Office. All appointees take an oath of office and swear to uphold State and County laws.

"AICP". An assessment of the title "AICP", comes to light as a "credential" bestowed by the "American Institute of Certified Planners". Of seemingly crucial importance is the "PLEDGE to uphold high standards of practice, ethics, and professional conduct". The Institute's "Rules of Conduct" address behavior and extracurricular employment such as that by one's own company. Ref: <https://www.planning.org/ethics/ethicscode/>

Assessing the facts above in association to the rules, it may be that breaches of these Rules of Conduct have occurred including: one requiring WRITTEN DISCLOSURE TO AN EMPLOYER, and WRITTEN PERMISSION FROM AN EMPLOYER to engage in extracurricular employment. An additional rule PROHIBITS other compensation or commission "THAT MAY BE PERCIEVED" as related to public office. A proper determination of obedience to this code would only be made by the AICP "Ethics Committee".

****INVESTIGATION CONSIDERATIONS****

It is plainly evident that Director McLean engaged in a lucrative real estate venture, the nature of which may be perceived as related to her official duties. Creating a company and flipping a house requires considerable planning, financial investment, and action, to result in several HUNDRED THOUSAND DOLLARS in personal gain.

It is of considerable concern to the members of the Maui Community that Director McLean, or any sitting Director, observe and uphold the laws they are charged to enforce. An investigation into these matters on behalf of the Maui Community is the proper course of action to ensure that all laws were followed and Public Trust is secure.

****ATTACHED DOCUMENTS****

All documents attached herein are retrieved from public sources, they appear in generally the same order as the sequence of events, but are also assembled by the original resource.



Parcel Information

Parcel Number 270310210000
Location Address 323 W KUIAHA RD
 HAIKU HI 96708
Neighborhood Code 2766-1
Legal Information LOT 21-A POR LPGR 6500 KUIAHA-PAUWELA HMSTDs
Land Area 6000 Square Feet
Parcel Note

[View Map](#)

Owner Information

Owner Names
 NIGBUR,CORY ROBERT Fee Owner
 NIGBUR,AMANDA BLAIR Fee Owner

☐ Show All Owners and Addresses

Mailing Address
 NIGBUR,CORY ROBERT
 PO BOX 1561
 KAHULUI HI 96733

Assessment Information

☐ Show Historical Assessments

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2021	NON-OWNER-OCCUPIED/RESIDENTIAL	\$247,200	\$0	\$247,200	\$202,400	\$449,600	\$0	\$449,600

[How to calculate real property taxes](#)

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2021-2	Real Property Tax	02/22/2022	\$1,225.16	\$0.00	\$1,225.16	\$0.00	\$0.00	\$0.00	\$1,225.16
	Tax Bill with Interest computed through 12/31/2021		\$1,225.16	\$0.00	\$1,225.16	\$0.00	\$0.00	\$0.00	\$1,225.16

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
<input type="checkbox"/> 2021	\$2,450.32	(\$1,225.16)	\$0.00	\$0.00	\$0.00	\$1,225.16
<input type="checkbox"/> 2020	\$1,572.33	(\$1,572.33)	\$0.00	\$0.00	\$0.00	\$0.00
<input type="checkbox"/> 2019	\$1,468.88	(\$1,468.88)	\$0.00	\$0.00	\$0.00	\$0.00
<input type="checkbox"/> 2018	\$1,459.49	(\$1,459.49)	(\$72.97)	(\$8.19)	\$0.00	\$0.00
<input type="checkbox"/> 2017	\$1,478.63	(\$1,478.63)	\$0.00	\$0.00	\$0.00	\$0.00
<input type="checkbox"/> 2016	\$1,340.37	(\$1,340.37)	\$0.00	\$0.00	\$0.00	\$0.00
<input type="checkbox"/> 2015	\$1,215.54	(\$1,215.54)	\$0.00	\$0.00	\$0.00	\$0.00

[Click a year to see tax payment information for the year.](#)

Home Exemption Information

Homestead Information

NIGBUR,AMANDA BLAIR 2022
 NIGBUR,CORY ROBERT 2022

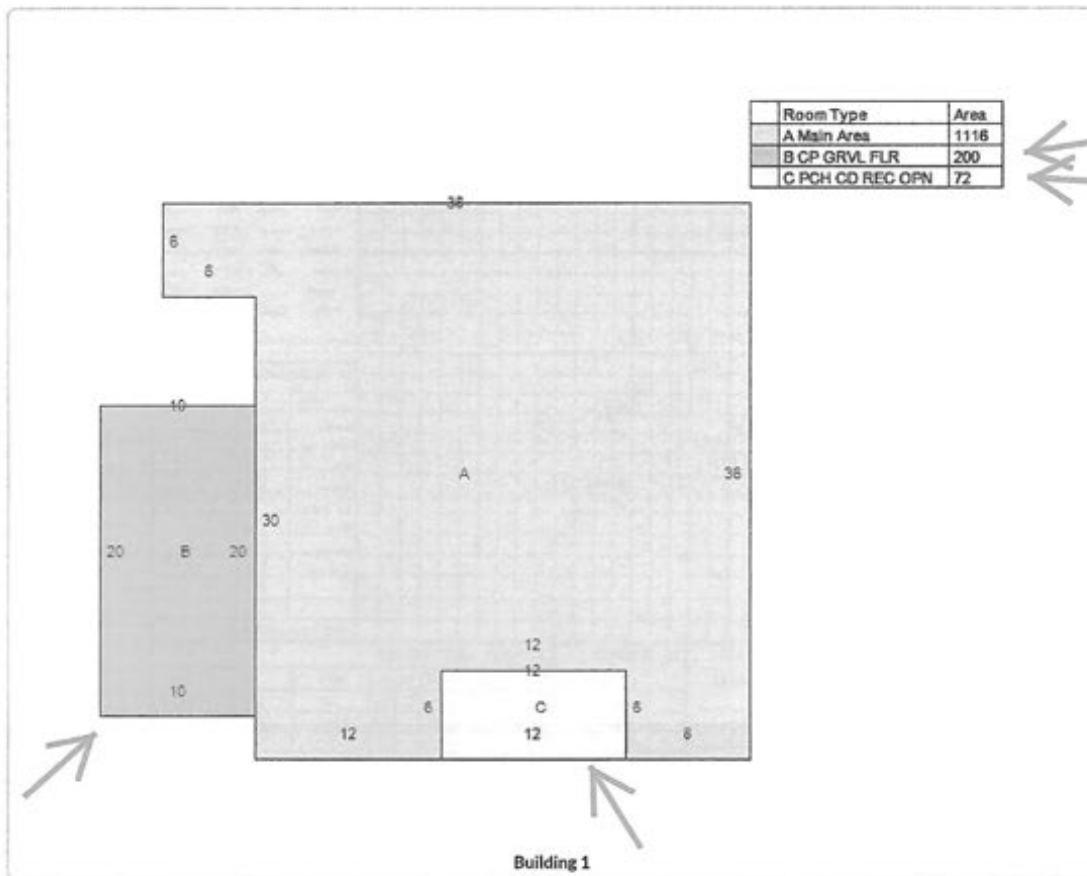
Improvement Information

Building Number	1	Heating/Cooling	NONE
Style	Contemporary	Exterior Wall	REDWOOD/CEDAR
Year Built	1920	Bedrooms/Full Bath/Half Bath	2/2/0
Eff Year Built	2010	Roof Material	Composition Shingle
Percent Complete	100%	Fireplace	No
Living Area	1,428	Grade	3
Construction Type	Frame	Building Value	\$246,100

Sales Information

Sale Date	Price	Instrument Number	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
2/22/2021	\$715,000	A77270149	Fee conveyance	Valid Sale	Warranty deed	2/26/2021		
7/10/2019	\$10	A71600860	Fee conveyance	Related individuals	Quitclaim deed	8/9/2019		
5/21/2019	\$330,000	A70870020	Fee conveyance	REO/Short sale	Warranty deed	5/28/2019		
8/20/2018	\$370,000	A68240465	Fee conveyance	Foreclosure	Commissioner's deed	9/7/2018		
4/17/2008	\$0	08-063031	Fee conveyance		Quitclaim deed	4/22/2008		
7/20/2005	\$0	05-155565	Fee conveyance		Quitclaim deed	8/5/2005		
7/15/2005	\$470,000	05-147501	Fee conveyance	Valid Sale	Warranty deed	7/26/2005		
3/11/2003	\$0	03-055655	Fee conveyance		Quitclaim deed	3/27/2003		
3/11/2003	\$0	03-059534	Fee conveyance		Quitclaim deed	4/1/2003		
4/22/1996	\$0	9600061003	Fee conveyance			5/2/1996		
5/1/1984	\$75,000		Fee conveyance	Valid				

Sketches



DESCRIPTION OF IMPROVEMENTS

9. USE TYPE & OCC.		14. ROOF DESIGN		20. INTER. WALLS		21. CEILING		22. BATHROOMS		CARD OF CARDS				
RENT. HOME	1-FAM. <input checked="" type="checkbox"/>	CABLE <input checked="" type="checkbox"/>	HIP <input type="checkbox"/>	TYPE <u>U.S. S.W.</u>	CANEC <input type="checkbox"/>	FLAS <input type="checkbox"/>	1 <input type="checkbox"/>	115 <input type="checkbox"/>	2 <input type="checkbox"/>	215 <input type="checkbox"/>	ZONE	SEC.	FLAT	PARCEL
2-FAM. <input type="checkbox"/>	APART. <input type="checkbox"/>	FLAT <input type="checkbox"/>	CAMB <input type="checkbox"/>	MAT <u>Fin. T & G</u>	PINE <input checked="" type="checkbox"/>	PLY <input type="checkbox"/>	3 <input type="checkbox"/>	315 <input type="checkbox"/>	SURVEY BY <u>F. A. HUNTER</u>					
MULTI. <input type="checkbox"/>	DATE <u>5/18/79</u>													
10. UNITS & ROOMS		15. ROOF STRUCT.		16. ROOFING		17. FLR STRUCT.		23. MILLWORK						
LIV. UNITS <u>1</u>	ROOMS <u>1</u>	WOOD <input checked="" type="checkbox"/>	STEEL <input type="checkbox"/>	CONC. <input type="checkbox"/>	COAR. <u>single</u>	ELY/UP <input type="checkbox"/>	SHING. <input type="checkbox"/>	SHAKES <input type="checkbox"/>	WINDOWS <input checked="" type="checkbox"/>	DOOR/PANEL <input checked="" type="checkbox"/>				
STORIES <u>1</u>	BASEMENT <input type="checkbox"/>	11. FOUND. & STEPS		12. FRAME		13. EXTERIOR WALLS		24. PLUMBING						
FO. <input type="checkbox"/>	ST. <input type="checkbox"/>	CONC. <input type="checkbox"/>	M.T. <input type="checkbox"/>	STONE <input type="checkbox"/>	W.D. P. <input type="checkbox"/>	H.O.G. <input type="checkbox"/>	W.D. S.W. <input type="checkbox"/>	MASONRY <input type="checkbox"/>	ITEM	CH	AMT	CD	VAL.	
STEEL <input type="checkbox"/>	REIN. CONC. <input type="checkbox"/>	18. FLOORING		19. ELECTRICAL		20. CONDITION		21. CLASSIFICATION						
PINE <input type="checkbox"/>	H.W.D. <input type="checkbox"/>	CENT. <input type="checkbox"/>	TILE <input type="checkbox"/>	FOOT. CH <input type="checkbox"/>	OUTL. S/S <input type="checkbox"/>	BUILT-IN OVEN <input type="checkbox"/>	VENT <input type="checkbox"/>	BETTER THAN EVER <input type="checkbox"/>	AVERAGE INCH. DEPT. <u>10</u>	ERLOW AVER. <u>10</u>				
BRICK <input type="checkbox"/>	STONE/ROCK <input type="checkbox"/>	PLAS./STUCCO <input type="checkbox"/>	22. ADD'L FLOOR DET.		23. REMARKS		24. ADD'L IMPVT DETAILS							
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Haiku, HI



Public

Owner



Interested in selling your home?

Estimated home value*

\$706,700[See your selling options](#)*Estimate is calculated based on tax assessment records, recent sales prices of comparable properties, and other factors

Map

2 **1** **1,116** **5,998**
beds bath sq ft sqft lot

Commute Time

323 W Kuiaha Rd, Haiku, HI 96708

[Share](#)[Edit Facts](#)[Ask an agent](#)

Property Overview ADORABLE! Completely remodeled from top to bottom, this is your perfect starter home. Truly a plantation home, built in 1920, it has been brought back to life with pine floors throughout, custom Mango wood countertop in the kitchen, exotic Lychee countertop in the bathroom, hard wood trim and baseboards, redesigned kitchen and upgraded bathrooms. High ceilings with large wood beams provide a bright and airy feeling for this spacious 2 bedroom home with an extra office/bonus room. Enjoy your morning coffee on the large covered lanai made with Trex composite decking. Conveniently located steps from the Pauwela Cannery, restaurants, shopping and more. A rare find and move in ready!

[Read Less ^](#)

35.75%

Less expensive than nearby properties ⓘ

\$8.30K

Since last sold in 2021 ⓘ

\$2,307

Rental Estimate ⓘ

Own this home?

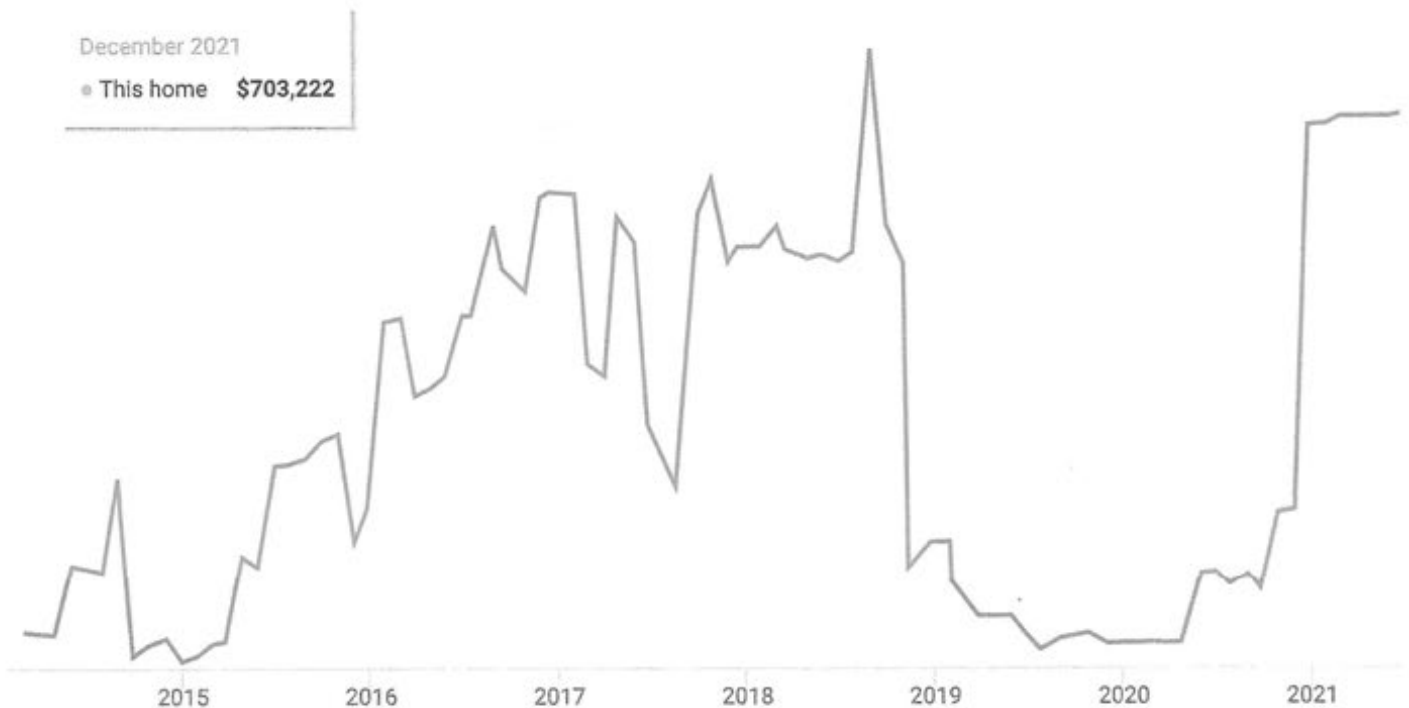
Check out your owner dashboard to:

- Track your home's value and comps
- Update the important details and photos
- Easily compare similar homes in your area

Claim your home

Home Value

323 W Kuiaha Rd is likely to appreciate by 1% in the next year, based on the latest home price index. In the last 7 years, this home has increased its value by 117%.



Estimated values are not a substitute for professional expertise. Contact your REALTOR® for a market assessment.



See how other providers value this home

Get a better idea of this home's value by comparing valuations from multiple providers.

See more valuations



Homes around W Kuiaha Rd



\$2,650,000

3 bd 4 ba 4,600 sq ft

147/145 Pauwela Rd, Haiku, HI 96708

Contact Agent

17

Days On Market

Property History

This property was sold 4 times in the last 37 years.

Today



Estimated at \$706,700

Feb 26, 2021



Sold for \$715,000

Dec 3, 2020



Listed for \$749,000



Listing presented by Karla A. Aguera with Island Sotheby's International Realty

May 28, 2019



Sold for \$330,000

Mar 11, 2019



Listed for \$359,900

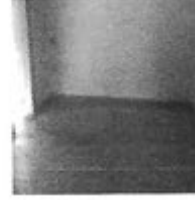


Listing presented by Justin T. Morikawa with TLC Realty LLC

Feb 4, 2019  **Price Changed to \$399,900**

Jan 2, 2019  **Price Changed to \$419,900**

Nov 28, 2018  **Listed for \$439,900**



Listing presented by Justin T. Morikawa with Island, REALTORS

Jul 26, 2005  **Sold for \$470,000**

May 14, 1984  **Sold for \$75,000**

History data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain latest information.

Property Details



Status

Off Market



Price/Sq Ft

\$633



Type

Single Family Home



Built

1920

Public Records

- Beds: 2
- House size: 1,116 sq ft
- Lot size: 5998
- Year built: 1920
- Property type: Single family
- Style: Contemporary
- Date updated: 10/19/2021

Request a FREE Analysis

Nearby Schools



[Help](#) [Home](#) [Look Up](#) [Permits](#) [Geo Areas](#) [RFS](#) [Summary](#)

Permits on Selected Parcel

TMK:	2270310210000	Alt. TMK:	
Address:	323 W KUIAHA RD	Type:	PAR

Permit	Description	Address	Issued	Status
SUBD 201410	SUBDIVISION	323 W KUIAHA RD	14-Feb-1983	A
B 821382	BUILDING PERMIT	323 W KUIAHA RD	07-Oct-1982	DONE
E 20202249	ELECTRICAL PERMIT	323 W KUIAHA RD	11-Sep-2020	DONE
E 20080945	ELECTRICAL PERMIT	323 W KUIAHA RD	31-Mar-2008	EXPR
P 20080640	PLUMBING PERMIT	323 W KUIAHA RD	02-Apr-2008	DONE

APPLICATION TO BE TYPED

LAND USE & CODES ADMINISTRATION

DEPARTMENT OF PUBLIC WORKS

PERMIT
NO. #82/1382

2nd Division				
Z	S	PL	PAR	LOT
2	7	31	21	

Application for Building Permit

TOTAL VALUATION \$ 2,800.00

PERMIT FEE \$ 51.00

Legal Owner Warren & Thomas HaynesAddress P.O. Box 717, Puunene 96784Lessee/Tenant n/aAddress n/aOwner's Agent n/aAddress n/aPlans By ownerAddress P.O. Box 717, Puunene

exempt #7

Builder owner

License #

Address P.O. Box 717, Puunene

Plumbing Contractor

Address

Electrical Contractor Electrical KMK ConstructionAddress Honolulu

To construct and/or repair, etc., all in accordance with State Laws, and Ordinances of the County of Maui, to-wit:

New Building n/a ; Type V Constr.; Stories 1 ; Repairing na ; Demolition n/a ; Reconstruction n/a ;
 Old Building X ; Addition n/a ; Alteration n/a ; Remodel n/a ; Moving X ; Misc. Structure n/a ;

At 161 W. Kuiaha Rd.Haiku

House Number

Street

Town

District

Now Occupied as dwellingTo Be Occupied as dwellingLot Area 12,000 s.f.Fire Zone No. 3

Zone

Occupancy

Dimensions n/aFloor Area n/a

Sq. Ft.

Ceiling n/aWalls n/aFloors n/aBasement Floor n/aPartitions n/aRoof n/a

Connection to Sewer or Cesspool

Foundation conc. blkRoof Overhang n/aKind of Toilet n/aDistance between walls of this and the nearest building on the same property 23' to dwellingDistance to nearest interior lot boundary (right) 8'(left) 6'(rear) 25'(front) 30'±

The free clearance between the bottom of floor and ground in. Construction to be completed on or about

WARREN A. HAYNES, JR.

PRINT - APPLICANT'S NAME

Warren A. Haynes, Jr.

APPLICANT'S SIGNATURE

9/29/82

DATE OF APPLICATION

☐ I hereby certify that I am a bona fide contractor licensed in the State of Hawaii.☒ I claim an exemption under Section 444-2(7) of the Hawaii Revised Statutes and hereby certify that this structure is for my personal use and not for use or occupancy by the general public. I further certify that such building or structure will not be offered for sale or lease within 1 year after completion.WARREN A. HAYNES, JR.

PRINT NAME

Warren A. Haynes, Jr.

SIGNATURE CONTRACTOR/OWNER-BUILDER

Approval is granted subject to compliance with the use regulations set forth in Chapter 205, Hawaii Revised Statutes and the Land Use Commission's Rules and Regulations. The owner will provide notice of these use regulations to future owners, heirs, and assigns.

Owner acknowledges that he has received from the County of Maui a copy of Section 205-415, Hawaii Revised Statutes.

SIGNATURE OF OWNER

DATE

REMARKS:

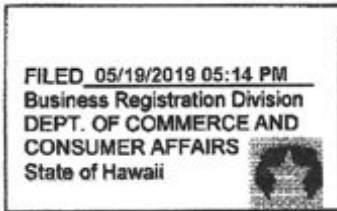
→ RELOCATE DWELLING ON SAME PARCEL. ←

RECEIVED
 LAND USE CODES
 SEP 29 10 55 AM '82
 COUNTY OF MAUI
 HAILUKU, HI 96793

10/1/82	DATE APPROVED	PLANNING OFFICIAL, LUCA
10/1/82	DATE APPROVED	DEPARTMENT OF HEALTH, STATE OF HAWAII
10/1/82	DATE APPROVED	FIRE MARSHAL
10/1/82	DATE APPROVED	ENGINEERING OFFICIAL, LUCA
10/1/82	DATE APPROVED	DEPARTMENT OF WATER SUPPLY
10/1/82	DATE APPROVED	BUILDING OFFICIAL
10/1/82	DATE APPROVED	PERMIT CLERK, LUCA
10/14/82	DATE INSPECTED	INSPECTOR
10/14/82	DATE INSPECTED	INSPECTOR
10/14/82	DATE INSPECTED	INSPECTOR

OFFICE COPY-INSPECTORS

1382



STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No. (808) 586-2727



ARTICLES OF ORGANIZATION FOR LIMITED LIABILITY COMPANY
(Section 428-203 Hawaii Revised Statutes)

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

The undersigned, for the purpose of forming a limited liability company under the laws of the State of Hawaii, do hereby make and execute these Articles of Organization:

I

The name of the company shall be:
HIGHBURY HOLDINGS LLC

(The name must contain the words *Limited Liability Company* or the abbreviation *L.L.C.* or *LLC*)

II

The mailing address of the initial principal office is:
38 HOKU PLACE, PAIA, HI 96779 USA

III

The company shall have and continuously maintain in the State of Hawaii a registered agent who shall have a business address in this State. The agent may be an individual who resides in this State, a domestic entity or a foreign entity authorized to transact business in this State.

- a. The name (and state or country of incorporation, formation or organization, if applicable) of the company's registered agent in the State of Hawaii is:

PAUL MCLEAN

(Name of Registered Agent)

(State or Country)

- b. The street address of the place of business of the person in State of Hawaii to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to is:

38 HOKU PLACE, PAIA, HI 96779 USA

IV

The name and address of each organizer is:

MICHELE MCLEAN

38 HOKU PLACE, PAIA, HI 96779 USA

V

The period of duration is (check one):



At-will



For a specified term to expire on: _____

(Month Day Year)

VI

The company is (check one):

a. ☐

Manager-managed, and the names and addresses of the initial managers are listed in paragraph "c", and the number of initial members are:

b. ☒

Member-managed, and the names and addresses of the initial members are listed in paragraph "c".

c. List the names and addresses of the initial managers if the company is Manager-managed, or
List the names and addresses of the initial members if the company is Member-managed.

PAUL MCLEAN

38 HOKU PLACE, PAIA, HI 96779 USA

MICHELE MCLEAN

38 HOKU PLACE, PAIA, HI 96779 USA

GARY ARCHER

6027 MAURY AVENUE, WOODLAND HILLS, HI 91367 USA

CAROL ARCHER

6027 MAURY AVENUE, WOODLAND HILLS, CA 91367 USA

VII

The members of the company (check one):



Shall not be liable for the debts, obligations and liabilities of the company.



Shall be liable for all debts, obligations and liabilities of the company.

Shall be liable for all or specified debts, obligations and liabilities of the company *as stated below*, and have consented in writing to the adoption of this provision or to be bound by this provision.

We certify, under the penalties set forth in the Hawaii Uniform Limited Liability Company Act, that we have read the above statements, I am authorized to sign this Articles of Organization, and that the above statements are true and correct to the best of our knowledge and belief.

19

MAY 2019

Signed this

day of

MICHELE MCLEAN

(Type/Print Name of Organizer)

MICHELE MCLEAN

(Signature of Organizer)

(Type/Print Name of Organizer)

(Signature of Organizer)

05/19/201945047

DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
BUSINESS REGISTRATION DIVISION
335 Merchant Street
Mailing Address: Annual Filing, P.O. Box 40, Honolulu, HI 96810

DOMESTIC LIMITED LIABILITY COMPANY ANNUAL REPORT AS OF April 1, 2020

COMPANY NAME AND MAILING ADDRESS

HIGHBURY HOLDINGS LLC
38 HOKU PL
PAIA HI 96779

1. Principal Office Address

38 HOKU PL
PAIA HI 96779

2. Nature of Business (Optional)

3. Organized under the laws of: Hawaii

4. The name of the registered agent and the registered agent's street address of the place of business in Hawaii of the person to which service of process and other notice and documents being served on or sent to the entity represented by it may be delivered to.

PAUL MCLEAN
38 HOKU PL
PAIA HI 96779

5. The company is: Member-managed

If the company is manager-managed, the total number of members is:

6. Managers or members are:

Member	ARCHER,CAROL	6027 MAURY AVE, WOODLAND HILLS CA 91367
Member	ARCHER,GARY	6027 MAURY AVE, WOODLAND HILLS CA 91367
Member	MCLEAN,MICHELE	38 HOKU PL, PAIA HI 96779
Member	MCLEAN,PAUL	38 HOKU PL, PAIA HI 96779



NO CHANGES

Checking this box means there are no changes reported. The Department will not be held responsible for any changes made to this report.

DECLARATION

I certify under the penalties of Section 428-1302, Hawaii Revised Statutes, that I have read the above, the information is true and correct, and I am authorized to sign this report.

April 2, 2020

MICHELE MCLEAN

MICHELE MCLEAN

Date

Signature of an authorized manager of a manager-managed company,
member of a member-managed company, fiduciary (if the company
is in the hands of a receiver, trustee, or other court-appointed
fiduciary), or attorney-of-fact

Print Name

FILE NO. 215190 C5
Rev. 10/2013

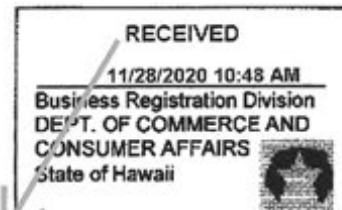
2020 L17
L22
BSA



04/02/202040359

Nonrefundable Filing Fees:
Profit Corporation/LLC: \$25
Non Profit Corporation: \$10
Optional expedite fee: \$25
Archives Fee: \$1

STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
Business Registration Division
335 Merchant Street
Mailing Address: P.O. Box 40, Honolulu, Hawaii 96810
Phone No.(808) 586-2727



OFFICER / DIRECTOR / MEMBER / MANAGER CHANGES

PLEASE TYPE OR PRINT LEGIBLY IN BLACK INK

Re: HIGHBURY HOLDINGS LLC

(Name of Entity)

To Whom It May Concern:

These are the current officers/directors/members/managers for the above named entity:

Name: ARCHER,CAROL

Title: Member

Address:6027 MAURY AVE, WOODLAND HILLS, HI 91367 USA

Name: ARCHER,GARY

Title: Member

Address:6027 MAURY AVE, WOODLAND HILLS, HI 91367 USA

Name: MCLEAN,PAUL

Title: Member

Address:38 HOKU PL, PAIA, HI 96779 USA

Name: _____

Title: _____

Address: _____

I certify under the penalties of the Hawaii Revised Statutes that I am authorized to make this change for the entity and the statements herein are true and correct in all material respects.

Signed this 28 day of NOVEMBER 2020

Sincerely,

PAUL MCLEAN

(Signature)

PAUL MCLEAN, MEMBER/MANAGER

(Print Name & Title)

File # 215190C5

11/28/202048412

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED May 28, 2019 8:11 AM
Doc No A70870020
CONVEYANCE TAX: \$495.00
/s/ TISH L. KOHAIKA, Registrar
REG 6

LAND COURT

REGULAR SYSTEM

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

Paul and Michele McLean
38 Hoku Place
Paia, HI 96779
Esc. # 011901561-KW

Tax Map Key No.: (2) 2-7-031-021

Doc: 011901561 RS
Total Pages: 6

SPECIAL WARRANTY DEED

PARTIES TO DOCUMENT

GRANTOR: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A
CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE
FOR PRETIUM MORTGAGE ACQUISITION TRUST

GRANTEE: PAUL MCLEAN and MICHELE MCLEAN

THIS DEED, made this 21 day of MAY, 2019, by
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST, with full power and authority to sell, lease, borrow, encumber,
hypothecate, mortgage, pledge or otherwise deal with and dispose of any of the lands or
other property or interests of the trust estate according to the terms of said trust
instrument, hereinafter called the "Grantor," in favor of PAUL MCLEAN and MICHELE
MCLEAN, husband and wife, whose address is 38 Hoku Place, Paia, Hawaii 96779,
hereinafter collectively called the "Grantee;"

WITNESSETH:

That for TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, as **TENANTS BY THE ENTIRETY**, in fee simple:

All of that certain real property and personal property (if any) described in Exhibit "A" attached hereto and made a part hereof.

This conveyance and the warranties of the Grantor are expressly declared to be in favor of the Grantee, as **tenants by the entirety, their assigns, and the survivor of the Grantor and his or her heirs, devisees, personal representatives, and assigns.**

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

TO HAVE AND TO HOLD the same, as to said real property, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therewith, unto the Grantee absolutely and according to the tenancy herein set forth, and as to said personal property (if any), absolutely and forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

The terms "Grantor" and "Grantee," as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine, feminine or neuter, the singular or plural number, individuals, partnerships, trustees, corporations or limited liability companies, and their and each of their respective successors, heirs, personal representatives, successors in trust and assigns, according to the context thereof. All covenants and obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention is clearly expressed elsewhere herein.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

[END OF TEXT, CONTINUED ON NEXT PAGE.]

IN WITNESS WHEREOF, the parties have executed this instrument.

WILMINGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST, NOT
INDIVIDUALLY BUT AS TRUSTEE FOR
PRETIUM MORTGAGE ACQUISITION TRUST

By: ALTA RESIDENTIAL SOLUTIONS, LLC,
AS ATTORNEY-IN-FACT

By: [Signature]

Name: STEWART HANSON

Title: AUTHORIZED Signatory

"Grantor"

STATE OF UTAH)

) SS:

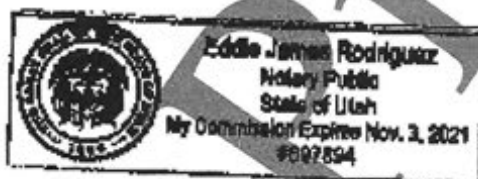
COUNTY OF SALT LAKE)

On this 21 day of MAY, 2019, before me
personally appeared STEWART HANSON Authorized Signatory
of ALTA RESIDENTIAL SOLUTIONS, LLC, who
executed the within instrument as Attorney-in-fact for Wilmington Savings Fund Society,
FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage
Acquisition Trust for the uses and purposes therein mentioned, and on oath stated that the
Power of Attorney authorizing the execution of this instrument has not been revoked.

Given under my hand and official seal the day and year last above written.

Dated: 05/21/2019

[Signature]
Print Name: EDDIE J. RODRIGUEZ
Notary Public in the State of Utah
Residing at: SALT LAKE
MY COMMISSION EXPIRES: 11/03/2021



POR-A-67650216

Paul McLean
PAUL MCLEAN

Michele McLean
MICHELE MCLEAN

"Grantee"

STATE OF HAWAII

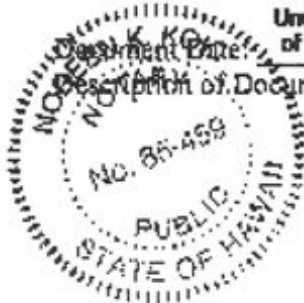
)

) SS:

COUNTY OF MAUI

)

On 5-21-19, 2019, before me personally appeared PAUL MCLEAN to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing document as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such document in such capacity.



Undated at time
of Notarization

Number of Pages: 6

Description of Document: Limited Warranty Deed

Signature: Noreen K. Koki

Name: Noreen K. Koki

Notary Public, State of Hawaii, Second Circuit

My commission expires: 10-30-2021

STATE OF HAWAII

)

) SS:

COUNTY OF MAUI

)

On 5-21-19, 2019, before me personally appeared MICHELE MCLEAN to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing document as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such document in such capacity.



Undated at time
of Notarization

Number of Pages: 6

Description of Document: Limited Warranty Deed

Signature: Noreen K. Koki

Name: Noreen K. Koki

Notary Public, State of Hawaii, Second Circuit

My commission expires: 10-30-2021

417



STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

August 09, 2019 10:45 AM

Doc No(s) A-71600860



1 1/1 OFC
B-33370035

Inf LESLIE T. KOBATA
REGISTRAR

Conveyance Tax: \$10.00

LAND COURT SYSTEM

Return By Mail (X) Pickup (): To
Paul and Michele McLean
38 Hoku Place
Paia, Hawaii 96779

REGULAR SYSTEM

Total Number of Pages: 6

Affects Tax Map Key (2) 2-7-031:021

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 10th day of JULY, 2019, by PAUL MCLEAN and MICHELE MCLEAN, husband and wife, whose physical and mailing address is 38 Hoku Place, Paia, Hawaii, 96779 (hereinafter called the "Grantor") and Highbury Holdings, LLC, a Hawaii limited liability company, whose street address of the place of business is 38 Hoku Place, Paia, Hawaii, 96779 (hereinafter called the "Grantee")

WITNESSETH

That for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor does hereby give, grant, convey, release and forever quitclaim unto Grantee, as Tenant by the Entirety, their assigns, and the survivor of the Grantee and his or her heirs, devisees, personal representatives and assigns:


All of Grantor's right, title and interest in and to that certain real property located at 233 West Kuiaha Road, Haiku, Maui, Hawaii, as further described in Exhibit "A" attached hereto and incorporated by reference herein, subject, however, to all encumbrances on record;

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

To have and to hold the same, together with all buildings and other improvements, rights, easements, privileges and appurtenances thereon or thereunto belonging or in anywise appertaining or held and enjoyed therewith, unto the said Grantee, forever.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine, feminine or neuter, the singular or plural number, individuals, partnerships, trustees or corporations and their and each of their respective successors, heirs, personal representatives, successors in trust and assigns, according to the context thereof. All covenants and obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention is clearly expressed elsewhere herein.

IN WITNESS WHEREOF, Grantor executed these presents on this 10TH day of JULY, 2019.


PAUL MCLEAN


MICHELE MCLEAN

STATE OF HAWAII
BUREAU OF CONVEYANCES

RECORDED February 26, 2021 8:11 AM

Doc No A77270149

CONVEYANCE TAX: \$1,430.00

/s/ HSIH I. KOHAI, Registrar

SPC 11

LAND COURT

REGULAR SYSTEM

Return By Mail ☐ Pick-Up ☐ To:

Cory Robert Nigbur
Amanda Blair Nigbur
2455 Kokomo Road
Haiku, Maui, Hawaii 96708-6068



QR: 6824014768-RD
Robyn Delapina

TITLE OF DOCUMENT:

WARRANTY DEED

PARTIES TO DOCUMENT:

GRANTOR: HIGBURY HOLDINGS LLC

GRANTEE: CORY ROBERT NIGBUR
AMANDA BLAIR NIGBUR
2455 Kokomo Road
Haiku, Maui, Hawaii 96708-6068

TAX MAP KEY: (2) 2-7-031:021

(This document consists of 20 pages.)

WARRANTY DEED

THIS INDENTURE made this 22nd day of February, 2021, by and between Highbury Holdings LLC, a Hawaii limited liability company, whose address is 38 Hoke Place, Paia, Maui, Hawaii 96779, hereinafter referred to as the "GRANTOR," and CORY ROBERT NIGBUR and AMANDA BLAIR NIGBUR, husband and wife, whose address is 2455 Kokomo Road, Haiku, Maui, Hawaii 96708-6068, hereinafter referred to as the "GRANTEE,"

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), lawful money of the United States of America, and for other good and valuable consideration to the Grantor paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee, as tenants by the entirety with full rights of survivorship, the survivor of them, their assigns and the heirs and assigns of such survivor, forever, the property described in Exhibit "A" attached hereto and by reference made a part hereof.

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

TO HAVE, AND TO HOLD the same, together with all improvements, rights, easements, privileges and appurtenances thereon and thereunto belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy and estate as provided herein, forever.

AND the Grantor hereby covenants and agrees with the Grantee, as aforesaid, that the Grantor is lawfully seized in fee simple of the property described in said Exhibit "A", and has good right and lawful authority to sell and convey the same as aforesaid; that said property is free and clear of all encumbrances, subject, however, to the reservations, restrictions, and encumbrances shown on said Exhibit "A", if any, and that the Grantor will WARRANT AND DEFEND the same unto the Grantee as aforesaid, against the lawful claims and demands of all persons whomsoever, except as herein set forth.

By accepting this Warranty Deed, Grantee agrees to take delivery and possession of the property in "AS IS, WHERE IS" condition, including the land and all improvements thereon, without warranties or representations, expressed or implied, except for any warranties of title set forth herein.

The covenants and obligations, and the rights and benefits of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, devisees, personal representatives, successors, successors in trust, and assigns, and all covenants and obligations undertaken by two or more persons shall be deemed to be joint and several unless otherwise expressly provided herein. The terms "Grantor" and "Grantee," wherever used herein, and any pronouns used in place thereof, shall mean and include the singular and the plural, and the use of any gender shall mean and include all genders.

The parties hereto agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and said counterparts shall together constitute one and the same agreement, binding all of the parties hereto, notwithstanding all of the parties are not signatory to the original or the same counterparts. For all purposes, including, without

limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one document.

(Remainder of this page intentionally left blank - signature page follows)

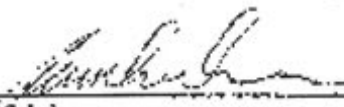
Preview

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly
executed on the day and year first above written.

Approved as to Form
CARLSMITH BALL LLP

By SI Paul M. Deoka

HIGHBURY HOLDINGS LLC

By 
Paul McLean
Its Member

By _____
Gary Archer
Its Member

By _____
Carol Archer
Its Member

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly
executed on the day and year first above written.

Approved as to Form
CARLSMITH BALL LLP

By Si Paul M. Deoka

HIGHBURY HOLDINGS LLC

By _____
Paul McLean
Its Member

By _____
Gary Archer
Its Member

By Carol Archer
Carol Archer
Its Member

Preview

FINANCIAL DISCLOSURE STATEMENT (FDS)

GENERAL INSTRUCTIONS: In accordance with the ordinances of the County of Maui and Rules of the Maui County Board of Ethics, the information provided on the following pages (Items 1 through 9) filed by Designated County Officials and Candidates shall be open to the public. Information provided by County Board or Commission Members shall be CONFIDENTIAL and is not for public distribution.

All questions must be answered on behalf of yourself (Filer), your Spouse, and all Dependent Children. For each item, except Items 1 and 8, use abbreviations "F" for Filer, "SP" for Spouse, "DC" for dependent children, and "JT" for Joint Interests of the spouse and filer. **All items on the form MUST be completed. If you have no information to disclose under a particular item, check "None". Do not use "N/A".**

If additional space is required to complete an item, check "Additional Sheets Are Attached."

Make a copy of your completed financial disclosure form for your records for future reference.

Except when reporting gifts, disclosures need not be made by exact dollar amounts but may be reported by "range of value" and need not be reported in values less than \$1,000. You may indicate the value of a reportable interest by using the appropriate letter from the following codes:

*For dollar amount value, please use appropriate letter code as follows:

- | | | |
|--------------------------|----------------------------|-----------------------|
| (A) \$1,000 to \$9,999 | (D) \$50,000 to \$99,999 | (G) \$500,000 or more |
| (B) \$10,000 to \$24,999 | (E) \$100,000 to \$199,999 | |
| (C) \$25,000 to \$49,999 | (F) \$200,000 to \$499,999 | |

ITEM 1 – SOURCE OF INCOME (Includes salary, wages and retirement income, from all sources, except social security income, unemployment income, or inheritances, for the previous calendar year. Identify the company, individual, or entity paying the income to you, your spouse, or dependent children.)

OCCUPATION (For Previous Calendar Year)	BUSINESS OR ORGANIZATION NAME & ADDRESS (if any, or if self-employed) SOURCE OF RETIREMENT INCOME (if retired)	*ANNUAL COMPENSATION (Use letter codes above)
Filer (Job Title, nature of business/organization): Planning Director <input type="checkbox"/> Check Box If None	Maui Planning Department 2200 Main Street, Suite 315 Wailuku, HI 96793	"E"
Spouse (Job Title, nature of business/organization): Carpenter <input type="checkbox"/> Check Box If None	Paul McLean (self) 38 Hoku Place Paia, HI 96779	"D"
Dependent Children (Job Title, nature of business/organization): <input checked="" type="checkbox"/> Check Box If None		

☐ CHECK HERE IF ADDITIONAL SHEETS ARE ATTACHED

ITEM 2 – OTHER EARNINGS, INCOME, OR COMPENSATION RECEIVED IN ANY FORM (Other gross income includes, but is not limited to: income gain from business interests, capital gain from sale of real or personal property, rental income, interest income, dividends, royalties, forgiveness of a loan, or any other income reported in your federal and state income tax returns for the previous calendar year)

F, SP JT, DC	TYPE OF INCOME OR SERVICES RENDERED (What type of income was received in the previous year? What did you do to receive such income?)	WHERE IS INCOME OR COMPENSATION FROM? (What or who is the source?)	ANNUAL AMOUNT (Use letter codes below)
F/SP	Bank of Hawaii	Interest	A
F/SP	Dominion Energy	Dividends	A
F	Morgan Stanley Smith Barney	Dividends	A
SP	American Savings Bank	Interest	A
SP	Edward Jones	Dividends	A

☐ Check Box If None ☐ Check Box if additional sheets are attached

ITEM 3 - EACH OWNERSHIP OR BENEFICIAL INTEREST HELD IN ANY BUSINESS OR COMPANY DOING BUSINESS IN THE STATE OF HAWAII (Business entities include, but are not limited to, sole proprietorships, partnerships, limited partnerships, limited liability companies, publicly or closely held corporations that are held in whole or in part)

F, SP JT, DC	NAME AND LOCATION OF BUSINESS	TYPE OF BUSINESS (What service do you or they provide?)	PERCENT OF OWNERSHIP AND VALUE OF INVESTMENT (Use letter codes below)
F/SP	Highbury Holdings, LLC 38 Hoku Place Paia, HI 96779	Property investment	50% F (see also Item 6 -- Highbury Holdings owns one property that is the value of investment)

☐ Check Box If None ☐ Check Box if additional sheets are attached

ITEM 4 – IDENTIFY EACH INSOLVENT BUSINESS THAT CURRENTLY OWES YOU A DEBT

F, SP JT, DC	NAME, ADDRESS/LOCATION OF INSOLVENT BUSINESS (A business unable to satisfy creditors or discharge liabilities)	AMOUNT OWED TO YOU BY AN INSOLVENT BUSINESS (Use letter codes below)

☐ Check Box If None ☐ Check Box if additional sheets are attached

F = Filer
SP = Spouse
JT = Joint Tenants
DC = Dependent Children

(A) \$1,000 to \$9,999
(B) \$10,000 to \$24,999
(C) \$25,000 to \$49,999

(D) \$50,000 to \$99,999
(E) \$100,000 to \$199,999
(F) \$200,000 to \$499,999
(G) \$500,000 or more

ITEM 5 -- DEBT (List all creditors and current debt owed: Include mortgages, car and other loans, and credit cards -- list only if balance exceeds \$1,000 at time of filing this disclosure)

F, SP JT, DC	NAME OF CREDITORS	CURRENT AMOUNT OWED (Use letter codes below)
F/SP	Wells Fargo Home Mortgage	E

☐ Check Box If None

☐ Check Box If additional sheets are attached

ITEM 6 - REAL PROPERTY INTERESTS OF ANY KIND IN THE STATE OF HAWAII (Exclude personal residence. If real property interests are owned by a business entity, hui, or partnerships, indicate name of entity and general partner. State percentage of each person's interest in the property and estimated value. You may use tax assessed value.)

F, SP JT, DC	STREET ADDRESS OR TAX MAP KEY NO.	OWNERSHIP NAME OR BUSINESS NAME AND PARTNERS	PERCENTAGE OF OWNERSHIP AND VALUE OF YOUR INTEREST (Use letter codes below)
F/SP	323 West Kuiaha Road Haiku, Hawaii 96708 TMK 2-7-031: 021	Highbury Holdings, LLC Members: Michele McLean (F) Paul McLean (SP) Gary Archer Carol Archer	50% F (see also Item 3)

☐ Check Box If None

☐ Check Box if additional sheets are attached

F = Filer
SP = Spouse
JT = Joint Tenants
DC = Dependent Children

(A) \$1,000 to \$9,999
(B) \$10,000 to \$24,999
(C) \$25,000 to \$49,999

(D) \$50,000 to \$99,999
(E) \$100,000 to \$199,999
(F) \$200,000 to \$499,999
(G) \$500,000 or more

ITEM 7- CURRENT OFFICER, DIRECTOR, BOARD MEMBER OR TRUSTEE POSITION(S) HELD
(Include ALL companies and/or non-profits)

F, SP JT, DC	NAME AND ADDRESS OF ORGANIZATION OR BUSINESS	TYPE OF POSITION HELD	NATURE OF BUSINESS OR ORGANIZATION

☒ Check Box If None

☐ Check Box if additional sheets are attached

ITEM 8 - PERSONS, FIRMS OR ORGANIZATIONS YOU (FILER) HAVE REPRESENTED OR TESTIFIED ON BEHALF OF BEFORE COUNTY AGENCIES CURRENTLY OR IN THE 12 MONTHS PRECEDING THE DATE OF FILING

NAME OF PERSON, FIRM OR ORGANIZATION	NAME OF COUNTY AGENCY you have gone before to represent or testify on behalf of inc: Person, Firm or Organization	NATURE OF MATTER

☒ Check Box If None

☐ Check Box if additional sheets are attached

ITEM 9 – GIFTS RECEIVED WITHIN THE 12 MONTHS OF DATE OF FILING
(See instructions below with regard to "GIFTS")

F, SP JT, DC	SOURCE, AND SOURCE'S BUSINESS ACTIVITY, IF ANY	DESCRIPTION OF GIFT AND DATE RECEIVED	ACTUAL VALUE OF GIFT (Best estimate)

☒ Check Box If None

☐ Check Box if additional sheets are attached

F = Filer

SP = Spouse

JT = Joint Tenants

DC = Dependent Children

GIFTS INSTRUCTIONS:

Board of Ethics Rules Section §04-101-42(a)(9) Contents of disclosure. states, Financial Disclosure Statements shall include "a description of any gift or gifts, valued singly or in the aggregate at \$50 or more, from a single source, received directly or indirectly by the person, the person's spouse or


dependent child within the preceding twelve months, the name of the source, the date the gift was received, and an estimate of the value of the gift, provided, however, that the following need not be included:

- (A) Gifts received by will or intestate succession or by way of any inter vivos or testamentary trust established by a spouse or ancestor.
- (B) Gifts from a spouse, fiancée, any consanguinity or the spouse of such a relative. A gift from any such person is a reportable gift if the person is acting as an agent or intermediary for any person not covered by this paragraph
- (C) Political campaign contributions that comply with the law.
- (D) Gifts which are not used and which, within thirty days after receipt, are returned to the donor or delivered to a charitable organization without being claimed as a charitable organization without being claimed as a charitable contribution for tax purposes.
- (E) Exchanges of approximately equal value on holidays, birthdays, or special occasions.
- (F) Anything available to or distributed to the public generally without regard to the official status of the recipient.
- (G) Gifts offered to the County and received under chapter 3.56, Maui County Code."

REMARKS: (Additional information or disclosures)

Regarding Items 3 and 6: my husband and I, along with two off-island friends, created Highbury Holdings LLC and purchased the property at 323 West Kuiaha Road as an investment. Therefore, my husband and I together own 50% of Highbury Holdings and its assets. The property constitutes the entire value of Highbury Holdings and its assets.

CERTIFICATION: I hereby certify under penalty of perjury that the information contained in the Financial Disclosure Statement (FDS) form above is a true, correct, and complete statement.
(Must be original signature, not electronic.)



SIGNATURE OF PERSON FILING DISCLOSURE

March 10, 2020

DATE

Michele McLean

PRINT NAME

For ALL Board and Commission Members: Please submit your form to your Board or Commission secretary. **Do Not Submit Directly To The Board Of Ethics.**

For Candidates for Public Office: Please file a copy of your FDS concurrently with your nomination papers with the Office of the County Clerk (7th Floor, County Building), and your original FDS with the Board of Ethics (3rd Floor, County Building.).

For Elected Officials and Appointed Officers: Please file a copy of your FDS with the Office of the County Clerk (7th Floor, County Building), and your original FDS with the Board of Ethics (3rd Floor, County Building.).

MICHAEL P. VICTORINO
Mayor
MICHELE CHOUTEAU MCLEAN, AICP
Director
JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

March 10, 2020

2020 MAR 11 11:12:05
RECEIVED
GOV BOARD

Maui County Board of Ethics
c/o Department of the Corporation Counsel
200 South High Street
Wailuku, Hawaii 96793

Dear Board Members:

SUBJECT: FILING OF FINANCIAL DISCLOSURE STATEMENTS

Pursuant to the memorandum from Gary Murai, Deputy Corporation Counsel to the Maui County Board of Ethics, dated November 27, 2019, and the requirements of my appointment to the position of Planning Director effective January 2, 2019, enclosed please find my updated Financial Disclosure form.

Should you have any questions, please call me at 270-1755.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michele McLean", is written over a horizontal line.

MICHELE McLEAN, AICP
Planning Director

Attachment

MCM:atw

P:\Corporation Counsel\Financial Disclosure-Bd of Ethics-MCM2020.doc

MAUI COUNTY BOARD OF ETHICS
 c/o Department of the Corporation Counsel
 200 South High Street, 3rd Floor
 Wailuku, Maui, Hawaii 96793
 Phone: 270-7740 Facsimile 270-7152

RECEIVED
BOARD OF ETHICS

2021 JAN 20 PM 3:45

FINANCIAL DISCLOSURE STATEMENT (FDS)

LEGAL NAME OF FILER:

Last: McLean First: Michele MI: _____

OTHER NAMES:

(Please list any other names you currently use, or have used, in public discourse or business, if any.)
Michele Chouteau, Michele Chouteau McLean

Do you have a spouse? Check (X) Yes x or No _____
 Do you have dependent children? Check (X) Yes _____ or No x

MAILING ADDRESS:

Street and No.: 2200 Main Street, Suite 315 City: Wailuku Zip: 96793

Daytime Phone No: 808-20-7735 Email Address: michele.mclean@mauicounty.gov

This is a: ☐ **First-time filing**
 Original submitted within 15 days of appointment and/or oath of office; or
 concurrently with nomination papers.

(check one) ☒ **Annual update** (Due Jan. 1 – April 15 of every year)
☐ **Interim "new" information update**
 Any changes on previous FDS form must be submitted within 30 days.

I am a: ☐ **Candidate for public office**
 (check one) Name of public office/District: _____
 Date of filing of nomination papers: _____

☒ **Elected or appointed official of the County of Maui**
 Position title: Planning Director
 Date of oath of office: January 2, 2019

☐ **Board or Commission member**
 Name of Board/Commission: _____
 Date of appointment (month & year): _____

ALL INFORMATION IS REQUIRED

FORM WILL BE RETURNED IF INCOMPLETE

FINANCIAL DISCLOSURE STATEMENT (FDS)

GENERAL INSTRUCTIONS: In accordance with the ordinances of the County of Maui and Rules of the Maui County Board of Ethics, the information provided on the following pages (Items 1 through 9) filed by Designated County Officials and Candidates shall be open to the public. Information provided by County Board or Commission Members shall be CONFIDENTIAL and is not for public distribution.

All questions must be answered on behalf of yourself (Filer), your Spouse, and all Dependent Children. For each item, except Items 1 and 8, use abbreviations "F" for Filer, "SP" for Spouse, "DC" for dependent children, and "JT" for Joint Interests of the spouse and filer. **All items on the form MUST be completed. If you have no information to disclose under a particular item, check "None". Do not use "N/A".**

If additional space is required to complete an item, check "Additional Sheets Are Attached."

Make a copy of your completed financial disclosure form for your records for future reference.

Except when reporting gifts, disclosures need not be made by exact dollar amounts but may be reported by "range of value" and need not be reported in values less than \$1,000. You may indicate the value of a reportable interest by using the appropriate letter from the following codes:

***For dollar amount value, please use appropriate letter code as follows:**

- | | | |
|--------------------------|----------------------------|-----------------------|
| (A) \$1,000 to \$9,999 | (D) \$50,000 to \$99,999 | (G) \$500,000 or more |
| (B) \$10,000 to \$24,999 | (E) \$100,000 to \$199,999 | |
| (C) \$25,000 to \$49,999 | (F) \$200,000 to \$499,999 | |

ITEM 1 – SOURCE OF INCOME (Includes salary, wages and retirement income, from all sources, except social security income, unemployment income, or inheritances, for the previous calendar year. Identify the company, individual, or entity paying the income to you, your spouse, or dependent children.)

OCCUPATION (For Previous Calendar Year)	BUSINESS OR ORGANIZATION NAME & ADDRESS (if any, or if self-employed) SOURCE OF RETIREMENT INCOME (if retired)	*ANNUAL COMPENSATION (Use letter codes above)
Filer (Job Title, nature of business/organization): Planning Director <input type="checkbox"/> Check Box If None	Maui Planning Department 2200 Main Street, Suite 315 Wailuku, HI 96793	E
Spouse (Job Title, nature of business/organization): Carpenter <input type="checkbox"/> Check Box If None	Paul McLean (self) 38 Hoku Place Paia, HI 96779	D
Dependent Children (Job Title, nature of business/organization): <input checked="" type="checkbox"/> Check Box If None		
<input type="checkbox"/> CHECK HERE IF ADDITIONAL SHEETS ARE ATTACHED		

ITEM 2 – OTHER EARNINGS, INCOME, OR COMPENSATION RECEIVED IN ANY FORM (Other gross income includes, but is not limited to: income gain from business interests, capital gain from sale of real or personal property, rental income, interest income, dividends, royalties, forgiveness of a loan, or any other income reported in your federal and state income tax returns for the previous calendar year)

F, SP JT, DC	TYPE OF INCOME OR SERVICES RENDERED (What type of income was received in the previous year? What did you do to receive such income?)	WHERE IS INCOME OR COMPENSATION FROM? (What or who is the source?)	ANNUAL AMOUNT (Use letter codes below)
F/SP	Bank of Hawaii	Interest	A
F/SP	Dominion Energy	Dividends	A
F	Morgan Stanley Smith Barney	Dividends	A
SP	American Savings Bank	Interest	A
SP	Edward Jones	Dividends	A
<input type="checkbox"/> Check Box If None <input type="checkbox"/> Check Box if additional sheets are attached			

ITEM 3 - EACH OWNERSHIP OR BENEFICIAL INTEREST HELD IN ANY BUSINESS OR COMPANY DOING BUSINESS IN THE STATE OF HAWAII (Business entities include, but are not limited to, sole proprietorships, partnerships, limited partnerships, limited liability companies, publicly or closely held corporations that are held in whole or in part)

F, SP JT, DC	NAME AND LOCATION OF BUSINESS	TYPE OF BUSINESS (What service do you or they provide?)	PERCENT OF OWNERSHIP AND VALUE OF INVESTMENT (Use letter codes below)
SP	Highbury Holdings, LLC 38 Hoku Place Paia, HI 96779	Property investment	80% F (see also Item 6 -- Highbury Holdings owns one property that is the value of investment)
<input type="checkbox"/> Check Box If None <input type="checkbox"/> Check Box if additional sheets are attached			

ITEM 4 – IDENTIFY EACH INSOLVENT BUSINESS THAT CURRENTLY OWES YOU A DEBT

F, SP JT, DC	NAME, ADDRESS/LOCATION OF INSOLVENT BUSINESS (A business unable to satisfy creditors or discharge liabilities)	AMOUNT OWED TO YOU BY AN INSOLVENT BUSINESS (Use letter codes below)
<input checked="" type="checkbox"/> Check Box If None <input type="checkbox"/> Check Box if additional sheets are attached		

F = Filer
SP = Spouse
JT = Joint Tenants
DC = Dependent Children

(A) \$1,000 to \$9,999
(B) \$10,000 to \$24,999
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(D) \$50,000 to \$99,999
(E) \$100,000 to \$199,999
(F) \$200,000 to \$499,999
(G) \$500,000 or more

ITEM 5 – DEBT (List all creditors and current debt owed: Include mortgages, car and other loans, and credit cards – list only if balance exceeds \$1,000 at time of filing this disclosure)

F, SP JT, DC	NAME OF CREDITORS	CURRENT AMOUNT OWED (Use letter codes below)
F/SP	Wells Fargo Home Mortgage	D

☐ Check Box If None

☐ Check Box if additional sheets are attached

ITEM 6 - REAL PROPERTY INTERESTS OF ANY KIND IN THE STATE OF HAWAII (Exclude personal residence. If real property interests are owned by a business entity, hui, or partnerships, indicate name of entity and general partner. State percentage of each person's interest in the property and estimated value. You may use tax assessed value.)

F, SP JT, DC	STREET ADDRESS OR TAX MAP KEY NO.	OWNERSHIP NAME OR BUSINESS NAME AND PARTNERS	PERCENTAGE OF OWNERSHIP AND VALUE OF YOUR INTEREST (Use letter codes below)
SP	323 West Kuiaha Road Haiku, Hawaii 96708 TMK 2-7-031: 021	Highbury Holdings, LLC Members: Paul McLean (SP) Gary Archer Carol Archer	80% ← G (see also Item 3)

☐ Check Box If None

☐ Check Box if additional sheets are attached

F = Filer
SP = Spouse
JT = Joint Tenants
DC = Dependent Children

(A) \$1,000 to \$9,999
(B) \$10,000 to \$24,999
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(D) \$50,000 to \$99,999
(E) \$100,000 to \$199,999
(F) \$200,000 to \$499,999
(G) \$500,000 or more

ITEM 7- CURRENT OFFICER, DIRECTOR, BOARD MEMBER OR TRUSTEE POSITION(S) HELD
(Include ALL companies and/or non-profits)

F, SP JT, DC	NAME AND ADDRESS OF ORGANIZATION OR BUSINESS	TYPE OF POSITION HELD	NATURE OF BUSINESS OR ORGANIZATION

☒ Check Box If None

☐ Check Box if additional sheets are attached

ITEM 8 - PERSONS, FIRMS OR ORGANIZATIONS YOU (FILER) HAVE REPRESENTED OR TESTIFIED ON BEHALF OF BEFORE COUNTY AGENCIES CURRENTLY OR IN THE 12 MONTHS PRECEDING THE DATE OF FILING

NAME OF PERSON, FIRM OR ORGANIZATION	NAME OF COUNTY AGENCY you have gone before to represent or testify on behalf of inc: Person, Firm or Organization	NATURE OF MATTER

☒ Check Box If None

☐ Check Box if additional sheets are attached

ITEM 9 - GIFTS RECEIVED WITHIN THE 12 MONTHS OF DATE OF FILING
(See instructions below with regard to "GIFTS")

F, SP JT, DC	SOURCE, AND SOURCE'S BUSINESS ACTIVITY, IF ANY	DESCRIPTION OF GIFT AND DATE RECEIVED	ACTUAL VALUE OF GIFT (Best estimate)

☒ Check Box If None

☐ Check Box if additional sheets are attached

F = Filer
SP = Spouse

JT = Joint Tenants
DC = Dependent Children

GIFTS INSTRUCTIONS:

Board of Ethics Rules Section §04-101-42(a)(9) Contents of disclosure. states, Financial Disclosure Statements shall include "a description of any gift or gifts, valued singly or in the aggregate at \$50 or more, from a single source, received directly or indirectly by the person, the person's spouse or

dependent child within the preceding twelve months, the name of the source, the date the gift was received, and an estimate of the value of the gift, provided, however, that the following need not be included:

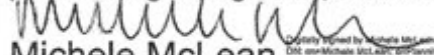
- (A) Gifts received by will or intestate succession or by way of any inter vivos or testamentary trust established by a spouse or ancestor.
- (B) Gifts from a spouse, fiancée, any consanguinity or the spouse of such a relative. A gift from any such person is a reportable gift if the person is acting as an agent or intermediary for any person not covered by this paragraph
- (C) Political campaign contributions that comply with the law.
- (D) Gifts which are not used and which, within thirty days after receipt, are returned to the donor or delivered to a charitable organization without being claimed as a charitable organization without being claimed as a charitable contribution for tax purposes.
- (E) Exchanges of approximately equal value on holidays, birthdays, or special occasions.
- (F) Anything available to or distributed to the public generally without regard to the official status of the recipient.
- (G) Gifts offered to the County and received under chapter 3.56, Maui County Code."

REMARKS: (Additional information or disclosures)

Regarding Items 3 and 6: my husband and two off-island friends are the sole members of Highbury Holdings LLC, which owns the investment property at 323 West Kuiaha Road. The investment value (the money put into it) is less than its current market value, hence the difference. My husband owns 80% of Highbury Holdings and its assets, which are comprised entirely of the property.

CERTIFICATION: I hereby certify under penalty of perjury that the information contained in the Financial Disclosure Statement (FDS) form above is a true, correct, and complete statement.

(Must be original signature, not electronic.)


Michele McLean

Digitally signed by Michele McLean
DN: cn=Michele McLean, o=Planning Department, ou,
email=michele.mclean@maui-county.gov, c=US
Date: 2021.01.18 14:47:35 -1000

January 19, 2021

SIGNATURE OF PERSON FILING DISCLOSURE

DATE

Michele McLean

PRINT NAME

For ALL Board and Commission Members: Please submit your form to your Board or Commission secretary. **Do Not Submit Directly To The Board Of Ethics.**

For Candidates for Public Office: Please file a copy of your FDS concurrently with your nomination papers with the Office of the County Clerk (7th Floor, County Building), and your original FDS with the Board of Ethics (3rd Floor, County Building.).

For Elected Officials and Appointed Officers: Please file a copy of your FDS with the Office of the County Clerk (7th Floor, County Building), and your original FDS with the Board of Ethics (3rd Floor, County Building.).

Real Property Tax Pictometry Imagery

May 13, 2008, house is NOT SQUARE but has additions, a porch is visible where there was a carport



September 5, 2013, porch replacing carport, double doors, stairs



Pictometry Imagery from Real Property Tax

April 25, 2015, porch



April 1, 2020, porch reconstruction, building additions in rear. Red Truck



Pictometry Imagery from Real Property Tax

April 1, 2020, porch reconstruction, clear view of additions, Red Truck



August 26, 2020, New roof construction over porch, additions, Red Truck



Pictometry Imagery from Real Property Tax

August 7, 2021, completed porch roof



August 7, 2021 McLean house in Paia, same Red Truck as Kuiaha house





BEFORE, November 2019, Google Earth "street view"



AFTER, Realtor.com, 2020, new porch roof structure, entrance, stairs, windows



BEFORE, Google Earth "street view", November 2019



AFTER, Realtor.com. 2020 new front entrance, stairs, but one original window.

Realtor. Com 2020 rebuilt questionable porch, new roof structure



Realtor.com 2020 inside new porch

