

STATE OF HAWAI'I  
DEPARTMENT OF AGRICULTURE AND BIOSECURITY  
AGRICULTURAL RESOURCE MANAGEMENT DIVISION  
HONOLULU, HAWAI'I

March 24, 2026

Board of Agriculture and Biosecurity  
Honolulu, Hawai'i

**Subject:** REQUEST TO CONSENT TO ASSIGN GENERAL LEASE NO. S-4934; CC REPAIR & MAINTENANCE SERVICE, INC., ASSIGNOR; HONEST GREENS LLC, ASSIGNEE; TMK: 1<sup>ST</sup> DIV/4-1-035:013, LOT 13, WAIMĀNALO AGRICULTURAL PARK, PHASE 1, WAIMĀNALO, KO'OLAUPOKO, ISLAND OF O'AHU, HAWAI'I

**Authority:** Sections 166-7 and 9, Hawaii Revised Statutes, ("HRS"), and Sections 4-153-33(a)(6)(B) and (C) and 4-153-33 (c), Hawaii Administrative Rules ("HAR")

**Assignor:** CC Repair & Maintenance Service, Inc.

**Assignee:** Honest Greens LLC

**Land Area:** 7.164 acres

**Tax Map Key:** 1<sup>st</sup> Div/4-1-035:013 (Exhibit "A")

**Lease Term:** August 1, 1986, through July 31, 2041, (Initial 35-year lease, extended to 55-years)

**Land Status:** Encumbered by Governor's Executive Order No. 3464, dated August 22, 1990, to the Department of Agriculture, now known as the Department of Agriculture and Biosecurity, for Agricultural Park Purposes

**Annual Base Rent:** \$9,473.00 per year

**Character of Use:** Nursery

**Consideration:** \$125,000.00

BACKGROUND:

On November 24, 1986, the Board of Land and Natural Resources executed General Lease S-4934 to Lloyd Y. C. Ching and Marilyn B. Y. Ching. On August 22, 1990, General Lease S-4934 was transferred to the Department of Agriculture, now known as the Department of Agriculture and Biosecurity (“DAB”), by Governor’s Executive Order No. 3464, for agricultural park purposes.

On June 28, 2022, the lessees' requests for a 20-year extension, and the consent to the assignment of General Lease S-4934 to CC Repair & Maintenance Service, Inc., were both approved by the Board of Agriculture, now known as the Board of Agriculture and Biosecurity (“BAB”).

CC Repair & Maintenance Service, Inc. is owned by Eric Ching. Since acquiring the lease, Mr. Ching continued to grow landscaping and ornamental plants, as well as avocado and breadfruit. Due to health and economic hardships, Mr. Ching is unable to fulfill the requirements of his approved Plan of Utilization and Development (“PUD”), and the terms of the said lease. In accordance with Sections 4-153-33(a)(6)(B) and (C), HAR, Mr. Ching is requesting to assign General Lease S-4934 to Honest Greens LLC, which is owned and operated by Elko Evans.

Elko Evans has over 13 years of farming and business experience and is the sole owner of Honest Greens LLC. Mr. Evans’ proposed PUD of the property is to continue to grow landscaping plants, and cultivate root crops such as taro, sweet potato, and cassava. He also intends on utilizing the property for aquaculture and will focus on raising Chinese catfish.

Mr. Evans qualifies as a bona fide farmer with more than two (2) years of full-time farming experience and satisfies the eligibility requirements pursuant to Sections 4-153-1 and 13, HAR.

There is a consideration of \$125,000.00 for the assignment of lease. This assignment will include a farm structure, with a real property tax assessed building value of \$87,700.00, shade houses and plant inventory. General Lease S-4934 does not include a participation clause that would allow DAB to share in the consideration paid for the assignment.

The “Character of Use” for General Lease S-4934 currently states “Nursery”. In Mr. Evans’ PUD, he is requesting to utilize the property for diversified agriculture and aquaculture. As explained above, he plans on raising Chinese catfish, growing landscaping plants, and cultivating root crops such as taro, sweet potato, and cassava. Pursuant to Section 4-153-33(c), HAR, staff requests approval to amend General Lease S-4934, Paragraph 12. Character of Use from “Nursery” to “Diversified Agriculture and Aquaculture”. This amendment enables the lessee to address a gap in the Chinese catfish market and to cultivate a variety of plant and food crops that serve the public’s interest.

RECOMMENDATION:

Staff recommends that the Board of Agriculture and Biosecurity:

1. Approve the Consent to the Assignment of General Lease S-4934 from CC Repair & Maintenance Service, Inc., Assignor, to Honest Greens LLC, Assignee;
2. Approve the consideration of \$125,000.00 to be paid by the Assignee; and
3. Approve the amendment of General Lease S-4934, Paragraph 12. Character of Use to "Diversified Agriculture and Aquaculture"

All related documents are subject to the review and approval as to form by the Department of Attorney General, and such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully submitted,



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BRIAN KAU  
Administrator and Chief Engineer,  
Agricultural Resource Management Division

Attachments - Exhibit "A"

APPROVED FOR SUBMISSION:



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SHARON HURD  
Chairperson, Board of Agriculture and Biosecurity



**PHOTOS OF S-4934**



