

## Honolulu Authority for Rapid Transportation

### RESOLUTION NO. 2015-39

AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS  
THE REAL PROPERTY IDENTIFIED AS  
TAX MAP KEY 9-9-003-026 (PORTION) BY EMINENT DOMAIN

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART “to acquire by eminent domain . . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;” and

WHEREAS, the City Council approved or did not object to the acquisition of an electrical easement over, on, and across the real property identified as Tax Map Key (TMK) 9-9-003-026 (por.) by eminent domain after written notification by HART; and

WHEREAS, the acquisition by eminent domain of said easement over, on, and across the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain of an electrical easement over, on, and across the real property identified as TMK 9-9-003-026 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of said easement by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of said easement by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and

4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and
5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on \_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal description of TMK 9-9-003-026 (por.)

EASEMENT A  
For Electrical Purposes  
Affecting Lot A

Being a Portion of R. P. 6717, L. C. Aws. 7712 and 8516-B to M. Kekuaaoa and Kamaikui  
Being also a portion of R. P. 457, L. C. Aw. 2131, Apana 1 to Kanihoalii for Kaukiwaa

In favor of Hawaiian Electric Company

Situate at Halawa, Ewa, Island of Oahu, Hawaii

Beginning at the North corner of this easement, along the Southeast side of Kamehameha Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 864.40 feet North and 9,725.82 feet West, thence running by azimuths measured clockwise from true South:

- 1. 293° 32' 5.55 feet;
- 2. 23° 32' 40.00 feet;
- 3. 113° 32' 5.55 feet;
- 4. 203° 32' 40.00 feet along the Southeast side of Kamehameha Highway to the point of beginning and containing an area of 222 Square Feet, more or less.

This description does not purport a legally subdivided easement and is for exhibit purposes only.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*

---

Ryan M. Suzuki      Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 March 5, 2015



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015 – 39</b> AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 9-9-003-026 (PORTION) BY EMINENT DOMAIN	<b>STAFF CONTACT:</b> Morris Atta	<b>DATE:</b> July 30, 2015
--	--------------------------------------	-------------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**  
 Final action of the Board in authorizing the condemnation of the parcel identified as Tax Map Key 9-9-003-026, and situated at 99-9 Kalaloa Street, Honolulu, which is required for guideway construction of the Honolulu Rail Transit Project (H RTP).

**2. Background/Justification**  
 Notification of the intent to exercise eminent domain had previously been sent to the Honolulu City Council along with HART Resolution 2015-7 on May 21, 2015. More than 45 days has elapsed since the notice. The City Council neither approved or adopted a resolution in objection of the action. Accordingly, under the Charter of the City and County of Honolulu section 17-103.2(b), HART may now properly proceed with the condemnation proceedings for this parcel.

**3. Procurement Background**  
 N/A

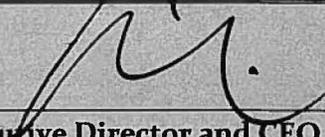
**4. Financial/Budget Impact**  
 The project budget includes an estimated cost for legal action associated with the condemnation of the property.

**5. Policy Impact**  
 There is no policy impact since this action conforms to the requirement of the Uniform Relocation Act, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**  
 N/A

**7. Alternatives**  
 There is no alternative given the proposed project schedule and the need to acquire the property as soon as possible in order to not delay the contractor in constructing the guideway.

**8. Exhibits**  
 N/A

 _____ <b>Executive Director and CEO</b>	<b>Certified and Recommended by:</b> <div style="text-align: right; font-size: 2em; font-family: cursive;">7/23/15</div> _____ <b>Date</b>
---	--

## Honolulu Authority for Rapid Transportation

### RESOLUTION NO. 2015-40

AUTHORIZING THE ACQUISITION OF EASEMENTS OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-017 (PORTION) BY EMINENT DOMAIN

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART “to acquire by eminent domain . . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;” and

WHEREAS, the City Council approved or did not object to the acquisition of easements over, on, and across the real property identified as Tax Map Key (TMK) 1-1-016-017 (por.) by eminent domain after written notification by HART; and

WHEREAS, the acquisition by eminent domain of said easements over, on, and across the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain of easements over, on, and across the real property identified as TMK 1-1-016-017 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of said easements by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of said easements by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and

4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and
5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on \_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal description of TMK 1-1-016-017 (por.)

**PARCEL 313**

Being a Portion of Lot 102

As Shown on Map 150 of Land Court Application 1074

Situate at Moanalua, Honolulu, Island of Oahu, Hawaii

Beginning at the Southwest corner of this parcel of land, being the South corner of the Lot 101 (Map 150) of Land Court Application 1074, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,090.56 feet South and 2,411.99 feet East, thence running by azimuths measured clockwise from true South:

- |    |          |       |   |
|----|----------|-------|---|
| 1. | 189° 04' | 16.41 | feet along Lot 101 (Map 150) of Land Court Application 1074;  |
| 2. | 279° 04' | 15.30 | feet along the Remainder of parcel 313;   |
| 3. | 189° 04' | 8.73  | feet along the Remainder of parcel 313;   |
| 4. | 279° 04' | 40.29 | feet along the Remainder of parcel 313;   |
| 5. | 9° 04'   | 17.44 | feet along the Remainder of parcel 313;   |
| 6. | 279° 04' | 12.25 | feet along the Remainder of parcel 313;   |
| 7. | 9° 04'   | 7.70  | feet along the Remainder of parcel 313;   |
| 8. | 99° 04'  | 67.84 | feet along the North side of Waiwai Loop to the point of beginning and containing an area of 1,358 Square Feet, more or less. |





R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*

Ryan M. Suzuki Exp: 4/30/16  
Licensed Professional Land Surveyor  
Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
May 12, 2015



**Remainder of PARCEL 313**

Being a Portion of Lot 102

As Shown on Map 150 of Land Court Application 1074

Situate at Moanalua, Honolulu, Island of Oahu, Hawaii

Beginning at the Southwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,074.25 feet South and 2,414.59 feet East, thence running by azimuths measured clockwise from true South:

- |     |          |        |   |
|-----|----------|--------|---|
| 1.  | 189° 04' | 208.59 | feet along Lot 101 (Map 150) of Land Court Application 1074;  |
| 2.  | 279° 04' | 100.00 | feet along Lot 947 (Map 207) of Land Court Application 1074;  |
| 3.  | 9° 04'   | 225.00 | feet along Lot 103 (Map 150) of Land Court Application 1074;  |
| 4.  | 99° 04'  | 32.16  | feet along the North side of Waiwai Loop;   |
| 5.  | 189° 04' | 7.70   | feet along Parcel 313;  |
| 6.  | 99° 04'  | 12.25  | feet along Parcel 313;  |
| 7.  | 189° 04' | 17.44  | feet along Parcel 313;  |
| 8.  | 99° 04'  | 40.29  | feet along Parcel 313;  |
| 9.  | 9° 04'   | 8.73   | feet along Parcel 313;  |
| 10. | 99° 04'  | 15.30  | feet along Parcel 313 to the point of beginning and containing an area of 21,142 Square Feet, more or less. |





R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
Ryan M. Suzuki Exp: 4/30/16  
Licensed Professional Land Surveyor  
Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
May 12, 2015



EASEMENT A  
For Electrical Purposes  
Affecting Lot 102  
As Shown on Map 150 of Land Court Application 1074  
In favor of Hawaiian Electric Company

Situate at Moanalua, Honolulu, Island of Oahu, Hawaii

Beginning at the Southeast corner of this easement, along the North side of Waiwai Loop, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,106.49 feet South and 2,644.52 feet West, thence running by azimuths measured clockwise from true South:

- 1. 99° 04' 13.50 feet along the North side of Waiwai Loop
- 2. 189° 04' 16.50 feet;
- 3. 279° 04' 13.50 feet;
- 4. 9° 04' 16.50 feet along Lot 103 (Map 150) of Land Court Application 1074 to the point of beginning and containing an area of 223 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
May 12, 2015



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015-40</b> <b>AUTHORIZING THE ACQUISITION OF EASEMENTS OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-017 (PORTION) BY EMINENT DOMAIN</b>	<b>STAFF CONTACT:</b> Morris Atta	<b>DATE:</b> July 30, 2015
--	--------------------------------------	-------------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**  
 Final action of the Board in authorizing the condemnation of the parcel identified as Tax Map Key 1-1-016-017, and situated at 2621 Waiwai Loop, Honolulu, which is required for guideway construction of the Honolulu Rail Transit Project (H RTP).

**2. Background/Justification**  
 Notification of the intent to exercise eminent domain had previously been sent to the Honolulu City Council along with HART Resolution 2015-8 on May 21, 2015. More than 45 days has elapsed since the notice. The City Council neither approved or adopted a resolution in objection of the action. Accordingly, under the Charter of the City and County of Honolulu section 17-103.2(b), HART may now properly proceed with the condemnation proceedings for this parcel.

**3. Procurement Background**  
 N/A

**4. Financial/Budget Impact**  
 The project budget includes an estimated cost for legal action associated with the condemnation of the property.

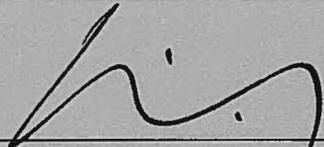
**5. Policy Impact**  
 There is no policy impact since this action conforms to the requirement of the Uniform Relocation Act, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**  
 N/A

**7. Alternatives**  
 There is no alternative given the proposed project schedule and the need to acquire the property as soon as possible in order to not delay the contractor in constructing the guideway.

**8. Exhibits**  
 N/A

**Certified and Recommended by:**

  
 \_\_\_\_\_  
**Executive Director and CEO**

7/23/15  
 \_\_\_\_\_  
**Date**

## Honolulu Authority for Rapid Transportation

### RESOLUTION NO. 2015-41

AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS  
THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-016  
(PORTION) BY EMINENT DOMAIN

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART “to acquire by eminent domain . . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;” and

WHEREAS, the City Council approved or did not object to the acquisition of an easement over, on, and across the real property identified as Tax Map Key (TMK) 1-1-016-016 (por.) by eminent domain after written notification by HART; and

WHEREAS, the acquisition by eminent domain of said easement over, on, and across the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain of an easement over, on, and across the real property identified as TMK 1-1-016-016 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of said easement by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of said easement by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and

4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and
5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on \_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal description of TMK 1-1-016-016 (por.)

**PARCEL 312**

Being a Portion of Lot 101

As Shown on Map 150 of Land Court Application 1074

Situate at Moanalua, Honolulu, Island of Oahu, Hawaii

Beginning at the Southeast corner of this parcel of land, being the Southwest corner of the Lot 102 (Map 150) of Land Court Application 1074, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,090.56 feet South and 2,411.99 feet East, thence running by azimuths measured clockwise from true South:

- 1. 99° 04' 100.00 feet along the North side of Waiwai Loop;
- 2. 189° 04' 16.41 feet along Lot 100 (Map 150) of Land Court Application 1074;
- 3. 279° 04' 100.00 feet along the Remainder of Parcel 312;
- 4. 9° 04' 16.41 feet along Lot 102 (Map 150) of Land Court Application 1074 to the point of beginning and containing an area of 1,641 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 May 12, 2015



**Remainder of PARCEL 312**

Being a Portion of Lot 101

As Shown on Map 150 of Land Court Application 1074

Situate at Moanalua, Honolulu, Island of Oahu, Hawaii

Beginning at the South corner of this parcel of land, being the East corner of Parcel 312, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,074.25 feet South and 2,414.59 feet East, thence running by azimuths measured clockwise from true South:

- 1. 99° 04' 100.00 feet along Parcel 312;
- 2. 189° 04' 208.59 feet along Lot 100 (Map 150) of Land Court Application 1074;
- 3. 279° 04' 100.00 feet along Lot 115 (Map 150) of Land Court Application 1074;
- 4. 9° 04' 208.59 feet along Lot 102 (Map 150) of Land Court Application 1074 to the point of beginning and containing an area of 20,859 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 May 12, 2015



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015 – 41</b> <b>AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-016 (PORTION) BY EMINENT DOMAIN</b>	<b>STAFF CONTACT:</b> Morris Atta	<b>DATE:</b> July 30, 2015
---	--------------------------------------	-------------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**  
 Final action of the Board in authorizing the condemnation of the parcel identified as Tax Map Key 1-1-016-016, and situated at 2613 Waiwai Loop, Honolulu, which is required for guideway construction of the Honolulu Rail Transit Project (H RTP).

**2. Background/Justification**  
 Notification of the intent to exercise eminent domain had previously been sent to the Honolulu City Council along with HART Resolution 2015-9 on May 21, 2015. More than 45 days has elapsed since the notice. The City Council neither approved or adopted a resolution in objection of the action. Accordingly, under the Charter of the City and County of Honolulu section 17-103.2(b), HART may now properly proceed with the condemnation proceedings for this parcel.

**3. Procurement Background**  
 N/A

**4. Financial/Budget Impact**  
 The project budget includes an estimated cost for legal action associated with the condemnation of the property.

**5. Policy Impact**  
 There is no policy impact since this action conforms to the requirement of the Uniform Relocation Act, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**  
 N/A

**7. Alternatives**  
 There is no alternative given the proposed project schedule and the need to acquire the property as soon as possible in order to not delay the contractor in constructing the guideway.

**8. Exhibits**  
 N/A

**Certified and Recommended by:**

  
 \_\_\_\_\_  
**Executive Director and CEO**

7/23/15  
 \_\_\_\_\_  
**Date**

## Honolulu Authority for Rapid Transportation

### RESOLUTION NO. 2015-41

AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS  
THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-016  
(PORTION) BY EMINENT DOMAIN

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART “to acquire by eminent domain . . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;” and

WHEREAS, the City Council approved or did not object to the acquisition of an easement over, on, and across the real property identified as Tax Map Key (TMK) 1-1-016-016 (por.) by eminent domain after written notification by HART; and

WHEREAS, the acquisition by eminent domain of said easement over, on, and across the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain of an easement over, on, and across the real property identified as TMK 1-1-016-016 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of said easement by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of said easement by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and

4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and
5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on \_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal description of TMK 1-1-016-016 (por.)

**PARCEL 312**

Being a Portion of Lot 101

As Shown on Map 150 of Land Court Application 1074

Situate at Moanalua, Honolulu, Island of Oahu, Hawaii

Beginning at the Southeast corner of this parcel of land, being the Southwest corner of the Lot 102 (Map 150) of Land Court Application 1074, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,090.56 feet South and 2,411.99 feet East, thence running by azimuths measured clockwise from true South:

- 1. 99° 04' 100.00 feet along the North side of Waiwai Loop;
- 2. 189° 04' 16.41 feet along Lot 100 (Map 150) of Land Court Application 1074;
- 3. 279° 04' 100.00 feet along the Remainder of Parcel 312;
- 4. 9° 04' 16.41 feet along Lot 102 (Map 150) of Land Court Application 1074 to the point of beginning and containing an area of 1,641 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 May 12, 2015



**Remainder of PARCEL 312**

Being a Portion of Lot 101

As Shown on Map 150 of Land Court Application 1074

Situate at Moanalua, Honolulu, Island of Oahu, Hawaii

Beginning at the South corner of this parcel of land, being the East corner of Parcel 312, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,074.25 feet South and 2,414.59 feet East, thence running by azimuths measured clockwise from true South:

- 1. 99° 04' 100.00 feet along Parcel 312;
- 2. 189° 04' 208.59 feet along Lot 100 (Map 150) of Land Court Application 1074;
- 3. 279° 04' 100.00 feet along Lot 115 (Map 150) of Land Court Application 1074;
- 4. 9° 04' 208.59 feet along Lot 102 (Map 150) of Land Court Application 1074 to the point of beginning and containing an area of 20,859 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 May 12, 2015



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015 – 41</b> <b>AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-016 (PORTION) BY EMINENT DOMAIN</b>	<b>STAFF CONTACT:</b> Morris Atta	<b>DATE:</b> July 30, 2015
---	--------------------------------------	-------------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**  
 Final action of the Board in authorizing the condemnation of the parcel identified as Tax Map Key 1-1-016-016, and situated at 2613 Waiwai Loop, Honolulu, which is required for guideway construction of the Honolulu Rail Transit Project (H RTP).

**2. Background/Justification**  
 Notification of the intent to exercise eminent domain had previously been sent to the Honolulu City Council along with HART Resolution 2015-9 on May 21, 2015. More than 45 days has elapsed since the notice. The City Council neither approved or adopted a resolution in objection of the action. Accordingly, under the Charter of the City and County of Honolulu section 17-103.2(b), HART may now properly proceed with the condemnation proceedings for this parcel.

**3. Procurement Background**  
 N/A

**4. Financial/Budget Impact**  
 The project budget includes an estimated cost for legal action associated with the condemnation of the property.

**5. Policy Impact**  
 There is no policy impact since this action conforms to the requirement of the Uniform Relocation Act, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**  
 N/A

**7. Alternatives**  
 There is no alternative given the proposed project schedule and the need to acquire the property as soon as possible in order to not delay the contractor in constructing the guideway.

**8. Exhibits**  
 N/A

**Certified and Recommended by:**

  
 \_\_\_\_\_  
**Executive Director and CEO**

7/23/15  
 \_\_\_\_\_  
**Date**

## Honolulu Authority for Rapid Transportation

### RESOLUTION NO. 2015-42

AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS  
THE REAL PROPERTY IDENTIFIED AS  
TAX MAP KEY 1-1-016-012 (PORTION) BY EMINENT DOMAIN

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART “to acquire by eminent domain . . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;” and

WHEREAS, the City Council approved or did not object to the acquisition of an easement over, on, and across the real property identified as Tax Map Key (TMK) 1-1-016-012 (por.) by eminent domain after written notification by HART; and

WHEREAS, the acquisition by eminent domain of said easement over, on, and across the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain of an easement over, on, and across the real property identified as TMK 1-1-016-012 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of said easement by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of said easement by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and

## Honolulu Authority for Rapid Transportation

### RESOLUTION NO. 2015-43

AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS  
THE REAL PROPERTY IDENTIFIED AS  
TAX MAP KEY 1-1-016-018 (PORTION) BY EMINENT DOMAIN

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART “to acquire by eminent domain . . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;” and

WHEREAS, the City Council approved or did not object to the acquisition of an easement over, on, and across the real property identified as Tax Map Key (TMK) 1-1-016-018 (por.) by eminent domain after written notification by HART; and

WHEREAS, the acquisition by eminent domain of said easement over, on, and across the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain of an easement over, on, and across the real property identified as TMK 1-1-016-018 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of said easement by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of said easement by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and

4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and
5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on \_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal description of TMK 1-1-016-018 (por.)

**EASEMENT A**  
**For Electrical Purposes**  
**Affecting Lot 103**  
**As Shown on Map 150 of Land Court Application 1074**  
**In favor of Hawaiian Electric Company**

**Situate at Moanalua, Honolulu, Island of Oahu, Hawaii**

**Beginning at the Southwest corner of this easement, along the North side of Waiwai Loop, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,117.04 feet South and 2,577.16 feet West, thence running by azimuths measured clockwise from true South:**

- 1. 189° 04' 8.37 feet;
- 2. 279° 04' 8.35 feet;
- 3. 189° 04' 1.14 feet;
- 4. 279° 04' 13.00 feet;
- 5. 9° 04' 9.51 feet;
- 6. 99°04' 21.35 feet along the North side of Waiwai Loop to the point of beginning and containing an area of 194 Square Feet, more or less.





R. M. TOWILL CORPORATION

Description prepared by:

A handwritten signature in black ink that reads "Ryan M. Suzuki".

Ryan M. Suzuki Exp: 4/30/16  
Licensed Professional Land Surveyor  
Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
May 12, 2015



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015 – 43</b> <b>AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-018 (PORTION) BY EMINENT DOMAIN</b>	<b>STAFF CONTACT:</b> Morris Atta	<b>DATE:</b> July 30, 2015
---	--------------------------------------	-------------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**  
 Final action of the Board in authorizing the condemnation of the parcel identified as Tax Map Key 1-1-016-018, and situated at 2629 Waiwai Loop, Honolulu, which is required for guideway construction of the Honolulu Rail Transit Project (H RTP).

**2. Background/Justification**  
 Notification of the intent to exercise eminent domain had previously been sent to the Honolulu City Council along with HART Resolution 2015-11 on May 21, 2015. More than 45 days has elapsed since the notice. The City Council neither approved or adopted a resolution in objection of the action. Accordingly, under the Charter of the City and County of Honolulu section 17-103.2(b), HART may now properly proceed with the condemnation proceedings for this parcel.

**3. Procurement Background**  
 N/A

**4. Financial/Budget Impact**  
 The project budget includes an estimated cost for legal action associated with the condemnation of the property.

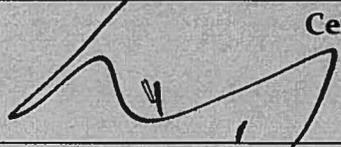
**5. Policy Impact**  
 There is no policy impact since this action conforms to the requirement of the Uniform Relocation Act, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**  
 N/A

**7. Alternatives**  
 There is no alternative given the proposed project schedule and the need to acquire the property as soon as possible in order to not delay the contractor in constructing the guideway.

**8. Exhibits**  
 N/A

**Certified and Recommended by:**

  
 \_\_\_\_\_  
**Executive Director and CEO**

7/23/15  
 \_\_\_\_\_  
**Date**

4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and
5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on \_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal description of TMK 1-1-016-012 (por.)

**PARCEL 310**

Being a Portion of Lot 97

As Shown on Map 150 of Land Court Application 1074

Situate at Moanalua, Honolulu, Island of Oahu, Hawaii

Beginning at the Northwest corner of this parcel of land, being the Northeast corner of the Lot 98 (Map 150) of Land Court Application 1074, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,145.87 feet South and 2,403.16 feet East, thence running by azimuths measured clockwise from true South:

- 1. 279° 04' 67.84 feet along the South side of Waiwai Loop;
- 2. 9° 04' 7.79 feet;
- 3. 99° 04' 33.83 feet;
- 4. 9° 04' 17.41 feet;
- 5. 99° 04' 34.01 feet;
- 6. 189° 04' 25.20 feet along Lot 98 (Map 150) of Land Court Application 1074 to the point of beginning and containing an area of 1,121 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*

Ryan M. Suzuki Exp: 4/30/16  
Licensed Professional Land Surveyor  
Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
May 11, 2015



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015 – 42</b> <b>AUTHORIZING THE ACQUISITION OF EASEMENT OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-012 (PORTION) BY EMINENT DOMAIN</b>	<b>STAFF CONTACT:</b> Morris Atta	<b>DATE:</b> July 30, 2015
---	--------------------------------------	-------------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**  
 Final action of the Board in authorizing the condemnation of the parcel identified as Tax Map Key 1-1-016-012, and situated at 2620 Waiwai Loop, Honolulu, which is required for guideway construction of the Honolulu Rail Transit Project (H RTP).

**2. Background/Justification**  
 Notification of the intent to exercise eminent domain had previously been sent to the Honolulu City Council along with HART Resolution 2015-10 on May 21, 2015. More than 45 days has elapsed since the notice. The City Council neither approved or adopted a resolution in objection of the action. Accordingly, under the Charter of the City and County of Honolulu section 17-103.2(b), HART may now properly proceed with the condemnation proceedings for this parcel.

**3. Procurement Background**  
 N/A

**4. Financial/Budget Impact**  
 The project budget includes an estimated cost for legal action associated with the condemnation of the property.

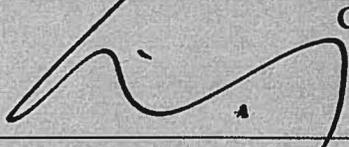
**5. Policy Impact**  
 There is no policy impact since this action conforms to the requirement of the Uniform Relocation Act, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**  
 N/A

**7. Alternatives**  
 There is no alternative given the proposed project schedule and the need to acquire the property as soon as possible in order to not delay the contractor in constructing the guideway.

**8. Exhibits**  
 N/A

**Certified and Recommended by:**

  
 \_\_\_\_\_  
**Executive Director and CEO**

7/23/15

 \_\_\_\_\_  
**Date**

**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015- 47**

**APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE EASEMENTS OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-009 (PORTION) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID EASEMENTS BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain ... all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, prior to such acquisition the Charter directs HART to submit a list of real property and easements to be acquired by eminent domain to the City Council; and

WHEREAS, the City Council may approve the acquisition by eminent domain or may object by adoption of a resolution within 45 days of the notification to acquire the real property and easements; and

WHEREAS, the acquisition by eminent domain of easements over, on, and across the real property identified as Tax Map Key (TMK) 1-1-016-009 (por.) and more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That written notification to the City Council is approved, for the acquisition by eminent domain of easements over, on, and across the real property identified as TMK 1-1-016-009 (por.); and
2. That in the event the City Council approves or does not object to the acquisition within 45 days of notification, then HART is authorized to publish in a daily newspaper at least three days prior to Board action, the attached resolution marked as Exhibit B, authorizing acquisition by eminent domain of said easements.

**ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on**

\_\_\_\_\_.

**Exhibit A – Legal description of TMK 1-1-016-009 (por.)**

**Exhibit B – Resolution No. 2015-\_\_\_\_, Authorizing the Acquisition of Easements  
Over, On, and Across the Real Property Identified as Tax Map Key  
1-1-016-009 (Portion) by Eminent Domain**

\_\_\_\_\_  
**Board Chair**

**ATTEST:**

\_\_\_\_\_  
**Board Administrator**

**DRAFT**

**Parcel 319**  
Being a Portion of Lot 94  
As Shown on Map 150 of Land Court Application 1074

SITUATE AT MOANALUA, HONOLULU, ISLAND OF OAHU, HAWAII

Beginning at the Northwest corner of this parcel of land, along the South side of Waiwai Loop, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,166.11 feet South and 2,427.53 feet West, thence running by azimuths measured clockwise from true South:

- 1. 279° 04' 28.00 feet along the South side of Waiwai Loop;
- 2. 9° 04' 4.78 feet along the Remainder of Parcel 319;
- 3. 99° 04' 28.00 feet along the Remainder of Parcel 319;
- 4. 189° 04' 4.78 feet along the Remainder of Parcel 319 to the point of beginning and containing an area of 134 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 July 13, 2015  
 TMK: 1-1-016: 009 (PDQ 319)

Note: This description is for exhibit purposes only and does not purport a legally subdivided lot.



**Remainder of Parcel 319**  
**Being a Portion of Lot 94**  
**As Shown on Map 150 of Land Court Application 1074**

SITUATE AT MOANALUA, HONOLULU, ISLAND OF OAHU, HAWAII

Beginning at the Northwest corner of this parcel of land, being the Northeast corner of Lot 95 (Map 150) of Land Court Application 1074, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,163.25 feet South and 2,445.47 feet West, thence running by azimuths measured clockwise from true South:

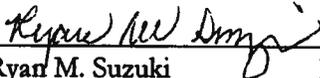
- |     |  |   |
|-----|--|---|
| 1.  | 279° 04'   | 18.17 feet along the South side of Waiwai Loop;   |
| 2.  | 9° 04'   | 4.78 feet along the Remainder of Parcel 319;  |
| 3.  | 279° 04'   | 28.00 feet along the Remainder of Parcel 319;   |
| 4.  | 189° 04'   | 4.78 feet along the Remainder of Parcel 319;  |
| 5.  | 279° 04'   | 9.83 feet along the South side of Waiwai Loop;  |
| 6.  | Thence along the South side of Waiwai Loop, on a curve to the left with a radius of 403.00 feet, the chord azimuth and distance being: |   |
|     | 275° 49' 07"   | 45.67 feet;   |
| 7.  | 359° 04'   | 317.10 feet along Lot 93 (Map 150) of Land Court Application 1074;  |
| 8.  | 88° 54'  | 141.50 feet along Keehi Lagoon Beach Park, Exec. Order No. 1561;  |
| 9.  | 128° 14'   | 17.51 feet along Keehi Lagoon Beach Park, Exec. Order No. 1561;   |
| 10. | 189° 04'   | 326.49 feet along Lot 95 (Map 150) of Land Court Application 1074 to the point of beginning and containing an area of 41,745 Square Feet, more or less. |





R. M. TOWILL CORPORATION

Description prepared by:

  
\_\_\_\_\_  
Ryan M. Suzuki Exp: 4/30/16  
Licensed Professional Land Surveyor  
Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
July 13, 2015  
TMK: 1-1-016: 009 (PDQ 319)

Note: This description is for exhibit purposes only and does not purport a legally subdivided lot.



Easement A  
For Temporary Construction Purposes  
Affecting the Remainder of Parcel 319  
Being a Portion of Lot 94 (Map 150) of Land Court Application 1074  
In favor of HART

SITUATE AT MOANALUA, HONOLULU, ISLAND OF OAHU, HAWAII

Beginning at the Northeast corner of this easement, being also the Northwest corner of Parcel 319, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,166.11 feet South and 2,427.53 feet West, thence running by azimuths measured clockwise from true South:

- 1. 9° 04' 4.78 feet along Parcel 319;
- 2. 99° 04' 10.00 feet;
- 3. 189° 04' 4.78 feet;
- 4. 279° 04' 10.00 feet along the South side of Waiwai Loop to the point of beginning and containing an area of 48 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 July 13, 2015  
 TMK: 1-1-016: 009 (PDQ 319)

Note: This description is for exhibit purposes only and does not purport a legally subdivided lot.



**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015-\_\_**

**AUTHORIZING THE ACQUISITION OF EASEMENTS OVER, ON, AND  
ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-009  
(PORTION) BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain . . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, the City Council approved or did not object to the acquisition of easements over, on, and across the real property identified as Tax Map Key (TMK) 1-1-016-009 (por.) by eminent domain after written notification by HART; and

WHEREAS, the acquisition by eminent domain of said easements over, on, and across the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain of easements over, on, and across the real property identified as TMK 1-1-016-009 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of said easements by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of said easements by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and
4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and

5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on

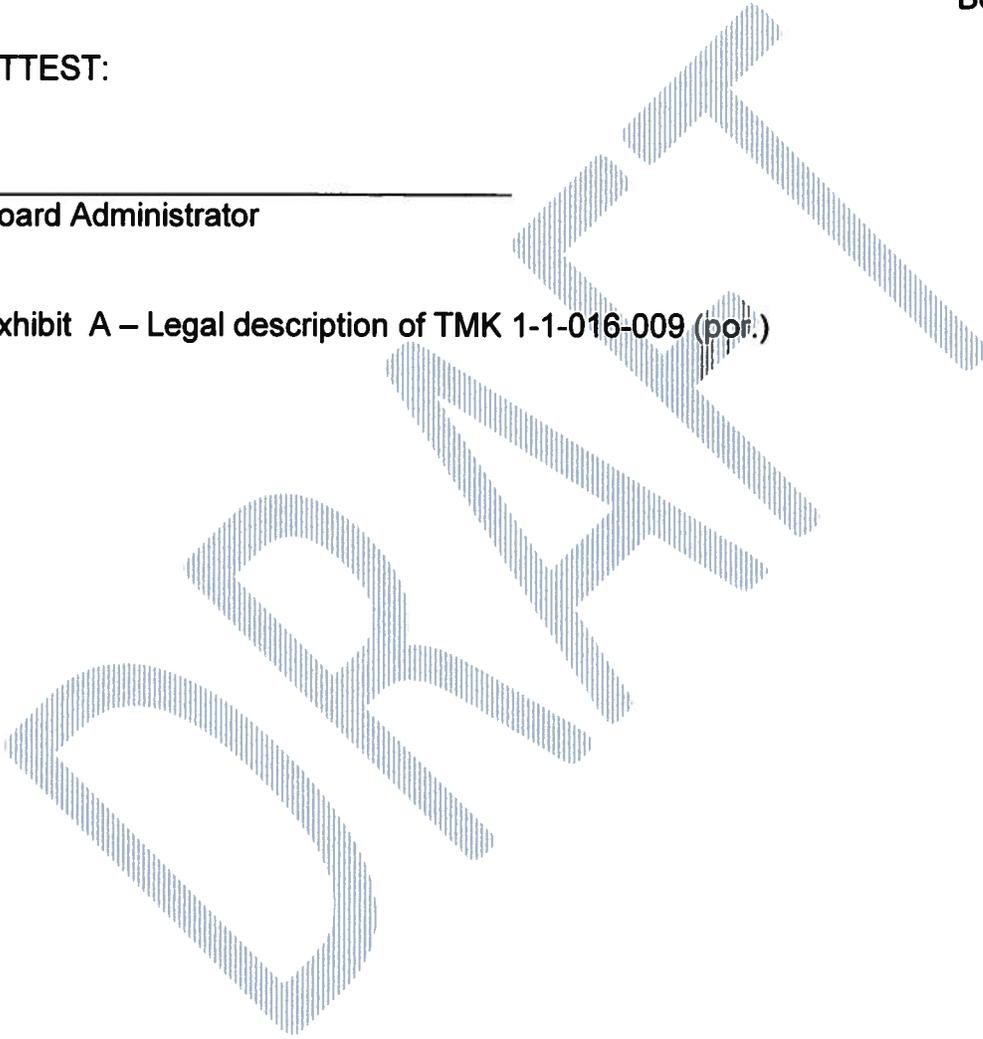
\_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal description of TMK 1-1-016-009 (por.)



**Parcel 319**  
Being a Portion of Lot 94  
As Shown on Map 150 of Land Court Application 1074

SITUATE AT MOANALUA, HONOLULU, ISLAND OF OAHU, HAWAII

Beginning at the Northwest corner of this parcel of land, along the South side of Waiwai Loop, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,166.11 feet South and 2,427.53 feet West, thence running by azimuths measured clockwise from true South:

- |    |          |  |
|----|----------|--|
| 1. | 279° 04' | 28.00 feet along the South side of Waiwai Loop;  |
| 2. | 9° 04'   | 4.78 feet along the Remainder of Parcel 319;   |
| 3. | 99° 04'  | 28.00 feet along the Remainder of Parcel 319;  |
| 4. | 189° 04' | 4.78 feet along the Remainder of Parcel 319 to the point of beginning and containing an area of 134 Square Feet, more or less. |



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki      Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 July 13, 2015  
 TMK: 1-1-016: 009 (PDQ 319)

Note: This description is for exhibit purposes only and does not purport a legally subdivided lot.



**Remainder of Parcel 319**  
**Being a Portion of Lot 94**  
**As Shown on Map 150 of Land Court Application 1074**

SITUATE AT MOANALUA, HONOLULU, ISLAND OF OAHU, HAWAII

Beginning at the Northwest corner of this parcel of land, being the Northeast corner of Lot 95 (Map 150) of Land Court Application 1074, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,163.25 feet South and 2,445.47 feet West, thence running by azimuths measured clockwise from true South:

- |     |  |   |
|-----|--|---|
| 1.  | 279° 04'   | 18.17 feet along the South side of Waiwai Loop;   |
| 2.  | 9° 04'   | 4.78 feet along the Remainder of Parcel 319;  |
| 3.  | 279° 04'   | 28.00 feet along the Remainder of Parcel 319;   |
| 4.  | 189° 04'   | 4.78 feet along the Remainder of Parcel 319;  |
| 5.  | 279° 04'   | 9.83 feet along the South side of Waiwai Loop;  |
| 6.  | Thence along the South side of Waiwai Loop, on a curve to the left with a radius of 403.00 feet, the chord azimuth and distance being: |   |
|     | 275° 49' 07"   | 45.67 feet;   |
| 7.  | 359° 04'   | 317.10 feet along Lot 93 (Map 150) of Land Court Application 1074;  |
| 8.  | 88° 54'  | 141.50 feet along Keehi Lagoon Beach Park, Exec. Order No. 1561;  |
| 9.  | 128° 14'   | 17.51 feet along Keehi Lagoon Beach Park, Exec. Order No. 1561;   |
| 10. | 189° 04'   | 326.49 feet along Lot 95 (Map 150) of Land Court Application 1074 to the point of beginning and containing an area of 41,745 Square Feet, more or less. |

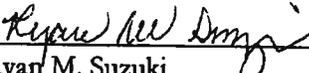
- 1 -





R. M. TOWILL CORPORATION

Description prepared by:

  
Ryan M. Suzuki Exp: 4/30/16  
Licensed Professional Land Surveyor  
Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
July 13, 2015  
TMK: 1-1-016: 009 (PDQ 319)

Note: This description is for exhibit purposes only and does not purport a legally subdivided lot.



Easement A  
For Temporary Construction Purposes  
Affecting the Remainder of Parcel 319  
Being a Portion of Lot 94 (Map 150) of Land Court Application 1074  
In favor of HART

SITUATE AT MOANALUA, HONOLULU, ISLAND OF OAHU, HAWAII

Beginning at the Northeast corner of this easement, being also the Northwest corner of Parcel 319, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 11,166.11 feet South and 2,427.53 feet West, thence running by azimuths measured clockwise from true South:

- 1. 9° 04' 4.78 feet along Parcel 319;
- 2. 99° 04' 10.00 feet;
- 3. 189° 04' 4.78 feet;
- 4. 279° 04' 10.00 feet along the South side of Waiwai Loop to the point of beginning and containing an area of 48 Square Feet, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*  
 Ryan M. Suzuki Exp: 4/30/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 July 13, 2015  
 TMK: 1-1-016: 009 (PDQ 319)

Note: This description is for exhibit purposes only and does not purport a legally subdivided lot.



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015-47 APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE EASEMENTS OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-1-016-009 (PORTION) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID EASEMENT BY EMINENT DOMAIN</b>	<b>STAFF CONTACT:</b> Elizabeth Scanlon Morris Atta	<b>DATE:</b> 07/30/2015
---	---	----------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input checked="" type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input checked="" type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**

Review of Notification to City Council for condemnation of land for public use, identified as Tax Map Key 1-1-016-009 (por.), and situated at 2644 Waiwai Loop, Honolulu, Hawaii 96819, which is required for guideway and temporary construction easements purposes for the Honolulu Rail Transit Project (H RTP). This property, for which a 134 square-foot guideway easement acquisition and 48 square-foot temporary construction easement is required, is on the critical path for successful completion of the Airport Section of the H RTP. The property is owned by SCI Corporation.

HART recommends use of eminent domain to acquire the property.

**2. Background/Justification**

This property (Tax Map Key 1-1-016-009) was designated as needed for the H RTP and identified in the Final Environmental Impact Statement (FEIS). As required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and FTA C5010.1D, the Owners were notified of HART's intent to acquire the property. An appraisal was conducted following URA guidelines, which took into consideration all site conditions and potential impacts.

- An appraisal report with an effective date of May 14, 2015 was conducted.
- A Letter of Offer dated June 24, 2015 was delivered.
- Owner expressed she anticipates submitting a Counteroffer very soon.

This parcel is being referred to eminent domain in order to adhere to the project construction timeline. Access to this parcel is needed as soon as possible in order to avoid costly delays to the project schedule and timing. Negotiations with the Owner will continue during the eminent domain process.

**3. Procurement Background**

N/A

**4. Financial/Budget Impact**

The project budget includes an estimated cost for legal action associated with the eminent domain of the property.

**5. Policy Impact**

There is no policy impact since this action conforms to the requirement of the URA, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**

N/A

**7. Alternatives**

There is no feasible alternative to avoid the above described impacts to the property.

**8. Exhibits**

Exhibit 1 – Letter of Offer dated June 24, 2015.

Exhibit 2 – Appraisal Summary prepared by John Child & Company with an effective appraisal date of May 14, 2015.

**Certified and Recommended by:**



Executive Director and CEO

7/23/15  
Date



IN REPLY REFER TO:  
CMS-APOOROW-00946

HONOLULU AUTHORITY for RAPID TRANSPORTATION

Daniel A. Grabauskas  
EXECUTIVE DIRECTOR AND CEO

**HAND-DELIVERED**

BOARD OF DIRECTORS

June 24, 2015

Ivan M. Lui-Kwan, Esq.  
CHAIR

Donald G. Horner  
VICE CHAIR

Ms. Melanie Wong  
SCI Corporation  
2644 Waiwai Loop  
Honolulu, Hawaii 96819

George I. Atta  
Robert Bunda  
Michael D. Formby  
Ford N. Fuchigami  
William "Buzz" Hong  
Kestie W.K. Hui  
Damien T.K. Kim  
Carrie K.S. Okinaga, Esq.

Dear Ms. Wong:

Subject: Honolulu Rail Transit Project (H RTP)  
2644 Waiwai Loop  
Parcel 319: Tax Map Key (TMK) 1-1-016-009 (Portion)  
**Letter of Offer**

The Honolulu Authority for Rapid Transportation (HART) is constructing the H RTP. As part of the H RTP, HART will need to acquire a portion of your property. An appraisal of the property identified as TMK 1-1-016-009 has been completed to determine just compensation.

A review of public records indicates that you are the Owner of Record of the property HART is seeking to acquire for this Project. Based on our findings as contained in the enclosed Statement of Just Compensation, HART offers to purchase a portion of your property, a total of 134 square feet, for guideway easement purposes for the total consideration of **\$7,100** (Seven Thousand One Hundred Dollars), as shown colored in red on the enclosed map.

In addition, HART offers to purchase a Temporary Construction Easement (TCE) consisting of 48 square feet (shown colored in yellow on the enclosed map) for a consideration of **\$410** (Four Hundred Ten Dollars). The intent of the TCE is to provide temporary access to and use of a portion of your property for the purpose of facilitating Project construction activities. These activities may involve construction of straddle bent structures, including but not limited to: foundation, column, beam, and restoration of any disturbed areas. The TCE may also include operation of equipment, movement of a work force on the described easement, and site security with temporary fencing. The duration of the TCE will be 12 months with a start date to be determined thru coordination with you and HART's contractor.

The total offer for acquiring the interest in your property is **\$7,510** (Seven Thousand Five Hundred Ten Dollars). Costs incidental to closing escrow for this transaction will be paid by HART except prorated costs such as taxes and insurance.

Ms. Melanie Wong  
Page 2  
June 24, 2015

The amount of offer is predicated on the assumption that there exists no hazardous substance, product, or waste on the subject property. Please be advised that the amount offered is subject to completion of an environmental site assessment by HART, and the cost to remediate any identified findings may affect the valuation of the subject property.

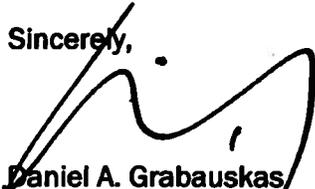
If this offer is acceptable, please sign the duplicate of this letter and return it in the enclosed envelope by **July 24, 2015**. The remaining copy is for your file. Enclosed for your information are the Appraisal Summary Statement and General Acquisition and Relocation Information Brochure. Also enclosed is a draft Possession and Use Agreement for your review, consideration, and for further discussion with your acquisition agent. The Possession and Use Agreement is intended to provide you early access to most of the purchase price of this acquisition subject to HART being provided access to the portion of your property required for construction of the H RTP with minimal risk to the Project. Under this agreement, your rights to the full just compensation amount are fully reserved and enforceable.

It is the desire of HART to acquire private property through voluntary purchase if possible. While HART has the power of eminent domain, HART has not sought the authority nor made any decision to exercise the power of eminent domain to acquire your property at this time.

In accordance with federal regulations affecting real property transactions, we request your cooperation in providing us with your Taxpayer Identification Number. Please execute and return the enclosed IRS Form W-9 at the same time. The W-9 is required by our Department of Budget and Fiscal Services to release the check.

HART has retained the services of Paragon Partners Ltd to assist you with the acquisition process. Please contact Mrs. Brooke Sipe at 536-5900 if you have any questions or to discuss this matter further.

Sincerely,



Daniel A. Grabauskas  
Executive Director and CEO

Enclosures

Ms. Melanie Wong  
Page 3  
June 24, 2015

ACCEPTED:

SCI CORPORATION

By \_\_\_\_\_  
Its

Print Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Appraisal Report to

**City and County of Honolulu  
Honolulu Authority for Rapid Transportation  
Paragon Partners Ltd.  
Honolulu Rail Transit Project**

Covering the

**PARTIAL ACQUISITION  
OF THE SCI PROPERTY  
Tax Map Key (1) 1-1-016:009  
Owner: SCI Corporation**

2644 Waiwai Loop, Airport Industrial District,  
Honolulu, Oahu, Hawaii

As of May 14, 2015

(PDQ Parcel 319)



**JOHN CHILD & COMPANY**  
APPRAISERS & CONSULTANTS



May 15, 2015

Karen Char, MAI, CRE  
Paul D. Cool, MAI, CRE  
Shelly H. Tanaka, MAI  
Elizabeth Tang

City and County of Honolulu  
Honolulu Authority for Rapid Transportation  
c/o Ms. Georgia Marquis  
1099 Alakea Street, Suite 2150  
Honolulu, Hawaii 96813

Dear Ms. Marquis:

**Re: Partial Acquisition of the SCI Property at 2644 Waiwai Loop;  
Tax Map Key (1) 1-1-016:009; PDQ Parcel 319**

At your request, John Child & Company has completed valuation analyses to estimate the fair market value of a 134<sup>sq</sup> ft guideway easement and annual rent for a 48<sup>sq</sup> ft temporary construction easement on a portion of the SCI Property. This letter summarizes the background and estimated values presented in the attached report.

#### **STUDY BACKGROUND**

The SCI Property is an improved industrial warehouse property at 2644 Waiwai Loop, in the Honolulu Airport Industrial district on Oahu, Hawaii. The property consists of a 41,879<sup>sq</sup> ft industrial-zoned parcel identified as Tax Map Key 1-1-016:009 of the First Taxation Division.

Honolulu Authority for Rapid Transportation (HART), a semi-autonomous public transit authority, has retained Paragon Partners Ltd. as its consultant for the Honolulu Rail Transit Project (HRTTP). The HRTTP requires a 134<sup>sq</sup> ft guideway easement along Waiwai Loop and a 48<sup>sq</sup> ft temporary construction easement (TCE) during construction. In this regard, you have asked us to assist you.

#### **STUDY OBJECTIVES**

The objectives of our assistance are to:

1. Estimate the fair market value of a 134<sup>sq</sup> ft guideway easement on a portion of the SCI Property
2. Estimate the annual market rent for a 48<sup>sq</sup> ft Temporary Construction Easement on a portion of the SCI Property.



Honolulu Authority for Rapid Transportation  
Paragon Partners Ltd.  
May 15, 2015  
Page 2

#### **INTENDED USE AND USERS**

Our assistance is intended to be used by HART, Paragon Partners Ltd. (Paragon Partners), and the U.S. Department of Transportation Federal Transit Administration (FTA) in connection with the H RTP.

As a result, our assistance is intended for the sole and exclusive use of HART (Client), Paragon Partners, and the FTA. The Client has agreed that our assistance is not intended for any other purpose or users and is not to be relied upon by any third parties for any purpose, whatsoever.

#### **DATE OF PROPERTY VISIT**

The property was visited on May 14, 2015. At the direction of Paragon Partners, the property was viewed from Waiwai Loop only.

#### **EFFECTIVE DATE OF APPRAISAL**

The effective date of appraisal is May 14, 2015.

#### **DATE OF REPORT**

The date of this report is May 15, 2015.

#### **DEFINITIONS OF TERMS**

Terms used in this report are defined in the Appraisal Institute's, **The Dictionary of Real Estate Appraisal**, Fifth Edition, unless otherwise footnoted.

#### **Fair Market Value**

"Fair market value" has the same meaning as "market value."

Market value means the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or



Honolulu Authority for Rapid Transportation  
Paragon Partners Ltd.  
May 15, 2015  
Page 3

sell, giving due consideration to all available economic uses of the property at the time of the appraisal. [1]

### **Fee Simple Interest**

“Fee simple interest” is the same as “fee simple estate.”

Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

### **Easement**

An easement is the right to use another’s land for a stated purpose.

### **Market Rent**

Market rent means the most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options, and tenant improvements (TIs).

### **ASSUMPTION OF A HYPOTHETICAL CONDITION**

A hypothetical condition is that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in an analysis.

Section 24.103(b) of the Code of Federal Regulation (CFR) states:

“The appraiser shall disregard any decrease or increase in the market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner.”

---

[1] Interagency Land Acquisition Conference, **Uniform Appraisal Standards for Federal Land Acquisitions**, 2000.



Honolulu Authority for Rapid Transportation  
Paragon Partners Ltd.  
May 15, 2015  
Page 4

Therefore, the estimated values are based on the hypothetical condition that the property is not impacted by the rail project as of the date of valuation.

The assumption of this hypothetical condition could have an effect on the value of the property.

### **EXTRAORDINARY ASSUMPTION**

An extraordinary assumption is an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

The analysis and estimated values of the guideway easement and TCE assumes HART will be responsible for the reconstruction of existing site improvements affected by the proposed taking and TCE, including landscaping and asphalt or concrete paving, utility connections, and security fencing.

### **STUDY CONDITIONS**

This report is subject to the study conditions included in Section I.

### **ESTIMATED FAIR MARKET VALUE OF THE PARTIAL TAKING**

The fair market value of the 134~~7~~ portion of the SCI Property that will be acquired for the H RTP is estimated based on the *taking + damages* method whereby the value of the part acquired is its value as a part of the whole (i.e., the larger parcel). The "larger parcel" is the 41,879~~7~~ SCI site.

Based on the valuation assumptions and analysis presented in Section IV of the attached report, the fair market value of the 134~~7~~ easement taking, as of May 14, 2015, is estimated to be:

**SEVEN THOUSAND ONE HUNDRED DOLLARS**  
**\$7,100.**

The taking includes vacant land along the perimeter of the property near Waiwai Loop. The taking does not impact the current use or redevelopment potential of the property. Therefore, there are no severance damages as a result of the taking.



Honolulu Authority for Rapid Transportation  
Paragon Partners Ltd.  
May 15, 2015  
Page 5

**ESTIMATED MARKET RENT FOR THE TCE**

Based on the valuation assumptions and analysis presented in Section V of the attached report, the annual market rent for the 48<sup>th</sup> TCE, as of May 14, 2015, is estimated to be:

**\$410.**

The annual market rent is equivalent to about \$34 per month or \$205 for a six-month period.

\* \* \* \* \*

We appreciate the opportunity to assist you on this interesting assignment. Please contact us if you have questions.

Sincerely,

JOHN CHILD & COMPANY, INC.

Shelly H. Tanaka, MAI  
Vice President  
Certified General Appraiser License No. 648  
State of Hawaii  
Expires December 31, 2015

**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015-48**

**APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE BOTH A FEE SIMPLE INTEREST AND A TEMPORARY CONSTRUCTION EASEMENT (TCE) IN THE REAL PROPERTY IDENTIFIED AS TAX MAP KEYS 1-2-009-011 and 1-2-009-098 (PORTIONS) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID FEE SIMPLE INTEREST AND TCE BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain ... all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, prior to such acquisition the Charter directs HART to submit a list of real property to be acquired by eminent domain to the City Council; and

WHEREAS, the City Council may approve the acquisition by eminent domain or may object by adoption of a resolution within 45 days of the notification to acquire the real property; and

WHEREAS, the acquisition by eminent domain in fee simple and TCE of the real property identified as Tax Map Keys (TMKs) 1-2-009-011 (por.) and 1-2-009-098 (por.) and more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That written notification to the City Council is approved, for the acquisition by eminent domain in fee simple of the real property and TCE identified as TMKs 1-2-009-011 (por.) and 1-2-009-098 (por.); and
2. That in the event the City Council approves or does not object to the acquisition within 45 days of notification, then HART is authorized to publish in a daily newspaper at least three days prior to Board action, the attached resolution marked as Exhibit B, authorizing acquisition by

eminent domain in fee simple and TCE of the above-identified real property.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on

\_\_\_\_\_.

Exhibit A – Legal description of TMKs 1-2-009-011(por.) and 1-2-009-098 (por.)  
Exhibit B – Resolution No. 2015-\_\_\_\_, Authorizing the Acquisition of Both a Fee Simple Interest and a Temporary Construction Easement (TCE) in the Real Property Identified as Tax Map Keys 1-2-009-011 and 1-2-009-098 (Portions) by Eminent Domain

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

**HONOLULU RAIL TRANSIT PROJECT**

**PARCEL 400-A**

Being portions of Lot as shown on DPP 1969/SUB-231,  
 Lots 7 and 9, Block 9 of "Kapiolani Tract",  
 Being portions of Grant 3420 to Curtis P. Iaukea,  
 Trustee for his Majesty Kalakaua and  
 Land Patent 8194, Land Commission Award 6450,  
 Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this lot, being the North corner of Parcel 400-B of the Honolulu Rail Transit Project, being also along the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,189.98 feet North and 11,261.27 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |   |
|----|----------|-------|------|---|
| 1. | 42° 20'  | 10.90 | feet | along Parcel 400-B of the Honolulu Rail Transit Project;          |
| 2. | 132° 20' | 98.14 | feet | along Remainder of Parcel 400-A of Honolulu Rail Transit Project; |
| 3. | 42° 20'  | 2.00  | feet | along same;   |
| 4. | 132° 20' | 10.57 | feet | along same;   |

Thence along same, on a curve to the left with a radius of 2,221.02 feet, the chord azimuth and distance being:

- |    |              |        |       |
|----|--------------|--------|-------|
| 5. | 130° 49' 18" | 117.18 | feet; |
|----|--------------|--------|-------|

Thence along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

- |    |              |       |       |
|----|--------------|-------|-------|
| 6. | 115° 06' 12" | 14.73 | feet; |
|----|--------------|-------|-------|



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
 HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
 WAILUKU, MAUI, HAWAII 96793

100 PALAHI STREET, SUITE 207  
 HILO, HAWAII 96720

Thence along the South side of Puuhale Road, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

- 7. 288° 52' 31.59 feet;
- 8. 307° 17' 9.02 feet along the West side of Dillingham Boulevard;

Thence along same, on a curve to the right with a radius of 1,797.29 feet, the chord azimuth and distance being:

- 9. 309° 48' 30" 158.36 feet;
- 10. 312° 20' 43.75 feet along same to the point of beginning and containing an area of 2,297 Square Feet.

Subject, However, to Easement 1 for sidewalk purposes.

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:



*Erik S. Kaneshiro* exp 4/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 011  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 400-A.docx



**HONOLULU RAIL TRANSIT PROJECT**

**REMAINDER OF PARCEL 400-A**

Being portions of Lot as shown on DPP 1969/SUB-231,  
 Lots 7 and 9, Block 9 of "Kapiolani Tract",  
 Being portions of Grant 3420 to Curtis P. Iaukea,  
 Trustee for his Majesty Kalakaua and  
 Land Patent 8194, Land Commission Award 6450,  
 Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the East corner of this lot, being the Southwest corner of Parcel 400-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,181.92 feet North and 11,268.61 feet West thence running by azimuths measured clockwise from true South:

- |    |              |        |       |  |
|----|--------------|--------|-------|--|
| 1. | 42° 20'      | 82.10  | feet  | along Remainder of Parcel 400-B of the Honolulu Rail Transit Project;  |
| 2. | 132° 20'     | 255.50 | feet  | along Lots 10, 8, 6, and 3, Block 9, of the "Kapiolani Tract";   |
| 3. | 220° 37'     | 33.95  | feet  | along the Southeast side of Puuhale Road;  |
|    |              |        |       | Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:  |
| 4. | 245° 32'     | 42.13  | feet; | Thence along Parcel 400-A of the Honolulu Rail Transit Project, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being: |
| 5. | 295° 06' 12" | 14.73  | feet; |  |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
 HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
 WAILUKU, MAUI, HAWAII 96793

100 PALUJAH STREET, SUITE 207  
 HILO, HAWAII 96720

Thence along same, on a curve to the right with a radius of 2,221.02 feet, the chord azimuth and distance being:

- 6. 310° 49' 18" 117.18 feet;
- 7. 312° 20' 10.57 feet along same;
- 8. 222° 20' 2.00 feet along same;
- 9. 312° 20' 98.14 feet along same to the point of beginning and containing an area of 20,229 Square Feet.

Reserving therefrom Easement A for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 04/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 011  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 400-A Remainder.docx



## HONOLULU RAIL TRANSIT PROJECT

## PARCEL 400-B

Being a portion of Lot 11, Block 9 of "Kapiolani Tract"  
 Being a portion of Land Patent 8194, Land Commission Award 6450,  
 Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the North corner of this lot, being the Southeast corner of Parcel 400-A of the Honolulu Rail Transit Project, being also along the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,189.98 feet North and 11,261.27 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |   |
|----|----------|-------|------|---|
| 1. | 312° 20' | 50.00 | feet | along the South side of Dillingham Boulevard;                         |
| 2. | 42° 20'  | 12.90 | feet | along Parcel 401-A of the Honolulu Rail Transit Project;              |
| 3. | 132° 20' | 9.76  | feet | along Remainder of Parcel 400-B of the Honolulu Rail Transit Project; |
| 4. | 222° 20' | 2.00  | feet | along same;   |
| 5. | 132° 20' | 40.24 | feet | along same;   |



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
 HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
 WAILUKU, MAUI, HAWAII 96793

100 PALUHI STREET, SUITE 207  
 HILO, HAWAII 96720

6. 222° 20' 10.90 feet along Parcel 400-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 565 Square Feet.

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:



*Erik S. Kaneshiro* <sup>EX 04/16</sup>

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 098  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 400-B.docx



**HONOLULU RAIL TRANSIT PROJECT**

**REMAINDER OF PARCEL 400-B**

Being a portion of Lot 11, Block 9 of "Kapiolani Tract"  
 Being a portion of Land Patent 8194, Land Commission Award 6450,  
 Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the North corner of this lot, being the Southwest corner of Parcel 400-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,181.92 feet North and 11,268.61 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |   |
|----|----------|-------|------|---|
| 1. | 312° 20' | 40.24 | feet | along Parcel 400-B of the Honolulu Rail Transit Project;              |
| 2. | 42° 20'  | 2.00  | feet | along same;   |
| 3. | 312° 20' | 9.76  | feet | along same;   |
| 4. | 42° 20'  | 80.10 | feet | along Remainder of Parcel 401-A of the Honolulu Rail Transit Project; |
| 5. | 132° 20' | 50.00 | feet | along Lot 12, Block 9, of the "Kapiolani Tract";                      |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

**CIVIL ENGINEERS • SURVEYORS**

501 SUMNER STREET, SUITE 521  
 HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
 WAILUKU, MAUI, HAWAII 96793

100 PALUHI STREET, SUITE 207  
 HILO, HAWAII 96720

6. 222° 20' 82.10 feet along Remainder of Parcel 400-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 4,085 Square Feet.

Reserving therefrom Easement B for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:



*Erik S. Kaneshiro* exp 05/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 098  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 400-B Remainder.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT A  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 400-A  
of the Honolulu Rail Transit Project  
Being portions of Lot as shown on DPP 1969/SUB-231,  
Lots 7 and 9, Block 9 of "Kapiolani Tract",  
Being portions of Grant 3420 to Curtis P. Iaukea,  
Trustee for his Majesty Kalakaua and  
Land Patent 8194, Land Commission Award 6450,  
Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being an azimuth and distance of 220°37' 33.95 feet from the Northwest corner of Remainder of Parcel 400-A of the Honolulu Rail Transit Project, being also along the Southeast side of Puuhale Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,319.06 feet North and 11,490.68 feet West thence running by azimuths measured clockwise from true South:

Along the Southeast side of Puuhale Road, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

1. 245° 32' 42.13 feet;

Thence along Parcel 400-A of the Honolulu Rail Transit Project, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

2. 295° 06' 12" 14.73 feet;

Thence along same, on a curve to the right with a radius of 2,221.02 feet, the chord azimuth and distance being:

3. 310° 49' 18" 117.18 feet;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS  
1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

4.	312° 20'	10.57	feet	along same;
5.	42° 20'	4.00	feet	along remainder of Remainder of Parcel 400-A;
6.	131° 50'	56.93	feet	along same;
7.	42° 20'	26.18	feet	along same;
8.	132° 20'	6.14	feet	along same;
9.	222° 20'	3.83	feet	along same;
10.	132° 20'	18.22	feet	along same;
11.	222° 20'	21.73	feet	along same;
12.	129° 50'	48.81	feet	along same;
13.	42° 20'	6.53	feet	along same;
14.	132° 20'	8.02	feet	along same;
15.	42° 20'	9.18	feet	along same;
16.	132° 20'	8.68	feet	along same;
17.	42° 20'	16.53	feet	along same;
				Thence along same, on a curve to the right with a radius of 5.00 feet, the chord azimuth and distance being:
18.	80° 44' 30"	6.21	feet;	



19. 119° 09' 7.98 feet along same, to the point of beginning and containing an area of 1,549 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", with a date "07/16" written to the right.

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 011  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 401 - Easement A.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUHAH STREET, SUITE 213  
HILO, HAWAII 96720

**HONOLULU RAIL TRANSIT PROJECT****EASEMENT B  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 400-B  
of the Honolulu Rail Transit Project  
Being a portion of Lot 11, Block 9 of "Kapiolani Tract"  
Being a portion of Land Patent 8194,  
Land Commission Award 6450, Apana 1 to Kaunuohua for Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this easement, being the Southwest corner of Parcel 400-B of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,146.77 feet North and 11,232.99 feet West thence running by azimuths measured clockwise from true South:

- |    |          |      |      |  |
|----|----------|------|------|--|
| 1. | 42° 20'  | 4.00 | feet | along Remainder of Parcel 401-A of the Honolulu Rail Transit Project;              |
| 2. | 132° 20' | 9.76 | feet | along remainder of Remainder of Parcel 400-B of the Honolulu Rail Transit Project; |
| 3. | 222° 20' | 4.00 | feet | along same,  |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS  
1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 312° 20' 9.76 feet along Parcel 400-B of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 39 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 04/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 098  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 401 - Easement B.docx



**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015-\_\_\_**

**AUTHORIZING THE ACQUISITION OF BOTH A FEE SIMPLE INTEREST AND A TEMPORARY CONSTRUCTION EASEMENT (TCE) IN THE REAL PROPERTY IDENTIFIED AS TAX MAP KEYS 1-2-009-011 and 1-2-009-098 (PORTIONS) BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain. . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, the City Council approved or did not object to the acquisition of the real property identified as Tax Map Keys (TMKS) 1-2-009-011 (por.) and 1-2-009-098 (por.) by eminent domain in fee simple and Temporary Construction Easement (TCE) after written notification by HART; and

WHEREAS, the acquisition by eminent domain in fee simple and TCE of the above- identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain in fee simple and TCE of the real property identified as TMKS 1-2-009-011 (por.) and 1-2-009-098 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of the above-identified property by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of the above-identified property by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and

4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and
5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on

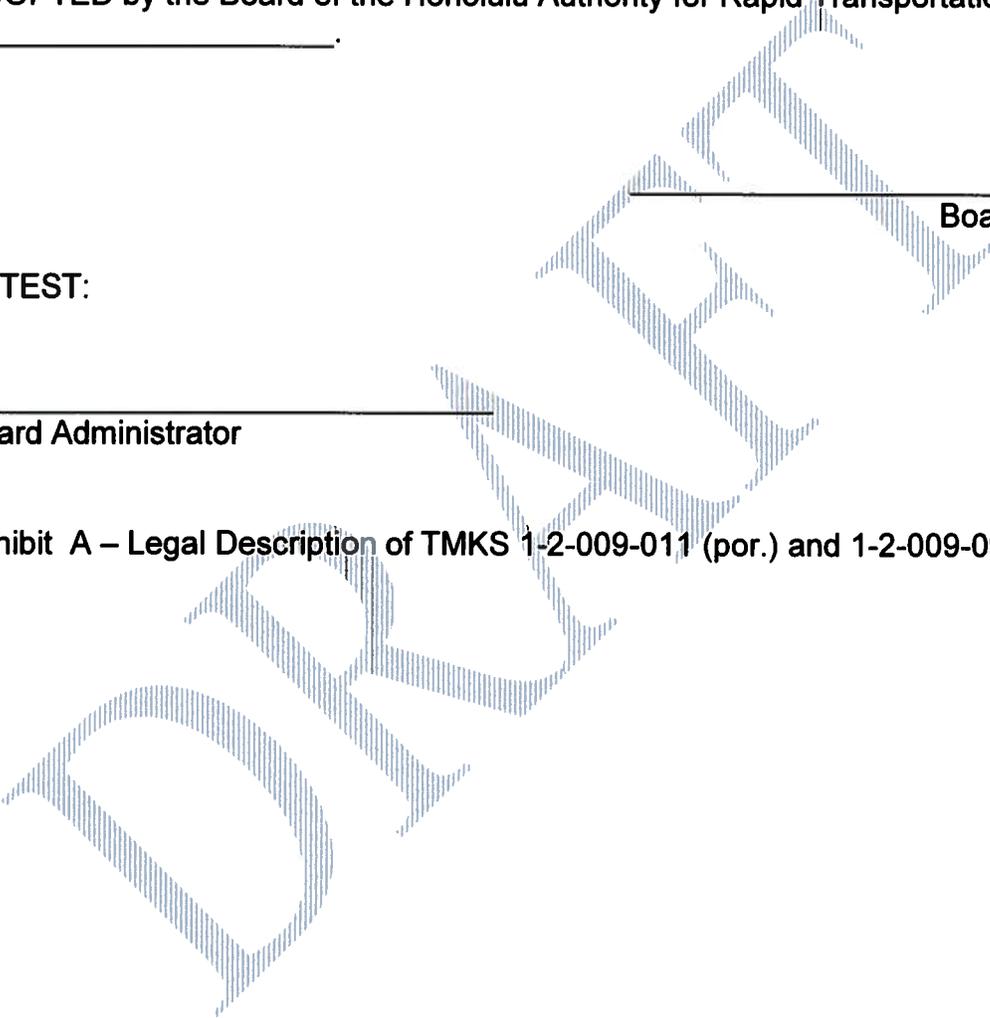
\_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal Description of TMKS 1-2-009-011 (por.) and 1-2-009-098 (por.)



**HONOLULU RAIL TRANSIT PROJECT**

**PARCEL 400-A**

Being portions of Lot as shown on DPP 1969/SUB-231,  
 Lots 7 and 9, Block 9 of "Kapiolani Tract",  
 Being portions of Grant 3420 to Curtis P. Iaukea,  
 Trustee for his Majesty Kalakaua and  
 Land Patent 8194, Land Commission Award 6450,  
 Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this lot, being the North corner of Parcel 400-B of the Honolulu Rail Transit Project, being also along the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,189.98 feet North and 11,261.27 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |   |
|----|----------|-------|------|---|
| 1. | 42° 20'  | 10.90 | feet | along Parcel 400-B of the Honolulu Rail Transit Project;          |
| 2. | 132° 20' | 98.14 | feet | along Remainder of Parcel 400-A of Honolulu Rail Transit Project; |
| 3. | 42° 20'  | 2.00  | feet | along same;   |
| 4. | 132° 20' | 10.57 | feet | along same;   |

Thence along same, on a curve to the left with a radius of 2,221.02 feet, the chord azimuth and distance being:

- |    |              |        |       |
|----|--------------|--------|-------|
| 5. | 130° 49' 18" | 117.18 | feet; |
|----|--------------|--------|-------|

Thence along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

- |    |              |       |       |
|----|--------------|-------|-------|
| 6. | 115° 06' 12" | 14.73 | feet; |
|----|--------------|-------|-------|



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
 HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
 WAILUKU, MAUI, HAWAII 96793

100 PAUJAH STREET, SUITE 207  
 HILO, HAWAII 96720

Thence along the South side of Puuhale Road, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

7. 288° 52' 31.59 feet;

8. 307° 17' 9.02 feet along the West side of Dillingham Boulevard;

Thence along same, on a curve to the right with a radius of 1,797.29 feet, the chord azimuth and distance being:

9. 309° 48' 30" 158.36 feet;

10. 312° 20' 43.75 feet along same to the point of beginning and containing an area of 2,297 Square Feet.

Subject, However, to Easement 1 for sidewalk purposes.

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:



*Erik S. Kaneshiro* exp 4/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 011  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 400-A.docx



**HONOLULU RAIL TRANSIT PROJECT**

**REMAINDER OF PARCEL 400-A**

Being portions of Lot as shown on DPP 1969/SUB-231,  
 Lots 7 and 9, Block 9 of "Kapiolani Tract",  
 Being portions of Grant 3420 to Curtis P. Iaukea,  
 Trustee for his Majesty Kalakaua and  
 Land Patent 8194, Land Commission Award 6450,  
 Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the East corner of this lot, being the Southwest corner of Parcel 400-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,181.92 feet North and 11,268.61 feet West thence running by azimuths measured clockwise from true South:

- |    |              |        |       |  |
|----|--------------|--------|-------|--|
| 1. | 42° 20'      | 82.10  | feet  | along Remainder of Parcel 400-B of the Honolulu Rail Transit Project;  |
| 2. | 132° 20'     | 255.50 | feet  | along Lots 10, 8, 6, and 3, Block 9, of the "Kapiolani Tract";   |
| 3. | 220° 37'     | 33.95  | feet  | along the Southeast side of Puuhale Road;  |
|    |              |        |       | Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:  |
| 4. | 245° 32'     | 42.13  | feet; | Thence along Parcel 400-A of the Honolulu Rail Transit Project, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being: |
| 5. | 295° 06' 12" | 14.73  | feet; |  |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

**CIVIL ENGINEERS • SURVEYORS**

501 SUMNER STREET, SUITE 521  
 HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
 WAILUKU, MAUI, HAWAII 96793

100 PAUHAH STREET, SUITE 207  
 HILO, HAWAII 96720

Thence along same, on a curve to the right with a radius of 2,221.02 feet, the chord azimuth and distance being:

- 6. 310° 49' 18" 117.18 feet;
- 7. 312° 20' 10.57 feet along same;
- 8. 222° 20' 2.00 feet along same;
- 9. 312° 20' 98.14 feet along same to the point of beginning and containing an area of 20,229 Square Feet.

Reserving therefrom Easement A for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 4/16

ERIK S. KANESHIRO  
 Licensed Professional Land Surveyor  
 Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 011  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 400-A Remainder.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJAH STREET, SUITE 213  
HILO, HAWAII 96720

**HONOLULU RAIL TRANSIT PROJECT**

**PARCEL 400-B**

Being a portion of Lot 11, Block 9 of "Kapiolani Tract"  
 Being a portion of Land Patent 8194, Land Commission Award 6450,  
 Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the North corner of this lot, being the Southeast corner of Parcel 400-A of the Honolulu Rail Transit Project, being also along the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,189.98 feet North and 11,261.27 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |   |
|----|----------|-------|------|---|
| 1. | 312° 20' | 50.00 | feet | along the South side of Dillingham Boulevard;                         |
| 2. | 42° 20'  | 12.90 | feet | along Parcel 401-A of the Honolulu Rail Transit Project;              |
| 3. | 132° 20' | 9.76  | feet | along Remainder of Parcel 400-B of the Honolulu Rail Transit Project; |
| 4. | 222° 20' | 2.00  | feet | along same;   |
| 5. | 132° 20' | 40.24 | feet | along same;   |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
 HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
 WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
 HILO, HAWAII 96720

6. 222° 20' 10.90 feet along Parcel 400-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 565 Square Feet.

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:



*Erik S. Kaneshiro* <sup>Exp 04/16</sup>

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 098  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 400-B.docx



**HONOLULU RAIL TRANSIT PROJECT**

**REMAINDER OF PARCEL 400-B**

Being a portion of Lot 11, Block 9 of "Kapiolani Tract"  
 Being a portion of Land Patent 8194, Land Commission Award 6450,  
 Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the North corner of this lot, being the Southwest corner of Parcel 400-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,181.92 feet North and 11,268.61 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |   |
|----|----------|-------|------|---|
| 1. | 312° 20' | 40.24 | feet | along Parcel 400-B of the Honolulu Rail Transit Project;              |
| 2. | 42° 20'  | 2.00  | feet | along same;   |
| 3. | 312° 20' | 9.76  | feet | along same;   |
| 4. | 42° 20'  | 80.10 | feet | along Remainder of Parcel 401-A of the Honolulu Rail Transit Project; |
| 5. | 132° 20' | 50.00 | feet | along Lot 12, Block 9, of the "Kapiolani Tract";                      |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

**CIVIL ENGINEERS • SURVEYORS**

501 SUMNER STREET, SUITE 521  
 HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
 WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
 HILO, HAWAII 96720

6. 222° 20' 82.10 feet along Remainder of Parcel 400-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 4,085 Square Feet.

Reserving therefrom Easement B for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:



*Erik S. Kaneshiro* exp 04/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 098  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 400-B Remainder.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT A  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 400-A  
of the Honolulu Rail Transit Project  
Being portions of Lot as shown on DPP 1969/SUB-231,  
Lots 7 and 9, Block 9 of "Kapiolani Tract",  
Being portions of Grant 3420 to Curtis P. Iaukea,  
Trustee for his Majesty Kalakaua and  
Land Patent 8194, Land Commission Award 6450,  
Apana 1 to Kaunuohua no Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being an azimuth and distance of 220°37' 33.95 feet from the Northwest corner of Remainder of Parcel 400-A of the Honolulu Rail Transit Project, being also along the Southeast side of Puuhale Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,319.06 feet North and 11,490.68 feet West thence running by azimuths measured clockwise from true South:

Along the Southeast side of Puuhale Road, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:

1. 245° 32' 42.13 feet;

Thence along Parcel 400-A of the Honolulu Rail Transit Project, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

2. 295° 06' 12" 14.73 feet;

Thence along same, on a curve to the right with a radius of 2,221.02 feet, the chord azimuth and distance being:

3. 310° 49' 18" 117.18 feet;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS  
1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJAH STREET, SUITE 207  
HILO, HAWAII 96720

4.	312° 20'	10.57	feet	along same;
5.	42° 20'	4.00	feet	along remainder of Remainder of Parcel 400-A;
6.	131° 50'	56.93	feet	along same;
7.	42° 20'	26.18	feet	along same;
8.	132° 20'	6.14	feet	along same;
9.	222° 20'	3.83	feet	along same;
10.	132° 20'	18.22	feet	along same;
11.	222° 20'	21.73	feet	along same;
12.	129° 50'	48.81	feet	along same;
13.	42° 20'	6.53	feet	along same;
14.	132° 20'	8.02	feet	along same;
15.	42° 20'	9.18	feet	along same;
16.	132° 20'	8.68	feet	along same;
17.	42° 20'	16.53	feet	along same;

Thence along same, on a curve  
to the right with a radius of  
5.00 feet, the chord azimuth  
and distance being:

18.	80° 44' 30"	6.21	feet;
-----	-------------	------	-------



19. 119° 09' 7.98 feet along same, to the point of beginning and containing an area of 1,549 Square Feet.

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:



*Erik S. Kaneshiro* 07/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 011  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 401 - Easement A.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT B  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 400-B  
of the Honolulu Rail Transit Project  
Being a portion of Lot 11, Block 9 of "Kapiolani Tract"  
Being a portion of Land Patent 8194,  
Land Commission Award 6450, Apana 1 to Kaunuohua for Moehonua

Situate at Mokauea, Kalihi, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this easement, being the Southwest corner of Parcel 400-B of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MOKAUEA" being 6,146.77 feet North and 11,232.99 feet West thence running by azimuths measured clockwise from true South:

- |    |          |      |      |  |
|----|----------|------|------|--|
| 1. | 42° 20'  | 4.00 | feet | along Remainder of Parcel 401-A of the Honolulu Rail Transit Project;              |
| 2. | 132° 20' | 9.76 | feet | along remainder of Remainder of Parcel 400-B of the Honolulu Rail Transit Project; |
| 3. | 222° 20' | 4.00 | feet | along same,  |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS  
1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 312° 20' 9.76 feet along Parcel 400-B of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 39 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 06/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 16, 2015

TMK: (1) 1-2-009: 098  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 401 - Easement B.docx



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015-48</b> APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE BOTH A FEE SIMPLE INTEREST AND A TEMPORARY CONSTRUCTION EASEMENT (TCE) IN THE REAL PROPERTY IDENTIFIED AS TAX MAP KEYS 1-2-009-011 and 1-2-009-098 (PORTIONS) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID FEE SIMPLE INTEREST AND TCE BY EMINENT DOMAIN	<b>STAFF CONTACT:</b> Elizabeth Scanlon Morris Atta	<b>DATE:</b> 07/30/2015
--	---	----------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input checked="" type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input checked="" type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**

Review of Notification to City Council for condemnation of land for public use, identified as Tax Map Keys 1-2-009-011 (por.) and 1-2-009-098 (por.), and situated at 2043 Dillingham Boulevard, Honolulu, Hawaii 96819, which is required for road widening and temporary construction easement purposes for the Honolulu Rail Transit Project (H RTP). This property, for which a 2,861 square-foot partial fee acquisition and 1,590 square-foot temporary construction easement is required, is on the critical path for successful completion of the City Center Section of the H RTP. The property is owned by Blood Bank Real Property, Inc.

HART recommends use of eminent domain to acquire the property.

**2. Background/Justification**

This property (Tax Map Keys 1-2-009-011 (por.) and 1-2-009-098 (por.)) was designated as needed for the H RTP and identified in the Final Environmental Impact Statement (FEIS). As required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and FTA C5010.1D, the Owners were notified of HART's intent to acquire the property. An appraisal was conducted following URA guidelines, which took into consideration all site conditions and potential impacts.

- An appraisal report with an effective date of September 26, 2014 was conducted.
- A Letter of Offer dated January 23, 2015 was delivered.
- Owner has not provided any formal response to the Letter of Offer.
- Negotiations are protracted and settlement does not appear likely.

This parcel is being referred to eminent domain in order to adhere to the project construction timeline. Access to this parcel is needed as soon as possible in order to avoid costly delays to the project schedule and timing. Negotiations with the Owner will continue during the eminent domain process.

**3. Procurement Background**

N/A

**4. Financial/Budget Impact**

The project budget includes an estimated cost for legal action associated with the eminent domain of the

property.

**5. Policy Impact**

There is no policy impact since this action conforms to the requirement of the URA, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**

N/A

**7. Alternatives**

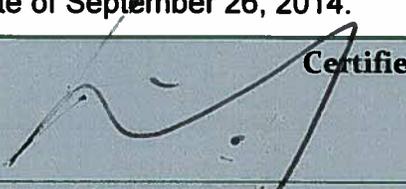
There is no feasible alternative to avoid the above described impacts to the property.

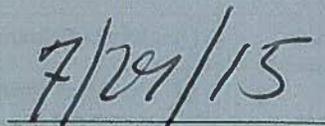
**8. Exhibits**

Exhibit 1 – Letter of Offer dated January 23, 2015.

Exhibit 2 – Appraisal Summary prepared by Yamaguchi & Yamaguchi, Inc. with an effective appraisal date of September 26, 2014.

Certified and Recommended by:

  
\_\_\_\_\_  
Executive Director and CBO

  
\_\_\_\_\_  
Date



HONOLULU AUTHORITY for RAPID TRANSPORTATION

IN REPLY REFER TO:  
CMS-APCOROW-00890

Daniel A. Grabeuskas  
EXECUTIVE DIRECTOR AND CEO

BOARD OF DIRECTORS

Ivan M. Lu-Kwan, Esq.  
CHAIR

Donald G. Horner  
VICE CHAIR

George I. Atto  
Robert Bunde  
Michael D. Fennby  
Ross M. Higashi  
William "Buz" Hong  
Karl W.K. Hui  
Gordon T.K. Kim  
Carrie K.S. Okunaga, Esq.

**CERTIFIED MAIL/RETURN RECEIPT REQUESTED**  
7014 1200 0000 8348 2271

January 23, 2015

Kim-Anh T. Nguyen, M.D., Ph.D.  
Blood Bank Real Property, Inc.  
2043 Dillingham Boulevard  
Honolulu, Hawaii 96819

Dear Dr. Nguyen:

**Subject: Honolulu Rail Transit Project (H RTP)**  
2043 Dillingham Boulevard  
Parcel 400: Tax Map Keys (TMKS) 1-2-009-011 and 1-2-009-098 (Portions)  
Letter of Offer

This is a follow-up to previous correspondence regarding the appraisal and acquisition of the subject property. An appraisal of your property has been completed. Based on our findings as contained in the enclosed Statement of Just Compensation, Honolulu Authority for Rapid Transportation (HART) offers to purchase a 2,861 square-foot portion of your property, identified as TMKS 1-2-009-011 and 1-2-009-098 (shown colored in yellow on the enclosed map), in fee simple, free and clear of all liens and encumbrances, for a consideration of \$413,000 (Four Hundred Thirteen Thousand Dollars).

In addition, HART offers to purchase a 1,590 square-foot portion for a Temporary Construction Easement (TCE) adjacent to the aforementioned partial taking (shown colored in blue on the enclosed map), for a consideration of \$8,965 (Eight Thousand Nine Hundred Sixty-Five Dollars). The purpose of the TCE is to facilitate construction of the improvements within the right-of-way. Activities that may be performed within the TCE may include: demolition, grading, utilities, traffic items, paving, and sidewalk. These activities may involve the operation of equipment, movement of a work force on the described easement, and may include site security with temporary fencing. Construction within the TCE area would be limited to driveway and back of sidewalk connections to existing grades and surface restoration. The duration of the TCE will be six months, with a start date to be determined thru coordination with you and HART's contractor.

The total offer for acquiring both interests in your property is \$421,965 (Four Hundred Twenty-One Thousand Nine Hundred Sixty-Five Dollars).

Kim-Anh T. Nguyen, M.D., Ph.D.  
Page 2  
January 23, 2015

If this offer is acceptable, please sign the duplicate of this letter and the Consent to Enter and return them in the enclosed envelope by **February 23, 2015**. The remaining copies are for your files. Also enclosed for your information is the Appraisal Summary Statement and the General Acquisition & Relocation Information Brochure.

If we do not hear from you by **February 23, 2015**, this offer shall be considered rejected and HART will proceed to review options to acquire the subject property.

In accordance with federal regulations affecting real property transactions, we request your cooperation in providing us with your Taxpayer Identification Number. Please execute and return the enclosed IRS Form W-9 at the same time. The W-9 is required by our Department of Budget and Fiscal Services to release the check.

Please contact Mr. Joseph Hastings at 294-5206 if you have any questions regarding this matter.

Sincerely,



for Daniel A. Grabauskas  
Executive Director and CEO

Enclosures

ACCEPTED:

BLOOD BANK REAL PROPERTY, INC.

By \_\_\_\_\_  
Its

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit 2



**Yamaguchi &  
Yamaguchi, Inc.**  
Real Estate Appraisal &  
Consulting Services

**PROJECT**

Honolulu Rail Transit Project

Parcel Designation: (1) 1-2-009-011

HART RW Parcel: 400

Owner: Blood Bank of Hawaii, Inc.

2043 Dillingham Boulevard

Honolulu, Hawaii 96819

Effective Date: September 26, 2014

**AN APPRAISAL REPORT OF**

The IMX-1 Commercial Mixed-Use Property  
Partial Land Acquisition

**CLIENT**

Paragon Partners Ltd. for the Honolulu Authority for Rapid Transportation

**PREPARER**

Jon F. Yamaguchi, CRE, FRICS, SRPA, SRA

**DATE OF APPRAISAL**

October 6, 2014

ONE KAPIOLANI BUILDING  
600 Kapiolani Boulevard Suite 405 • Honolulu, Hawaii 9681  
Bus: 808.533.8849 • Fax: 808-533-8088 • E-mail: [appraisals@yamaguchiinc.com](mailto:appraisals@yamaguchiinc.com)



October 6, 2014

Ms. Georgia Marquis  
Director of Acquisition & Relocation Services  
Paragon Partners Ltd. for the Honolulu Authority for Rapid Transportation  
5762 Bolsa Ave., Suite 201  
Huntington Beach, CA 92649

Re: Honolulu Rail Transit Project  
HART RW Parcel 400  
Parcel Designation: TMK (1) 1-2-009-011 and TMK (1) 1-2-009-098  
2043 Dillingham Boulevard, Honolulu, Hawaii 96817

Dear Ms. Marquis,

At your request, we have appraised a real property interest for the above real estate. Our objective was to form one or more opinions about the market value for a 100% ownership interest in the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The purpose of this appraisal report is to assist the Honolulu Authority for Rapid Transportation in the *Partial Acquisition and Easement Evaluation* for Eminent Domain acquisition proceedings of the subject property as part of the Honolulu Rail Transit Project.

As a preview, the subject property physically consists of two adjacent parcels 11 and 98 constituting 22,526 and 4,650 square feet respectively and is zoned IMX-1 Industrial Mixed-Use. Both parcels have unity of ownership, contiguity and unity of use therefore the larger parcel is identified as a combination of the two adjacent parcels with a total area of 27,176 square feet. Per our exterior observation and tax office records it is improved with a 33-year old, two story office building consisting of a 1st level covered parking area of 3,294 square feet, 1st level office 6,203 square feet and a 2nd level office of 9,520 square feet. These improvements are not included as part of our appraisal job scope.

The partial acquisition area along the property boundary frontages involving the corner of Dillingham Boulevard and Puuhale Road consists of 2,861 square feet. HART also requires a Temporary Construction Easement (TCE) identified as Easement A and Easement B that is situated inside of the partial acquisition area consisting of 1,590 square feet.

This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached Appraisal report, and conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of October 6, 2014.

For purposes of this appraisal report the definition of market value from the fifth edition of the *Uniform Appraisal Standards for Federal Land Acquisitions* was utilized and is defined in the Market Value Criterion section of this report.

This letter is not an appraisal report hence it must not be removed from the attached 132-page report. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves no atypical issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following final value opinion(s) for the subject property partial taking and temporary construction easement as of September 26, 2014:

\$ 3,831,000	<i>"As Is" Indicated Market Value of the Larger Parcel</i>
\$ 3,427,000	<i>"As Is" Indicated Market Value of the Remainder Parcel</i>
\$ 403,000	<i>"As Is" Indicated Market Value of the Partial Acquisition</i>
\$ 403,000	<i>"As Is" Indicated Market Value of the Partial Acquisition (Rounded)</i>
\$ 0	<i>Add: Total Severance Damages to the Remainder Property</i>
\$ 0	<i>Less: Special Benefits to the Remainder Property</i>
\$ 10,000	<i>Add: Contributory Value</i>
\$ 413,000	<i>Total Fair Market Value of the Partial Acquisition (Rounded)</i>
\$ 17,930	<i>Estimated Annual Rent Per Annum @ 8% for the TCE</i>
\$ 1,494.18	<i>Estimated Monthly Rent Per Annum @ 8% for the TCE</i>

Thank you for your business. Let us know how we may further serve you.



Jon F. Yamaguchi, CRE, FRICS, SRPA, SRA  
 President / CEO  
 Certified General Appraiser  
 Hawaii License CGA 31  
 License Expiration Date: 12/31/2015

**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015-49**

**APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE EASEMENTS OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-5-007-016 (PORTION) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID EASEMENTS BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain ... all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, prior to such acquisition the Charter directs HART to submit a list of real property and easements to be acquired by eminent domain to the City Council; and

WHEREAS, the City Council may approve the acquisition by eminent domain or may object by adoption of a resolution within 45 days of the notification to acquire the real property and easements; and

WHEREAS, the acquisition by eminent domain of easements over, on, and across the real property identified as Tax Map Key (TMK) 1-5-007-016 (por.) and more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That written notification to the City Council is approved, for the acquisition by eminent domain of easements over, on, and across the real property identified as TMK 1-5-007-016 (por.); and
2. That in the event the City Council approves or does not object to the acquisition within 45 days of notification, then HART is authorized to publish in a daily newspaper at least three days prior to Board action, the attached resolution marked as Exhibit B, authorizing acquisition by eminent domain of said easements.

**ADOPTED** by the Board of the Honolulu Authority for Rapid Transportation on

\_\_\_\_\_.

**Exhibit A – Legal description of TMK 1-5-007-016 (por.)**

**Exhibit B – Resolution No. 2015-\_\_\_\_, Authorizing the Acquisition of Easements  
Over, On, and Across the Real Property Identified as Tax Map Key  
1-5-007-016 (Portion) by Eminent Domain**

\_\_\_\_\_  
**Board Chair**

**ATTEST:**

\_\_\_\_\_  
**Board Administrator**

**DRAFT**

**HONOLULU RAIL TRANSIT PROJECT**

**PARCEL 433-A**

Being a portion of Lot 13 (Map 1) of  
Land Court Application 1758

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this lot, being the Northwest corner of Parcel 433-B of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,258.19 feet North and 6,128.71 feet West thence running by azimuths measured clockwise from true South:

1. 81° 00' 4.91 feet along Land Court Application 1876;

Thence along Remainder of Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the right with a radius of 782.00 feet, the chord azimuth and distance being:

2. 115° 03' 08" 64.95 feet;

3. 170° 15' 5.98 feet along Land Court Application 904;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:



4. 296° 45' 25" 72.46 feet to the point of beginning and containing an area of 251 Square Feet.

Subject to portion of Easement 49 for Waterline Purposes, as shown on Map 17 of Land Court Application 1758.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* 07/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433-A.docx



**HONOLULU RAIL TRANSIT PROJECT**

REMAINDER OF PARCEL 433-A

Being a portion of Lot 13 (Map 1) of  
Land Court Application 1758

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this lot, being the Southwest corner of Parcel 433-B of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,257.42 feet North and 6,133.56 feet West thence running by azimuths measured clockwise from true South:

- |    |          |            |                                    |
|----|----------|------------|------------------------------------|
| 1. | 81° 00'  | 29.32 feet | along Land Court Application 1876; |
| 2. | 93° 30'  | 26.77 feet | along same;                        |
| 3. | 194° 15' | 5.01 feet  | along Land Court Application 904 ; |
| 4. | 170° 15' | 25.97 feet | along same;                        |

Thence along Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKI MAUI HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILLO HAWAII 96720

5. 295° 03' 08" 64.95 feet to the point of beginning and containing an area of 882 Square Feet.

Subject to portion of Easement 49 for Waterline Purposes, as shown on Map 17 of Land Court Application 1758.

Reserving therefrom Easement 1 for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.

Reserving, also, therefrom Easement 6 for Guideway Purposes in favor of Honolulu Authority for Rapid Transportation.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EA 07/16  
ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433-A Remainder.docx



## HONOLULU RAIL TRANSIT PROJECT

## PARCEL 433-B

Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this lot, being the Northeast corner of Parcel 433-A of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,258.19 feet North and 6,128.71 feet West thence running by azimuths measured clockwise from true South:

Along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

1. 290° 27' 43" 94.31 feet;

Thence along Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the right with a radius of 782.00 feet, the chord azimuth and distance being:

2. 109° 03' 27" 98.61 feet;



AUSTIN, TSUTSUMI &amp; ASSOCIATES, INC.

501 SUMNER STREET, SUITE 521  
HONOLULU HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS

1871 WILI PA LOOP, SUITE A  
WAIKIKI, MAIHI, HAWAII 96793100 PAUHI STREET, SUITE 207  
HILO, HAWAII 96720

3. 261° 00' 4.91 feet along Parcel 433-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 124 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* exp 7/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433-B.docx



HONOLULU RAIL TRANSIT PROJECT

REMAINDER OF PARCEL 433-B

Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this lot, being the Southwest corner of Parcel 433-B of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,257.42 feet North and 6,133.56 feet West thence running by azimuths measured clockwise from true South:

Along Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:

1. 289° 03' 27" 98.61 feet;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

2. 285° 55' 43" 25.79 feet;

3. 0° 00' 30.55 feet along Lot 24 (Map 1) of Land Court Consolidation 97;

4. 348° 30' 54.00 feet along same;

5. 274° 00' 32.00 feet along same;

6. 348° 30' 47.00 feet along Lots 24 and 23 (Map 1) of Land Court Consolidation 97;

7. 92° 30' 28.40 feet along Lot 22 (Map 1) of Land Court Consolidation 97;



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS - SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAH STREET, SUITE 207  
HILLO, HAWAII 96720

8. 123° 37' 183.55 feet along Lots 22 (Map 1) and 21-B (Map 4) of Land Court Consolidation 97;  
Thence along Lot 21-B (Map 4) of Land Court Consolidation 97, on a curve to the right with a radius of 1,408.50 feet, the chord azimuth and distance being:
9. 126° 16' 23.5" 130.56 feet;
10. 290° 05' 29.00 feet along Land Court Application 904;
11. 273° 30' 60.33 feet along Land Court Application 904 and Remainder of Parcel 433-A of the Honolulu Rail Transit Project;
12. 261° 00' 29.32 feet along Remainder of Parcel 433-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 17,278 Square Feet.

Subject, However to the following:

1. Easement A for Sewer Purposes, as shown on Map 1 of Land Court Application 1876.
2. Easement B for Storm Drain Purposes, as shown on Map 1 of Land Court Application 1876.
3. Easement D for Sewer Purposes, as shown on Map 1 of Land Court Application 1876.
4. Easement E for Waterline Purposes, as shown on Map 2 of Land Court Application 1876.

Reserving, therefrom, the following:

1. Easement 2 for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.



2. Easement 5 for Guideway Purposes in favor of Honolulu Authority for Rapid Transportation.
3. Easement 7 for Guideway Purposes in favor of Honolulu Authority for Rapid Transportation
4. Easement 13 for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", with a date "EXP 4/16" written to the right of the signature.

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433-B Remainder.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 1  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 433-A  
of the Honolulu Rail Transit Project  
Being a portion of Lot 13 (Map 1) of  
Land Court Application 1758

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Southwest corner of Parcel 433-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,284.92 feet North and 6,192.40 feet West thence running by azimuths measured clockwise from true South:

Along Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:

- 1. 296° 36' 40" 22.41 feet;
- 2. 24° 00' 4.00 feet along remainder of Remainder of Parcel 433-A of the Honolulu Rail Transit Project;

Thence along same, on a curve to the right with a radius of 784.16 feet, the chord azimuth and distance being:

- 3. 116° 29' 49" 19.62 feet;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 170° 15'

5.01 feet along Land Court Application 904 to the point of beginning and containing an area of 84 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

Handwritten signature of Erik S. Kaneshiro, dated 7/16.

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 1.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 2  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 433-B  
of the Honolulu Rail Transit Project  
Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this easement, being the Northeast corner of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,218.14 feet North and 6,015.55 feet West thence running by azimuths measured clockwise from true South:

1.        0°    00'                            3.45    feet    along Lot 24 (Map 1) of Land Court Consolidation 97;

Thence along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the right with a radius of 786.00 feet, the chord azimuth and distance being:

2.        104°    05'    51"                            16.53    feet;

Thence along same, on a curve to the left with a radius of 750.00 feet, the chord azimuth and distance being:

3.        138°    42'    17"                            6.99    feet;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAIHUKI, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 285° 45' 54" 21.45 feet to the point of beginning and containing an area of 68 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", with a date "8/16" written to the right of the signature.

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 1.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 3  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Lot 24  
As shown on Map 1  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Northeast corner of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,218.14 feet North and 6,015.55 feet West thence running by azimuths measured clockwise from true South:

Along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

- |    |      |     |     |       |       |   |
|----|------|-----|-----|-------|-------|---|
| 1. | 282° | 38' | 26" | 61.34 | feet; |   |
| 2. | 7°   | 38' |     | 1.93  | feet  | along remainder of Lot 24 (Map 1) of Land Court Consolidation 97; |

Thence along same, on a curve to the right with a radius of 786.00 feet, the chord azimuth and distance being:

- |    |      |     |     |       |       |  |
|----|------|-----|-----|-------|-------|--|
| 3. | 101° | 16' | 46" | 60.77 | feet; |  |
|----|------|-----|-----|-------|-------|--|



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PALUANI STREET, SUITE 207  
HILO, HAWAII 96720

4. 180° 00' 3.45 feet along Remainder of Parcel 433-B of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 160 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro*  
ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 3.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 5  
(FOR GUIDEWAY PURPOSES)**

Affecting Remainder of Parcel 433-B  
of the Honolulu Rail Transit Project  
Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being an azimuth and distance of 273°30' 7.61 from the Southwest corner of Remainder of Parcel 433-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,254.00 feet North and 6,181.65 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |  |
|----|----------|-------|------|--|
| 1. | 273° 30' | 19.16 | feet | along Remainder of Parcel 433-A of the Honolulu Rail Transit Project;              |
| 2. | 261° 00' | 14.37 | feet | along same;  |
| 3. | 24° 00'  | 19.60 | feet | along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project; |
| 4. | 114° 00' | 30.00 | feet | along same;  |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

5. 204° 00' 5.06 feet along same to the point of beginning and containing an area of 340 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 7/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 5.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 6  
(FOR GUIDEWAY PURPOSES)**

Affecting Remainder of Parcel 433-A  
of the Honolulu Rail Transit Project  
Being a portion of Lot 13 (Map 1) of  
Land Court Application 1758

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this easement, being the Southeast corner of Parcel 433-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,257.42 feet North and 6,133.56 feet West thence running by azimuths measured clockwise from true South:

- |    |              |       |       |  |
|----|--------------|-------|-------|--|
| 1. | 81° 00'      | 7.83  | feet  | along Remainder of Parcel 433-B of the Honolulu Rail Transit Project;  |
|    |              |       |       | Thence along remainder of Remainder of Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the left with a radius of 649.75 feet, the chord azimuth and distance being: |
| 2. | 129° 53' 38" | 6.21  | feet; |  |
| 3. | 24° 00'      | 5.58  | feet  | along same;  |
| 4. | 81° 00'      | 14.37 | feet  | along Remainder of Parcel 433-B of the Honolulu Rail Transit Project;  |
| 5. | 93° 30'      | 19.16 | feet  | along same;  |
| 6. | 204° 00'     | 22.85 | feet  | along remainder of Remainder of Parcel 433-A of the Honolulu Rail Transit Project;   |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96783

100 PALUHI STREET, SUITE 207  
HILO, HAWAII 96720

Thence along Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:

7. 294° 13' 52" 42.55 feet to the point of beginning and containing an area of 522 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXT 04/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 6.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 7  
(FOR GUIDEWAY PURPOSES)**

Affecting Remainder of Parcel 433-B  
of the Honolulu Rail Transit Project  
Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Southwest corner of Parcel 433-B of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,257.42 feet North and 6,133.56 feet West thence running by azimuths measured clockwise from true South:

Along Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:

1. 289° 03' 27" 98.61 feet;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

2. 286° 44' 17" 4.34 feet;

Thence along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the right with a radius of 750.00 feet, the chord azimuth and distance being:

3. 319° 39' 21" 31.89 feet;

4. 0° 00' 12.08 feet along Lot 24 (Map 1) of Land Court Consolidation 97;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJAH STREET, SUITE 207  
HILO, HAWAII 96720

5.	348° 30'	54.00	feet	along same;
6.	274° 00'	32.00	feet	along same;
7.	348° 30'	47.00	feet	along Lots 24 and 23 (Map 1) of Land Court Consolidation 97;
8.	92° 30'	28.40	feet	along Lot 22 (Map 1) of Land Court Consolidation 97;
9.	123° 37'	21.93	feet	along Lots 22 (Map 1) and 21-B (Map 4) of Land Court Consolidation 97;
10.	234° 16'	5.38	feet	along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project;
11.	144° 14'	6.32	feet	along same;
				Thence along same, on a curve to the left with a radius of 1,656.75 feet, the chord azimuth and distance being:
12.	143° 13'	58.79	feet;	
				Thence along same, on a curve to the left with a radius of 699.50 feet, the chord azimuth and distance being:
13.	140° 06'	51.26	feet;	
				Thence along same, on a curve to the left with a radius of 649.75 feet, the chord azimuth and distance being:
14.	134° 05' 02"	88.75	feet;	



15. 261° 00' 7.83 feet along Remainder of Parcel 433-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 7,723 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 04/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 7.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96783

100 PAUAHI STREET, SUITE 213  
HILO, HAWAII 96720

**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 8  
(FOR GUIDEWAY PURPOSES)**

Affecting Lot 24  
As shown on Map 1  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this easement, being the Southeast corner of Lot 24 (Map 1) of Land Court Consolidation 97, also along the West side of Kaaahi Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,218.17 feet North and 5,856.99 feet West thence running by azimuths measured clockwise from true South:

- |    |          |        |      |   |
|----|----------|--------|------|---|
| 1. | 88° 52'  | 112.54 | feet | along Lot 23 (Map 1) of Land Court Consolidation 97;                  |
| 2. | 168° 30' | 16.83  | feet | along Remainder of Parcel 433-B of the Honolulu Rail Transit Project; |
| 3. | 94° 00'  | 32.00  | feet | along same;   |
| 4. | 168° 30' | 54.00  | feet | along same;   |
| 5. | 180° 00' | 12.08  | feet | along same;   |

Thence along remainder of Lot 24 (Map 1) of Land Court Consolidation 97, on a curve to the right with a radius of 750.00 feet, the chord azimuth and distance being:

- |    |              |       |       |
|----|--------------|-------|-------|
| 6. | 321° 32' 13" | 17.36 | feet; |
|----|--------------|-------|-------|

Thence along same, on a curve to the right with a radius of 1,707.25 feet, the chord azimuth and distance being:

- |    |          |       |                  |
|----|----------|-------|------------------|
| 7. | 323° 13' | 60.58 | feet;            |
| 8. | 324° 14' | 6.34  | feet along same; |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJAH STREET, SUITE 207  
HILO, HAWAII 96720

- 9. 234° 16' 61.95 feet along same;
- 10. 178° 58' 29.86 feet along same;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

- 11. 276° 05' 36" 29.86 feet;

Thence along the West side of Kaaahi Street, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

- 12. 316° 55' 40.11 feet;

- 13. 358° 52' 47.82 feet along same to the point of beginning and containing an area of 7,484 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* exp 04/16

ERIK S. KANESHIRO  
 Licensed Professional Land Surveyor  
 Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
 July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
 Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 8.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 9  
(FOR GUIDEWAY PURPOSES)**

Affecting Lot 21-B  
As shown on Map 4  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this easement, being the Northwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,097.37 feet North and 6,006.48 feet West thence running by azimuths measured clockwise from true South:

1.     2°   39'   30"       55.49 feet along Lot 22 (Map 1) of Land Court Consolidation 97;
2.     144° 16'         47.55 feet along remainder of Lot 21-B (Map 4) of Land Court Consolidation 97;
3.     234° 16'         32.92 feet along same;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 303° 37' 4.34 feet along the Remainder of Parcel 433-B of Honolulu Rail Transit Project, to the point of beginning and containing an area of 886 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 11/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 9.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 10  
(FOR GUIDEWAY PURPOSES)**

Affecting Lot 21-B  
As shown on Map 4  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Southwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,032.04 feet North and 6,009.51 feet West thence running by azimuths measured clockwise from true South:

1. 303° 37' 20.71 feet along Lot 22 (Map 1) of Land Court Consolidation 97;  
Thence along same, on a curve to the left with a radius of 178.00 feet, the chord azimuth and distance being:
2. 286° 14' 30" 106.31 feet;
3. 268° 52' 5.74 feet along same;  
Thence along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
4. 223° 52' 42.43 feet;
5. 358° 52' 30.00 feet along the West side of Kaaahi Street;  
Thence along same, on a curve to the left with a radius of 238.00 feet, the chord azimuth and distance being:
6. 350° 51' 10" 66.36 feet;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

Thence along Lot 42 (Map 8) of Land Court Consolidation 97, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

- 7. 125° 51' 10" 36.10 feet;
- 8. 88° 52' 16.16 feet along same;

Thence along same, on a curve to the right with a radius of 222.00 feet, the chord azimuth and distance being:

- 9. 104° 58' 20" 123.17 feet;
- 10. 146° 59' 6.30 feet along same;
- 11. 182° 39' 30" 48.14 feet along remainder of Lot 21-B (Map 4) of Land Court Consolidation 97, to the point of beginning and containing an area of 7,593 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* <sup>Exp 04/16</sup>

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 10.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUHAH STREET, SUITE 213  
HILO, HAWAII 96720

**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 12  
(FOR ELECTRICAL PURPOSES)**

Affecting Lot 24  
As shown on Map 1  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being an azimuth and distance of 282°38'26" 61.34 from the Northeast corner of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,204.72 feet North and 5,955.69 feet West thence running by azimuths measured clockwise from true South:

Along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

- |    |      |     |     |       |  |
|----|------|-----|-----|-------|--|
| 1. | 278° | 50' | 28" | 39.34 | feet;  |
| 2. | 7°   | 38' |     | 16.10 | feet along remainder of Lot 24 (Map 1) of Land Court Consolidation 97; |
| 3. | 97°  | 38' |     | 39.33 | feet along same;   |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 187° 38' 16.93 feet along same to the point of beginning and containing an area of 643 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", with the text "exp 04/16" written to the right of the signature.

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 12.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 13  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 433-B  
of the Honolulu Rail Transit Project  
Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this easement, being an azimuth and distance of 123°37' 4.34 feet from the Northwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,099.77 feet North and 6,010.13 feet West thence running by azimuths measured clockwise from true South:

- |    |      |         |       |       |  |
|----|------|---------|-------|-------|--|
| 1. | 123° | 37'     | 13.14 | feet  | along Lot 21-B (Map 4) of Land Court Consolidation 97;   |
| 2. | 182° | 39' 30" | 9.42  | feet  | along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project;                               |
| 3. | 281° | 54'     | 6.13  | feet  | along same;  |
|    |      |         |       |       | Thence along same, on a curve to the right with a radius of 1,656.75 feet, the chord azimuth and distance being: |
| 4. | 324° | 04' 50" | 8.84  | feet; |  |
| 5. | 324° | 14'     | 6.32  | feet  | along same;  |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJHI STREET, SUITE 207  
HILO, HAWAII 96720

6. 54° 16' 5.38 feet along same to the point of beginning and containing an area of 137 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

  
ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 13.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 14  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Lot 21-B  
As shown on Map 4  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this easement, being an azimuth and distance of 123°37' 4.34 feet from the Northwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,099.77 feet North and 6,010.13 feet West thence running by azimuths measured clockwise from true South:

1. 54° 16' 14.38 feet along remainder of Lot 21-B (Map 4) of Land Court Consolidation 97;
2. 182° 39' 30" 15.69 feet along same;
3. 303° 37' 13.14 feet along Remainder of Parcel 433-B of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 88 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.  
Description Prepared By:

*Erik S. Kaneshiro* EXP 04/16  
ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 20, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 14.docx



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS  
1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJHI STREET, SUITE 207  
HILO, HAWAII 96720

HONOLULU RAIL TRANSIT PROJECT

EASEMENT 15  
(FOR TEMPORARY CONSTRUCTION PURPOSES)

Affecting Lot 21-B  
As shown on Map 4  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this easement, being the Southwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,032.04 feet North and 6,009.51 feet West thence running by azimuths measured clockwise from true South:

- 1. 92° 39' 30" 15.00 feet along remainder of Lot 21-B (Map 4) of Land Court Consolidation 97;
- 2. 182° 39' 30" 28.84 feet along same;
- 3. 324° 16' 24.15 feet along same;
- 4. 2° 39' 30" 9.91 feet along Lot 22 (Map 1) of Land Court Consolidation 97, to the point of beginning and containing an area of 291 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.  
Description Prepared By:

*Erik S. Kaneshiro*  
 \_\_\_\_\_  
 ERIK S. KANESHIRO  
 Licensed Professional Land Surveyor  
 Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 20, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 15.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015-\_\_**

**AUTHORIZING THE ACQUISITION OF EASEMENTS OVER, ON, AND  
ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-5-007-016  
(PORTION) BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain . . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, the City Council approved or did not object to the acquisition of easements over, on, and across the real property identified as Tax Map Key (TMK) 1-5-007-016 (por.) by eminent domain after written notification by HART; and

WHEREAS, the acquisition by eminent domain of said easements over, on, and across the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain of easements over, on, and across the real property identified as TMK 1-5-007-016 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of said easements by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of said easements by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and
4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and

5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on

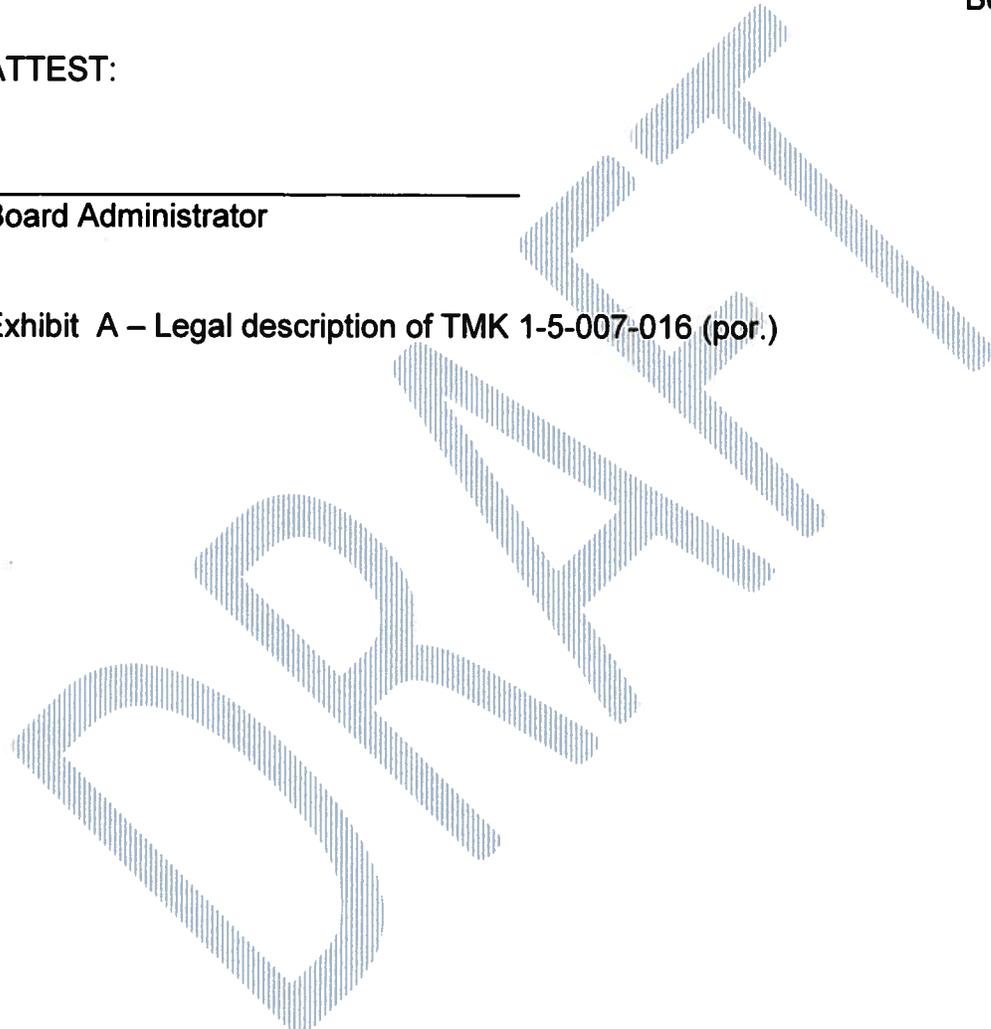
\_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal description of TMK 1-5-007-016 (por.)



HONOLULU RAIL TRANSIT PROJECT

PARCEL 433-A

Being a portion of Lot 13 (Map 1) of  
Land Court Application 1758

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this lot, being the Northwest corner of Parcel 433-B of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,258.19 feet North and 6,128.71 feet West thence running by azimuths measured clockwise from true South:

1. 81° 00' 4.91 feet along Land Court Application 1876;

Thence along Remainder of Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the right with a radius of 782.00 feet, the chord azimuth and distance being:

2. 115° 03' 08" 64.95 feet;

3. 170° 15' 5.98 feet along Land Court Application 904;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:



4. 296° 45' 25" 72.46 feet to the point of beginning and containing an area of 251 Square Feet.

Subject to portion of Easement 49 for Waterline Purposes, as shown on Map 17 of Land Court Application 1758.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* ~~EA~~ 08/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433-A.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJAH STREET, SUITE 213  
HILO, HAWAII 96720

**HONOLULU RAIL TRANSIT PROJECT**

**REMAINDER OF PARCEL 433-A**

Being a portion of Lot 13 (Map 1) of  
Land Court Application 1758

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this lot, being the Southwest corner of Parcel 433-B of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,257.42 feet North and 6,133.56 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |       |                        |       |
|----|----------|-------|------|-------|------------------------|-------|
| 1. | 81° 00'  | 29.32 | feet | along | Land Court Application | 1876; |
| 2. | 93° 30'  | 26.77 | feet | along | same;                  |       |
| 3. | 194° 15' | 5.01  | feet | along | Land Court Application | 904 ; |
| 4. | 170° 15' | 25.97 | feet | along | same;                  |       |

Thence along Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKII MAUI HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILLO HAWAII 96720

5. 295° 03' 08" 64.95 feet to the point of beginning and containing an area of 882 Square Feet.

Subject to portion of Easement 49 for Waterline Purposes, as shown on Map 17 of Land Court Application 1758.

Reserving therefrom Easement 1 for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.

Reserving, also, therefrom Easement 6 for Guideway Purposes in favor of Honolulu Authority for Rapid Transportation.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* Exp 04/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433-A Remainder.docx



## HONOLULU RAIL TRANSIT PROJECT

## PARCEL 433-B

Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this lot, being the Northeast corner of Parcel 433-A of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,258.19 feet North and 6,128.71 feet West thence running by azimuths measured clockwise from true South:

Along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

1. 290° 27' 43" 94.31 feet;

Thence along Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the right with a radius of 782.00 feet, the chord azimuth and distance being:

2. 109° 03' 27" 98.61 feet;



3. 261° 00'

4.91 feet along Parcel 433-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 124 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 07/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433-B.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUHAH STREET, SUITE 213  
HILO, HAWAII 96720

**HONOLULU RAIL TRANSIT PROJECT**

**REMAINDER OF PARCEL 433-B**

Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this lot, being the Southwest corner of Parcel 433-B of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,257.42 feet North and 6,133.56 feet West thence running by azimuths measured clockwise from true South:

Along Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:

1. 289° 03' 27" 98.61 feet;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

2. 285° 55' 43" 25.79 feet;

3. 0° 00' 30.55 feet along Lot 24 (Map 1) of Land Court Consolidation 97;

4. 348° 30' 54.00 feet along same;

5. 274° 00' 32.00 feet along same;

6. 348° 30' 47.00 feet along Lots 24 and 23 (Map 1) of Land Court Consolidation 97;

7. 92° 30' 28.40 feet along Lot 22 (Map 1) of Land Court Consolidation 97;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HII O, HAWAII 96720

8. 123° 37' 183.55 feet along Lots 22 (Map 1) and 21-B (Map 4) of Land Court Consolidation 97;
- Thence along Lot 21-B (Map 4) of Land Court Consolidation 97, on a curve to the right with a radius of 1,408.50 feet, the chord azimuth and distance being:
9. 126° 16' 23.5" 130.56 feet;
10. 290° 05' 29.00 feet along Land Court Application 904;
11. 273° 30' 60.33 feet along Land Court Application 904 and Remainder of Parcel 433-A of the Honolulu Rail Transit Project;
12. 261° 00' 29.32 feet along Remainder of Parcel 433-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 17,278 Square Feet.

Subject, However to the following:

1. Easement A for Sewer Purposes, as shown on Map 1 of Land Court Application 1876.
2. Easement B for Storm Drain Purposes, as shown on Map 1 of Land Court Application 1876.
3. Easement D for Sewer Purposes, as shown on Map 1 of Land Court Application 1876.
4. Easement E for Waterline Purposes, as shown on Map 2 of Land Court Application 1876.

Reserving, therefrom, the following:

1. Easement 2 for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.



2. Easement 5 for Guideway Purposes in favor of Honolulu Authority for Rapid Transportation.
3. Easement 7 for Guideway Purposes in favor of Honolulu Authority for Rapid Transportation
4. Easement 13 for Temporary Construction Purposes in favor of Honolulu Authority for Rapid Transportation.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 4/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally subdivided lot.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433-B Remainder.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 1  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 433-A  
of the Honolulu Rail Transit Project  
Being a portion of Lot 13 (Map 1) of  
Land Court Application 1758

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Southwest corner of Parcel 433-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,284.92 feet North and 6,192.40 feet West thence running by azimuths measured clockwise from true South:

Along Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:

- |    |      |     |     |       |       |  |
|----|------|-----|-----|-------|-------|--|
| 1. | 296° | 36' | 40" | 22.41 | feet; |  |
| 2. | 24°  | 00' |     | 4.00  | feet  | along remainder of Remainder of Parcel 433-A of the Honolulu Rail Transit Project; |

Thence along same, on a curve to the right with a radius of 784.16 feet, the chord azimuth and distance being:

- |    |      |     |     |       |       |  |
|----|------|-----|-----|-------|-------|--|
| 3. | 116° | 29' | 49" | 19.62 | feet; |  |
|----|------|-----|-----|-------|-------|--|



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAJAHU STREET, SUITE 207  
HILO, HAWAII 96720

4. 170° 15'

5.01 feet along Land Court Application 904 to the point of beginning and containing an area of 84 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* *EX 7/16*

ERIK S. KANESHIRO  
 Licensed Professional Land Surveyor  
 Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 1.docx



HONOLULU RAIL TRANSIT PROJECT

EASEMENT 2  
(FOR TEMPORARY CONSTRUCTION PURPOSES)

Affecting Remainder of Parcel 433-B  
of the Honolulu Rail Transit Project  
Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this easement, being the Northeast corner of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,218.14 feet North and 6,015.55 feet West thence running by azimuths measured clockwise from true South:

1.       0°   00'                   3.45   feet   along Lot 24 (Map 1) of Land Court Consolidation 97;

Thence along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the right with a radius of 786.00 feet, the chord azimuth and distance being:

2.       104°   05'   51"       16.53   feet;

Thence along same, on a curve to the left with a radius of 750.00 feet, the chord azimuth and distance being:

3.       138°   42'   17"       6.99   feet;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:



4. 285° 45' 54" 21.45 feet to the point of beginning and containing an area of 68 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", with a date "exp 9/16" written to the right of the signature.

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 1.docx



HONOLULU RAIL TRANSIT PROJECT

EASEMENT 3  
(FOR TEMPORARY CONSTRUCTION PURPOSES)

Affecting Lot 24  
As shown on Map 1  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Northeast corner of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,218.14 feet North and 6,015.55 feet West thence running by azimuths measured clockwise from true South:

Along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

- |    |              |             |   |
|----|--------------|-------------|---|
| 1. | 282° 38' 26" | 61.34 feet; |   |
| 2. | 7° 38'       | 1.93 feet   | along remainder of Lot 24 (Map 1) of Land Court Consolidation 97; |

Thence along same, on a curve to the right with a radius of 786.00 feet, the chord azimuth and distance being:

- |    |              |             |  |
|----|--------------|-------------|--|
| 3. | 101° 16' 46" | 60.77 feet; |  |
|----|--------------|-------------|--|



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 180° 00' 3.45 feet along Remainder of Parcel 433-B of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 160 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro*  
ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 3.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 5  
(FOR GUIDEWAY PURPOSES)**

Affecting Remainder of Parcel 433-B  
of the Honolulu Rail Transit Project  
Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being an azimuth and distance of 273°30' 7.61 from the Southwest corner of Remainder of Parcel 433-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,254.00 feet North and 6,181.65 feet West thence running by azimuths measured clockwise from true South:

- |    |          |       |      |  |
|----|----------|-------|------|--|
| 1. | 273° 30' | 19.16 | feet | along Remainder of Parcel 433-A of the Honolulu Rail Transit Project;              |
| 2. | 261° 00' | 14.37 | feet | along same;  |
| 3. | 24° 00'  | 19.60 | feet | along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project; |
| 4. | 114° 00' | 30.00 | feet | along same;  |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

5. 204° 00'

5.06 feet along same to the point of beginning and containing an area of 340 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", with a date "EXP 7/16" written to the right.

ERIK S. KANESHIRO  
 Licensed Professional Land Surveyor  
 Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 5.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 6  
(FOR GUIDEWAY PURPOSES)**

Affecting Remainder of Parcel 433-A  
of the Honolulu Rail Transit Project  
Being a portion of Lot 13 (Map 1) of  
Land Court Application 1758

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this easement, being the Southeast corner of Parcel 433-A of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,257.42 feet North and 6,133.56 feet West thence running by azimuths measured clockwise from true South:

- |    |              |       |       |  |
|----|--------------|-------|-------|--|
| 1. | 81° 00'      | 7.83  | feet  | along Remainder of Parcel 433-B of the Honolulu Rail Transit Project;  |
|    |              |       |       | Thence along remainder of Remainder of Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the left with a radius of 649.75 feet, the chord azimuth and distance being: |
| 2. | 129° 53' 38" | 6.21  | feet; |  |
| 3. | 24° 00'      | 5.58  | feet  | along same;  |
| 4. | 81° 00'      | 14.37 | feet  | along Remainder of Parcel 433-B of the Honolulu Rail Transit Project;  |
| 5. | 93° 30'      | 19.16 | feet  | along same;  |
| 6. | 204° 00'     | 22.85 | feet  | along remainder of Remainder of Parcel 433-A of the Honolulu Rail Transit Project;   |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

Thence along Parcel 433-A of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:

7. 294° 13' 52" 42.55 feet to the point of beginning and containing an area of 522 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 04/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 6.docx



## HONOLULU RAIL TRANSIT PROJECT

EASEMENT 7  
(FOR GUIDEWAY PURPOSES)

Affecting Remainder of Parcel 433-B  
of the Honolulu Rail Transit Project  
Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Southwest corner of Parcel 433-B of the Honolulu Rail Transit Project, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,257.42 feet North and 6,133.56 feet West thence running by azimuths measured clockwise from true South:

Along Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the left with a radius of 782.00 feet, the chord azimuth and distance being:

1. 289° 03' 27" 98.61 feet;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

2. 286° 44' 17" 4.34 feet;

Thence along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on a curve to the right with a radius of 750.00 feet, the chord azimuth and distance being:

3. 319° 39' 21" 31.89 feet;

4. 0° 00' 12.08 feet along Lot 24 (Map 1) of Land Court Consolidation 97;



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

- |     |              |       |       |   |
|-----|--------------|-------|-------|---|
| 5.  | 348° 30'     | 54.00 | feet  | along same;   |
| 6.  | 274° 00'     | 32.00 | feet  | along same;   |
| 7.  | 348° 30'     | 47.00 | feet  | along Lots 24 and 23 (Map 1) of Land Court Consolidation 97;  |
| 8.  | 92° 30'      | 28.40 | feet  | along Lot 22 (Map 1) of Land Court Consolidation 97;  |
| 9.  | 123° 37'     | 21.93 | feet  | along Lots 22 (Map 1) and 21-B (Map 4) of Land Court Consolidation 97;  |
| 10. | 234° 16'     | 5.38  | feet  | along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project;                              |
| 11. | 144° 14'     | 6.32  | feet  | along same;   |
|     |              |       |       | Thence along same, on a curve to the left with a radius of 1,656.75 feet, the chord azimuth and distance being: |
| 12. | 143° 13'     | 58.79 | feet; |   |
|     |              |       |       | Thence along same, on a curve to the left with a radius of 699.50 feet, the chord azimuth and distance being:   |
| 13. | 140° 06'     | 51.26 | feet; |   |
|     |              |       |       | Thence along same, on a curve to the left with a radius of 649.75 feet, the chord azimuth and distance being:   |
| 14. | 134° 05' 02" | 88.75 | feet; |   |



15. 261° 00' 7.83 feet along Remainder of Parcel 433-A of the Honolulu Rail Transit Project, to the point of beginning and containing an area of 7,723 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 04/16

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 7.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 8  
(FOR GUIDEWAY PURPOSES)**

Affecting Lot 24  
As shown on Map 1  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this easement, being the Southeast corner of Lot 24 (Map 1) of Land Court Consolidation 97, also along the West side of Kaaahi Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,218.17 feet North and 5,856.99 feet West thence running by azimuths measured clockwise from true South:

- |    |          |        |      |   |
|----|----------|--------|------|---|
| 1. | 88° 52'  | 112.54 | feet | along Lot 23 (Map 1) of Land Court Consolidation 97;                  |
| 2. | 168° 30' | 16.83  | feet | along Remainder of Parcel 433-B of the Honolulu Rail Transit Project; |
| 3. | 94° 00'  | 32.00  | feet | along same;   |
| 4. | 168° 30' | 54.00  | feet | along same;   |
| 5. | 180° 00' | 12.08  | feet | along same;   |

Thence along remainder of Lot 24 (Map 1) of Land Court Consolidation 97, on a curve to the right with a radius of 750.00 feet, the chord azimuth and distance being:

- |    |              |       |       |
|----|--------------|-------|-------|
| 6. | 321° 32' 13" | 17.36 | feet; |
|----|--------------|-------|-------|

Thence along same, on a curve to the right with a radius of 1,707.25 feet, the chord azimuth and distance being:

- |    |          |       |                  |
|----|----------|-------|------------------|
| 7. | 323° 13' | 60.58 | feet;            |
| 8. | 324° 14' | 6.34  | feet along same; |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUJAH STREET, SUITE 207  
HILO, HAWAII 96720

- 9. 234° 16' 61.95 feet along same;
- 10. 178° 58' 29.86 feet along same;

Thence along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

- 11. 276° 05' 36" 29.86 feet;

Thence along the West side of Kaaahi Street, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:

- 12. 316° 55' 40.11 feet;
- 13. 358° 52' 47.82 feet along same to the point of beginning and containing an area of 7,484 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 04/16

ERIK S. KANESHIRO  
 Licensed Professional Land Surveyor  
 Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
 July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
 Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 8.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 9  
(FOR GUIDEWAY PURPOSES)**

Affecting Lot 21-B  
As shown on Map 4  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this easement, being the Northwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,097.37 feet North and 6,006.48 feet West thence running by azimuths measured clockwise from true South:

1.      2°   39'   30"      55.49 feet along Lot 22 (Map 1) of Land Court Consolidation 97;
2.      144° 16'           47.55 feet along remainder of Lot 21-B (Map 4) of Land Court Consolidation 97;
3.      234° 16'           32.92 feet along same;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 303° 37'

4.34 feet along the Remainder of Parcel 433-B of Honolulu Rail Transit Project, to the point of beginning and containing an area of 886 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 4/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 9.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 10  
(FOR GUIDEWAY PURPOSES)**

Affecting Lot 21-B  
As shown on Map 4  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Southwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,032.04 feet North and 6,009.51 feet West thence running by azimuths measured clockwise from true South:

1. 303° 37' 20.71 feet along Lot 22 (Map 1) of Land Court Consolidation 97;  
Thence along same, on a curve to the left with a radius of 178.00 feet, the chord azimuth and distance being:
2. 286° 14' 30" 106.31 feet;
3. 268° 52' 5.74 feet along same;  
Thence along same, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
4. 223° 52' 42.43 feet;
5. 358° 52' 30.00 feet along the West side of Kaaahi Street;  
Thence along same, on a curve to the left with a radius of 238.00 feet, the chord azimuth and distance being:
6. 350° 51' 10" 66.36 feet;



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAIHUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

Thence along Lot 42 (Map 8) of Land Court Consolidation 97, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

- 7. 125° 51' 10" 36.10 feet;
- 8. 88° 52' 16.16 feet along same;

Thence along same, on a curve to the right with a radius of 222.00 feet, the chord azimuth and distance being:

- 9. 104° 58' 20" 123.17 feet;
- 10. 146° 59' 6.30 feet along same;
- 11. 182° 39' 30" 48.14 feet along remainder of Lot 21-B (Map 4) of Land Court Consolidation 97, to the point of beginning and containing an area of 7,593 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.  
Description Prepared By:

*Erik S. Kaneshiro* *Exp 04/16*

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 10.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 12  
(FOR ELECTRICAL PURPOSES)**

Affecting Lot 24  
As shown on Map 1  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being an azimuth and distance of 282°38'26" 61.34 from the Northeast corner of Remainder of Parcel 433-B of the Honolulu Rail Transit Project, on the South side of Dillingham Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,204.72 feet North and 5,955.69 feet West thence running by azimuths measured clockwise from true South:

Along the South side of Dillingham Boulevard, on a curve to the left with a radius of 759.34 feet, the chord azimuth and distance being:

- |    |      |     |     |       |  |
|----|------|-----|-----|-------|--|
| 1. | 278° | 50' | 28" | 39.34 | feet;  |
| 2. | 7°   | 38' |     | 16.10 | feet along remainder of Lot 24 (Map 1) of Land Court Consolidation 97; |
| 3. | 97°  | 38' |     | 39.33 | feet along same;   |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

4. 187° 38' 16.93 feet along same to the point of beginning and containing an area of 643 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", with "exp 04/16" written to the right of the signature.

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 12.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 13  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Remainder of Parcel 433-B  
of the Honolulu Rail Transit Project  
Being a portion of Land Court Application 1876

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this easement, being an azimuth and distance of 123°37' 4.34 feet from the Northwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,099.77 feet North and 6,010.13 feet West thence running by azimuths measured clockwise from true South:

- |    |              |       |       |  |
|----|--------------|-------|-------|--|
| 1. | 123° 37'     | 13.14 | feet  | along Lot 21-B (Map 4) of Land Court Consolidation 97;   |
| 2. | 182° 39' 30" | 9.42  | feet  | along remainder of Remainder of Parcel 433-B of the Honolulu Rail Transit Project;                               |
| 3. | 281° 54'     | 6.13  | feet  | along same;  |
|    |              |       |       | Thence along same, on a curve to the right with a radius of 1,656.75 feet, the chord azimuth and distance being: |
| 4. | 324° 04' 50" | 8.84  | feet; |  |
| 5. | 324° 14'     | 6.32  | feet  | along same;  |



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PALUHI STREET, SUITE 207  
HILO, HAWAII 96720

6. 54° 16' 5.38 feet along same to the point of beginning and containing an area of 137 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* [Signature]  
ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 17, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 13.docx



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT 14  
(FOR TEMPORARY CONSTRUCTION PURPOSES)**

Affecting Lot 21-B  
As shown on Map 4  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Northeast corner of this easement, being an azimuth and distance of 123°37' 4.34 feet from the Northwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,099.77 feet North and 6,010.13 feet West thence running by azimuths measured clockwise from true South:

- |    |              |       |      |  |
|----|--------------|-------|------|--|
| 1. | 54° 16'      | 14.38 | feet | along remainder of Lot 21-B<br>(Map 4) of Land Court<br>Consolidation 97;  |
| 2. | 182° 39' 30" | 15.69 | feet | along same;  |
| 3. | 303° 37'     | 13.14 | feet | along Remainder of Parcel 433-<br>B of the Honolulu Rail Transit<br>Project, to the point of<br>beginning and containing an<br>area of 88 Square Feet. |



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro* EXP 04/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 20, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 14.docx



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

HONOLULU RAIL TRANSIT PROJECT  
EASEMENT 15  
(FOR TEMPORARY CONSTRUCTION PURPOSES)

Affecting Lot 21-B  
As shown on Map 4  
Of Land Court Consolidation 97

Situate at Kuwili, Honolulu, Oahu, Hawaii

Beginning at the Southeast corner of this easement, being the Southwest corner of Lot 22 (Map 1) of Land Court Consolidation 97, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 2,032.04 feet North and 6,009.51 feet West thence running by azimuths measured clockwise from true South:

- 1. 92° 39' 30" 15.00 feet along remainder of Lot 21-B (Map 4) of Land Court Consolidation 97;
- 2. 182° 39' 30" 28.84 feet along same;
- 3. 324° 16' 24.15 feet along same;
- 4. 2° 39' 30" 9.91 feet along Lot 22 (Map 1) of Land Court Consolidation 97, to the point of beginning and containing an area of 291 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.  
Description Prepared By:

*Erik S. Kaneshiro*  
 \_\_\_\_\_  
 ERIK S. KANESHIRO  
 Licensed Professional Land Surveyor  
 Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 20, 2015

TMK: (1) 1-5-007: 016 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 433 - Easement 15.docx



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

**TITLE:**

**RESOLUTION NO. 2015-49 APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE EASEMENTS OVER, ON, AND ACROSS THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 1-5-007-016 (PORTION) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID EASEMENT BY EMINENT DOMAIN**

**STAFF CONTACT:**

Elizabeth Scanlon  
Morris Atta

**DATE:**

07/30/2015

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input checked="" type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input checked="" type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

**1. Purpose:**

Review of Notification to City Council for condemnation of land for public use, identified as Tax Map Key 1-5-007-016 (Por.), and situated at 617 Dillingham Boulevard; 504 Kuwili St, Honolulu, Hawaii 96817, which is required for guideway, electrical, and temporary construction easement purposes for the Honolulu Rail Transit Project (HRTTP). This property, for which 14,035 square feet of guideway and electrical easements and 2,918 square feet of temporary construction easements are required, is on the critical path for successful completion of the City Center Section of the HRTTP. The property is owned by Hawaiian Electric Company, Inc.

HART recommends use of eminent domain to acquire the property.

**2. Background/Justification**

This property (Tax Map Key 1-5-007-016 por.) was designated as needed for the HRTTP and identified in the Final Environmental Impact Statement (FEIS). As required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and FTA C5010.1D, the Owners were notified of HART's intent to acquire the property. An appraisal was conducted following URA guidelines, which took into consideration all site conditions and potential impacts.

- An appraisal report with an effective date of December 8, 2014 was conducted.
- A Letter of Offer dated May 13, 2015 was delivered.
- Owner has not provided any formal response to the Letter of Offer.
- Negotiations have been cordial and ongoing.

This parcel is being referred to eminent domain in order to adhere to the project construction timeline. Access to this parcel is needed as soon as possible in order to avoid costly delays to the project schedule and timing. Negotiations with the Owner will continue during the eminent domain process.

**3. Procurement Background**

N/A

**4. Financial/Budget Impact**

The project budget includes an estimated cost for legal action associated with the eminent domain of the property.

**5. Policy Impact**

There is no policy impact since this action conforms to the requirement of the URA, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**

N/A

**7. Alternatives**

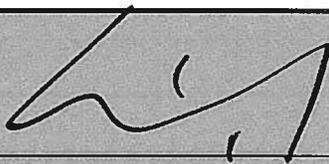
There is no feasible alternative to avoid the above described impacts to the property.

**8. Exhibits**

Exhibit 1 – Letter of Offer dated May 13, 2015

Exhibit 2 – Appraisal Summary prepared by Yamaguchi & Yamaguchi, Inc. with an effective appraisal date of December 8, 2014

**Certified and Recommended by:**



Executive Director and CEO

7/23/15

Date



IN REPLY REFER TO:  
CMS-APOOROW-00871

HONOLULU AUTHORITY for RAPID TRANSPORTATION

Daniel A. Grabauskas  
EXECUTIVE DIRECTOR AND CEO

**HAND-DELIVERED**

BOARD OF DIRECTORS

May 13, 2015

Ivan M. Lui-Kwan, Esq.  
CHAIR

Donald G. Horner  
VICE CHAIR

Mr. Stephen Sekiya  
Hawaiian Electric Company, Inc.  
P.O. Box 2750  
Honolulu, Hawaii 96840

George I. Atta  
Robert Bunda  
Michael D. Formby  
Ford N. Fuchigami  
William "Buzz" Hong  
Keslie W.K. Hui  
Damien T.K. Kim  
Carrie K.S. Okinaga, Esq.

Dear Mr. Sekiya:

Subject: Honolulu Rail Transit Project (H RTP)  
617 Dillingham Boulevard  
Parcel 433: Tax Map Key (TMK) 1-5-007-016 (Portion)  
**Letter of Offer**

The Honolulu Authority for Rapid Transportation (HART) is constructing the H RTP. As part of the H RTP, HART will need to acquire a portion of your property. An appraisal of the property identified as TMK 1-5-007-016 has been completed to determine just compensation.

A review of public records indicates that you are the Owner of Record of the property HART is seeking to acquire for this Project. Based on our findings as contained in the enclosed Statement of Just Compensation, HART offers to purchase a portion of your property, a total of 14,035 square feet for guideway easement purposes for the total consideration of **\$1,528,412** (One Million Five Hundred Twenty-Eight Thousand Four Hundred Twelve Dollars), as outlined in red on the enclosed map.

In addition, HART offers to purchase a Temporary Construction Easement (TCE) consisting of 2,918 square feet (shown colored in red on the enclosed map) for a consideration of **\$28,246** (Twenty-Eight Thousand Two Hundred Forty-Six Dollars). The intent of the TCE is to provide temporary access to and use of a portion of your property for the purpose of facilitating Project construction activities. These activities may involve operation of equipment, movement of a work force on the described easement, and may include site security with temporary fencing. Construction within the TCE area would be limited to the driveway and back of sidewalk connections to existing grades and surface restoration. The duration of the TCE will be 12 months with a start date to be determined thru coordination with you and HART's contractor.

The total offer for acquiring the interest in your property is **\$1,556,658** (One Million Five Hundred Fifty-Six Thousand Six Hundred Fifty-Eight Dollars). Costs incidental to closing escrow for this transaction will be paid by HART except prorated costs such as taxes and insurance.

Mr. Stephen Sekiya  
Page 2  
May, 13, 2015

The amount of offer is predicated on the assumption that there exists no hazardous substance, product, or waste on the subject property. Please be advised that the amount offered is subject to completion of an environmental site assessment by HART, and the cost to remediate any identified findings may affect the valuation of the subject property.

If this offer is acceptable, please sign the duplicate of this letter and return it in the enclosed envelope by June 12, 2015. The remaining copy is for your file. Enclosed for your information are the Appraisal Summary Statement and General Acquisition & Relocation Information Brochure. Also enclosed is a draft Possession and Use Agreement for your review, consideration, and further discussion with your acquisition agent. The Possession and Use Agreement is intended to provide you early access to most of the purchase price of this acquisition subject to HART being provided access to the portion of your property required for construction of the H RTP with minimal risk to the Project. Under this agreement, your rights to the full just compensation amount are fully reserved and enforceable.

It is the desire of HART to acquire private property through voluntary purchase if possible. While HART has the power of eminent domain, HART has not sought the authority nor made any decision to exercise the power of eminent domain to acquire your property at this time.

In accordance with federal regulations affecting real property transactions, we request your cooperation in providing us with your Taxpayer Identification Number. Please execute and return the enclosed IRS Form W-9 at the same time. The W-9 is required by our Department of Budget and Fiscal Services to release the check.

HART has retained the services of Paragon Partners Ltd to assist you with the acquisition process. Please contact Mr. Jackson Blagden at 536-5900 if you have any questions or to discuss this matter further.

Sincerely,



Daniel A. Grabauskas  
Executive Director and CEO

Enclosures

Mr. Stephen Sekiya  
Page 3  
May 13, 2015

ACCEPTED:

HAWAIIAN ELECTRIC COMPANY, INC.

By \_\_\_\_\_  
Its

Print Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Exhibit 2



**Yamaguchi &  
Yamaguchi, Inc.**  
Real Estate Appraisal &  
Consulting Services

**PROJECT**

Honolulu Rail Transit Project

Parcel Designation: TMK: (1) 1-1-5-007-016  
HART RW Parcel 433

Owner: Hawaiian Electric Company, Inc.  
504 Kuwili Street, Honolulu, Hawaii 96817

Effective Date: December 8, 2014

**AN APPRAISAL REPORT OF**

The IMX-1 Commercial Mixed-Use Property  
Easement Acquisition

**CLIENT**

Paragon Partners Ltd. for Honolulu Authority for Rapid Transportation

**PREPARER**

Jon F. Yamaguchi, CRE, FRICS, SRPA, SRA

**DATE OF APPRAISAL**

January 9, 2015

ONE KAPIOLANI BUILDING SUITE 405  
600 Kapiolani Boulevard • Honolulu, Hawaii 96813  
Bus: 808.533.8849 • Fax: 808-533-8808 • E-mail: [appraisals@yamaguchiinc.com](mailto:appraisals@yamaguchiinc.com)



**Yamaguchi &  
Yamaguchi, Inc.**  
Real Estate Appraisal &  
Consulting Services

January 9, 2015

Ms. Georgia Marquis  
Project Manager  
Paragon Partners Ltd. for the Honolulu Authority for Rapid Transportation  
5762 Bolsa Ave., Suite 201  
Huntington Beach, CA 92649

Re: Honolulu Rail Transit Project  
Parcel Designation: TMK: (1) 1-5-007-016  
HART RW Parcel 433  
504 Kuwili Street, Honolulu, Hawaii 96817

TCE D/E (960+17sq.ft.)	977 Sq.Ft.	Easement 4:	93 Sq.Ft.	Easement 9:	3,251 Sq.Ft.
Easement 1:	84 Sq.Ft.	Easement 5:	340 Sq.Ft.	Easement 11:	312 Sq.Ft.
Easement 2:	68 Sq.Ft.	Easement 6:	522 Sq.Ft.	Easement 12:	643 Sq.Ft.
Easement 3:	160 Sq.Ft.	Easement 7:	7,712 Sq.Ft.	Easement 13:	176 Sq.Ft.
		Easement 8:	1,567 Sq.Ft.	Easement 14:	1,048 Sq.Ft.

Dear Ms. Marquis,

At your request, we have appraised easement interests for the above real estate. Our objective was to form one opinion about the market value for the "*Easement Acquisitions*" of the subject property's fee simple estate assuming no liens or encumbrances other than normal covenants and restrictions of record.

The purpose of this appraisal report is to assist the Honolulu Authority for Rapid Transportation in the "*Easement Acquisition*" Eminent Domain acquisition proceedings of the subject property for the Honolulu Rail Transit Project.

As a preview, the subject property identified as the "Larger Parcel" TMK: (1) 1-1-5-07-16 physically consists of one irregular, corner lot constituting a total of 119,419 square feet. It is improved with a Hawaiian Electric Company, Inc. electrical transfer facility that is not included in our appraisal valuation.

Our job scope is to appraise the various easements needed to facilitate the construction of the Honolulu Rail Transit Guideway and Station Design. The types of easements are described herein.

This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached Summary report, and conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date of January 9, 2015.

For purposes of this appraisal report the definition of market value from the fifth edition of the *Uniform Appraisal Standards for Federal Land Acquisitions* was utilized and is defined in the Market Value Criterion section of this report.

This letter is not an appraisal report hence it must not be removed from the attached 133-page report. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood.

In general, valuation of the subject property involves a few complex issues. All value opinions are affected by all the information, extraordinary assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following final value opinion(s) for the subject property easement acquisitions and temporary construction easements as of December 8, 2014:

\$ 14,450,000	<i>"As Is" Indicated Market Value of the Larger Parcel</i>
\$1,528,000	<i>"As Is" Indicated Market Value of the Easement Acquisition (Rounded)</i>
\$ 0	<i>Add: Total Severance Damages to the Remainder Property</i>
\$ 0	<i>Less: Special Benefits to the Remainder Property</i>
\$ 0	<i>Add: Contributory Value</i>
\$1,528,000	<i>Total Fair Market Value of the Easement Acquisition (Rounded)</i>
\$ 28,246	<i>Estimated Annual Rent Per Annum @ 8% for the TCE</i>
\$2,353.85	<i>Estimated Monthly Rent Per Annum @ 8% for the TCE</i>

Thank you for your business. Let us know how we may further serve you.



Jon F. Yamaguchi, CRE, FRICS, SRPA, SRA  
 President / CEO  
 Certified General Appraiser  
 Hawaii License CGA 31  
 License Expiration Date: 12/31/2015

<b>Valuation Summary</b>		
<i>Value Indications</i>	Larger Parcel Value Cost Approach Sales Comparison Income Approach	\$14,450,000 Not Applicable Applicable Only to Estimate Land Value Not Applicable
<i>Final Value Conclusion(s)</i>	\$ 14,450,000	"As Is" of the Larger Parcel (Rounded)
	\$ 1,528,000	"As Is" of the Easement Acquisition (Rounded)
	\$ 0	Add: Total Severance Damages to the Remainder Property
	\$ 0	Less: Special Benefits to the Remainder Property
	\$ 0	Add: Contributory Value
	\$ 1,528,000	Total Fair Market Value of the Easement Acquisition (Rounded)
<i>Fair Market Rent for TCE</i>	\$ 28,246	Estimated Annual Rent Per Annum @ 8%
	\$2,353.85	Estimated Monthly Rent Per Annum @ 8%

<b>Easement Acquisition Summary</b>				
\$ 37,026	Guideway	Easement 5	340	square feet
\$ 56,846	Guideway	Easement 6	522	square feet
\$839,837	Guideway	Easement 7	7,712	square feet
\$170,646	Guideway	Easement 8	1,567	square feet
\$354,034	Guideway	Easement 9	3,251	square feet
\$ 70,023	Electrical	Easement 12	643	square feet
<b>\$1,528,412</b>		<b>Total</b>	14,035	square feet
\$1,528,000		Rounded		

**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015-50**

**APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE A FEE SIMPLE INTEREST IN THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 2-1-014-006 (PORTION) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID PROPERTY BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain ... all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, prior to such acquisition the Charter directs HART to submit a list of real property to be acquired by eminent domain to the City Council; and

WHEREAS, the City Council may approve the acquisition by eminent domain or may object by adoption of a resolution within 45 days of the notification to acquire the real property; and

WHEREAS, the acquisition by eminent domain in fee simple of the real property identified as Tax Map Key (TMK) 2-1-014-006 (por.) and more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That written notification to the City Council is approved, for the acquisition by eminent domain in fee simple of the real property identified as TMK 2-1-014-006 (por.); and
2. That in the event the City Council approves or does not object to the acquisition within 45 days of notification, then HART is authorized to publish in a daily newspaper at least three days prior to Board action, the attached resolution marked as Exhibit B, authorizing acquisition by eminent domain in fee simple of the above-identified real property.

**ADOPTED** by the Board of the Honolulu Authority for Rapid Transportation on \_\_\_\_\_.

**Exhibit A – Legal description of TMK 2-1-014-006 (por.)**

**Exhibit B – Resolution No. 2015-\_\_\_\_, Authorizing the Acquisition of a Fee Simple Interest in the Real Property Identified as Tax Map Key 2-1-014-006 (Portion) by Eminent Domain**

\_\_\_\_\_  
**Board Chair**

**ATTEST:**

\_\_\_\_\_  
**Board Administrator**

**DRAFT**

HONOLULU RAIL TRANSIT PROJECT

EASEMENT B  
(FOR STATION CONSTRUCTION PURPOSES)

Affecting Hawaiian Electric Company  
Being Grant 3537 to H.A. Widemann,  
Grant 3651 to The Hawaiian Electric Company, Limited,  
Grant 3664 to The Hawaiian Electric Company, Limited,  
Grant 4690 to J.A. McCandless,  
Grant 6879 to The Hawaiian Electric Company, Limited,  
Grant 7041 to The Hawaiian Electric Company, Limited

Situate at Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Northwest corner of Grant 7041 to The Hawaiian Electric Company, Limited, also along the West side of Ala Moana Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 1,878.64 feet South and 4,921.98 feet West thence running by azimuths measured clockwise from true South:

- |    |          |        |      |   |
|----|----------|--------|------|---|
| 1. | 329° 35' | 53.46  | feet | along the West side of Ala Moana Boulevard;                           |
| 2. | 58° 54'  | 123.48 | feet | along remainder Grant 7041 to The Hawaiian Electric Company, Limited; |
| 3. | 148° 54' | 73.98  | feet | along same;   |
| 4. | 232° 50' | 91.46  | feet | along the South side of Bishop Street;                                |

Thence along same, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207  
HILO, HAWAII 96720

5. 281° 12' 30" 44.85 feet to the point of beginning and containing an area of 9,738 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

*Erik S. Kaneshiro*

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 20, 2015

TMK: (1) 2-1-014: 006 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 443 - Easement B.docx



**Honolulu Authority for Rapid Transportation**

**RESOLUTION NO. 2015-\_\_\_**

**AUTHORIZING THE ACQUISITION OF A FEE SIMPLE INTEREST IN THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 2-1-014-006 (PORTION) BY EMINENT DOMAIN**

WHEREAS, the Honolulu Authority for Rapid Transportation (HART) has been established pursuant to Article XVII of the Revised Charter of the City and County of Honolulu 1973, as amended (Charter); and

WHEREAS, Section 17-103.2(b) of the Charter empowers HART "to acquire by eminent domain. . . all real property or any interest therein necessary for the construction, maintenance, repair, extension or operation of the fixed guideway system;" and

WHEREAS, the City Council approved or did not object to the acquisition of the real property identified as Tax Map Key (TMK) 2-1-014-006 (por.) by eminent domain in fee simple after written notification by HART; and

WHEREAS, the acquisition by eminent domain in fee simple of the above-identified real property, which is more particularly described in the attached legal description marked as Exhibit A, is necessary for the Honolulu Rail Transit Project fixed guideway system, a valid public use and purpose;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of HART as follows:

1. That acquisition by eminent domain in fee simple of the real property identified as TMK 2-1-014-006 (por.) is hereby authorized and the Corporation Counsel of the City and County of Honolulu is empowered to institute eminent domain proceedings as provided by law for the acquisition thereof; and
2. That the acquisition of the above-identified property by eminent domain is determined and declared to be for a valid public use and purpose as aforesaid; and
3. That the acquisition of the above-identified property by eminent domain is determined and declared to be necessary for the aforesaid public use and purpose; and
4. That in the process of said proceedings in eminent domain, the Corporation Counsel is authorized and empowered to negotiate

terms of settlement, subject to the approval of HART and/or the Court before which such proceedings are commenced; and

5. That the Board Administrator be directed to transmit copies of this resolution to HART and the Department of the Corporation Counsel.

ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on

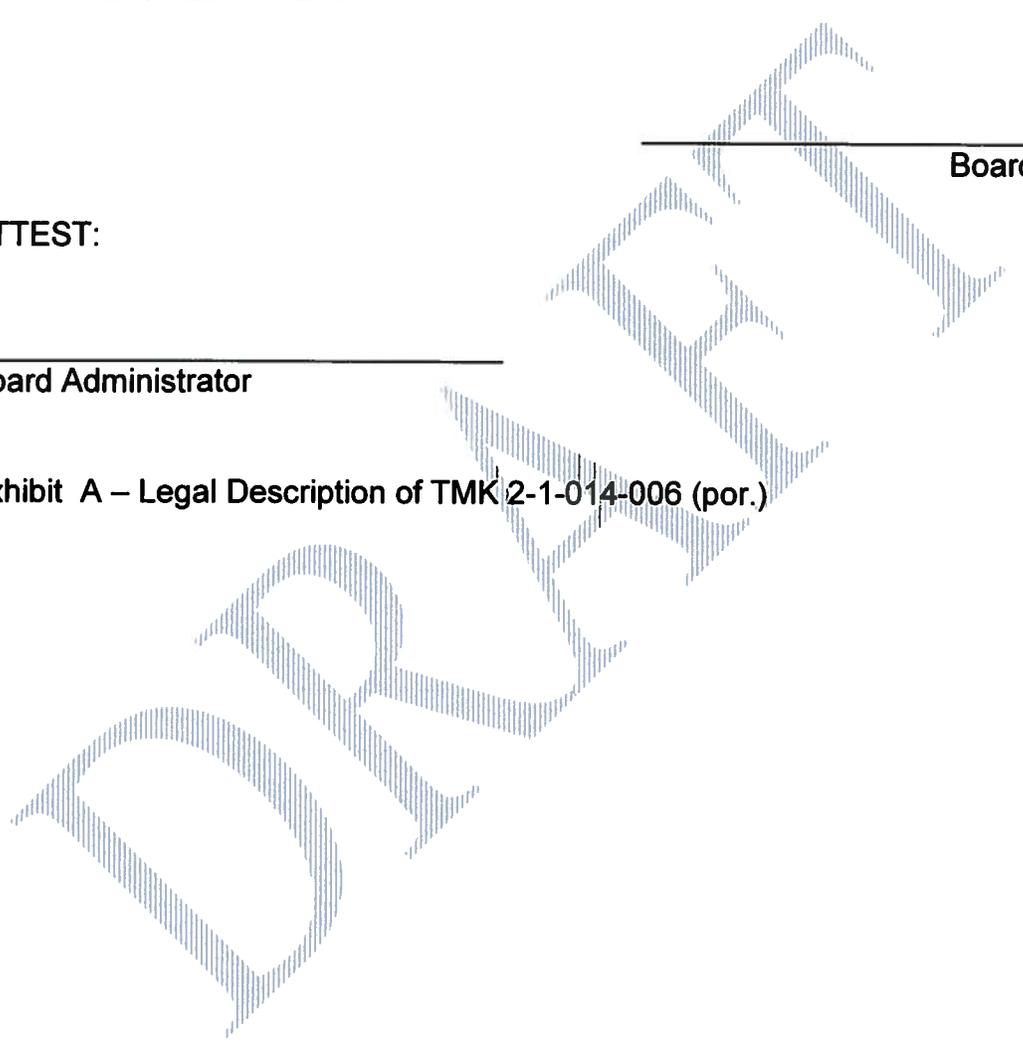
\_\_\_\_\_.

\_\_\_\_\_  
Board Chair

ATTEST:

\_\_\_\_\_  
Board Administrator

Exhibit A – Legal Description of TMK 2-1-014-006 (por.)



**HONOLULU RAIL TRANSIT PROJECT**

**EASEMENT B  
(FOR STATION CONSTRUCTION PURPOSES)**

Affecting Hawaiian Electric Company  
Being Grant 3537 to H.A. Widemann,  
Grant 3651 to The Hawaiian Electric Company, Limited,  
Grant 3664 to The Hawaiian Electric Company, Limited,  
Grant 4690 to J.A. McCandless,  
Grant 6879 to The Hawaiian Electric Company, Limited,  
Grant 7041 to The Hawaiian Electric Company, Limited

Situate at Honolulu, Oahu, Hawaii

Beginning at the Northwest corner of this easement, being the Northwest corner of Grant 7041 to The Hawaiian Electric Company, Limited, also along the West side of Ala Moana Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 1,878.64 feet South and 4,921.98 feet West thence running by azimuths measured clockwise from true South:

- |    |          |        |      |   |
|----|----------|--------|------|---|
| 1. | 329° 35' | 53.46  | feet | along the West side of Ala Moana Boulevard;                           |
| 2. | 58° 54'  | 123.48 | feet | along remainder Grant 7041 to The Hawaiian Electric Company, Limited; |
| 3. | 148° 54' | 73.98  | feet | along same;   |
| 4. | 232° 50' | 91.46  | feet | along the South side of Bishop Street;                                |

Thence along same, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:



**AUSTIN, TSUTSUMI & ASSOCIATES, INC.**

501 SUMNER STREET, SUITE 521  
HONOLULU, HAWAII 96817-5031

CIVIL ENGINEERS • SURVEYORS

1871 WILI PA LOOP, SUITE A  
WAILUKU, MAUI, HAWAII 96793

100 PAUHI STREET, SUITE 207  
HILO, HAWAII 96720

5. 281° 12' 30" 44.85 feet to the point of beginning and containing an area of 9,738 Square Feet.



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

Description Prepared By:

A handwritten signature in black ink, appearing to read "Erik S. Kaneshiro", written over a horizontal line.

ERIK S. KANESHIRO  
Licensed Professional Land Surveyor  
Certificate No. 9826

Note: This description is for exhibit purposes and does not purport a legally designated easement.

Honolulu, Hawaii  
July 20, 2015

TMK: (1) 2-1-014: 006 (Portion)  
Y:\2014\14-068\SURVEY\Descriptions\PARCEL 443 - Easement B.docx



# Honolulu Authority for Rapid Transportation

## STAFF SUMMARY

<b>TITLE:</b> <b>RESOLUTION NO. 2015-50</b> APPROVING NOTIFICATION TO THE CITY COUNCIL OF INTENTION TO ACQUIRE THE REAL PROPERTY IDENTIFIED AS TAX MAP KEY 2-1-014-006 (PORTION) BY EMINENT DOMAIN AND PUBLICATION OF A RESOLUTION AUTHORIZING ACQUISITION OF SAID PROPERTY BY EMINENT DOMAIN	<b>STAFF CONTACT:</b> Elizabeth Scanlon Morris Atta	<b>DATE:</b> 07/30/2015
--	---	----------------------------

Type:	Goal	Focus Area	Reference Notes
<input checked="" type="checkbox"/> Action/Approval	<input checked="" type="checkbox"/> Project Delivery	<input checked="" type="checkbox"/> Livability/Land Use	
<input type="checkbox"/> Information	<input type="checkbox"/> Service Delivery	<input type="checkbox"/> Partnerships	
<input type="checkbox"/> Follow-up	<input checked="" type="checkbox"/> Resource Stewardship	<input type="checkbox"/> Agency Admin.	

### 1. Purpose:

Review of Notification to City Council for condemnation of land for public use, identified as Tax Map Key 2-1-014-006 (Por.), and situated at 170 Aloha Tower Drive, Honolulu, Hawaii 96813 which is required for station construction purposes for the Honolulu Rail Transit Project (HRTTP). This property, for which a 9,779 square-foot partial fee acquisition is required, is on the critical path for successful completion of the City Center Section of the HRTTP. The property is owned by Hawaiian Electric Company, Inc.

HART recommends use of eminent domain to acquire the property.

### 2. Background/Justification

This property (Tax Map Key 2-1-014-006 por.) was designated as needed for the HRTTP and identified in the Final Environmental Impact Statement (FEIS). As required under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and FTA C5010.1D, the Owners were notified of HART's intent to acquire the property. An appraisal was conducted following URA guidelines, which took into consideration all site conditions and potential impacts.

- An appraisal report with an effective date of December 5, 2014 was conducted.
- A Letter of Offer dated March 26, 2015 was delivered.
- Owner rejected Letter of Offer and submitted a Counteroffer on June 29, 2015.
- No settlement has been reached. Negotiations have been cordial and ongoing.

This parcel is being referred to eminent domain in order to adhere to the project construction timeline. Access to this parcel is needed as soon as possible in order to avoid costly delays to the project schedule and timing. Negotiations with the Owner will continue during the eminent domain process.

### 3. Procurement Background

N/A

### 4. Financial/Budget Impact

The project budget includes an estimated cost for legal action associated with the eminent domain of the property.

### 5. Policy Impact

There is no policy impact since this action conforms to the requirement of the URA, FTA 5010.1D and Article XVII of the Charter of the City and County of Honolulu.

**6. Public Involvement**

N/A

**7. Alternatives**

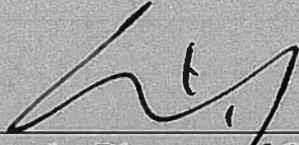
There is no feasible alternative to avoid the above described impacts to the property.

**8. Exhibits**

Exhibit 1 – Letter of Offer dated March 26, 2015

Exhibit 2 – Appraisal Summary prepared by Hasting, Conboy, Braig & Associates, LTD with an effective appraisal date of December 5, 2014

**Certified and Recommended by:**



Executive Director and CEO

7/23/15

Date

RL 1801  
RETD  
L 15 R  
COR Row  
JA

# HART

HONOLULU AUTHORITY for RAPID TRANSPORTATION

Daniel A. Grabauskas  
EXECUTIVE DIRECTOR AND CEO

HAND-DELIVERED

March 26, 2015

*Philip Hauret*  
Received  
Philip Hauret 3/27/15  
Print Name Date  
Delivered By: *[Signature]*  
Jackson Bayden

BOARD OF DIRECTORS

Ivan M. Lui-Kwan, Esq.  
CHAIR

Donald G. Horner  
VICE CHAIR

George I. Atta  
Robert Bunda  
Michael D. Formby  
Ford N. Fuchigami  
William "Buzz" Hong  
Kestie W.K. Hui  
Damien T.K. Kim  
Carrie K.S. Okinaga, Esq.

Mr. Phil Hauret  
Hawaiian Electric Company, Inc.  
P.O. Box 2750  
Honolulu, Hawaii 96840

Dear Mr. Hauret:

Subject: Honolulu Rail Transit Project (H RTP)  
170 Aloha Tower Drive  
Parcel 443: Tax Map Key (TMK) 2-1-014-006 (Portion)  
**Letter of Offer**

This is a follow-up to previous correspondence regarding the appraisal and acquisition of the subject property. An appraisal of your property has been completed. Based on our findings as contained in the enclosed Statement of Just Compensation, Honolulu Authority for Rapid Transportation (HART) offers to purchase a 9,779-square-foot portion of your property, identified as TMK 2-1-014-006 (shown colored in yellow on the enclosed map), in fee simple, free and clear of all liens and encumbrances, for the total consideration of \$3,150,000 (Three Million One Hundred Fifty Thousand Dollars).

The total offer for acquiring the interest in your property is \$3,150,000 (Three Million One Hundred Fifty Thousand Dollars).

If this offer is acceptable, please sign the duplicate of this letter and return it in the enclosed envelope by April 27, 2015. The remaining copy is for your file. Enclosed for your information are the Appraisal Summary Statement and General Acquisition & Relocation Information Brochure. Also enclosed is a draft Right of Entry, Possession and Use Agreement for your review, consideration, and to be further discussed with your acquisition agent.

If we do not hear from you by April 27, 2015, this offer shall be considered rejected and HART will proceed to review options to acquire the subject property.

Mr. Phil Hauret  
Page 2  
March 26, 2015

In accordance with federal regulations affecting real property transactions, we request your cooperation in providing us with your Taxpayer Identification Number. Please execute and return the enclosed IRS Form W-9 at the same time. The W-9 is required by our Department of Budget and Fiscal Services to release the check.

Please contact Mr. Jackson Blagden at 536-5900 if you have any questions regarding this matter.

Sincerely,



Daniel A. Grabauskas  
Executive Director and CEO

Enclosures

ACCEPTED:

HAWAIIAN ELECTRIC COMPANY, INC.

By \_\_\_\_\_  
Its

Print Name: \_\_\_\_\_

Dated: \_\_\_\_\_

**Appraisal Report**

**Prepared for  
Paragon Partners Ltd.  
5762 Bolsa Avenue, Suite 201  
Huntington Beach, CA 92649**

**Covering**

**Honolulu Rail Transit Project  
Parcel Designation (1) 2-1-14-06  
HART RW Parcel 443  
Hawaiian Electric Power Plant  
170 Aloha Tower Drive  
Honolulu, Oahu, Hawaii**

**Prepared By**

**Alan J. Conboy, MAI, SRA  
Hastings, Conboy, Braig & Associates, Ltd.  
43 Oneawa Street, Suite 211  
Kailua, Hawaii 96734**

**Effective date of Appraisal – December 5, 2014**

Robert C. Hastings, Jr., CRE  
Alan J. Conboy, MAI, SRA  
Robert R. Braig, MAI, SRA  
Andrew B. Conboy

**HASTINGS, CONBOY, BRAIG  
& ASSOCIATES, LTD.**  
Real Estate Appraisers, Counselors and Economists

December 19, 2014

Ms. Georgia Marquis  
Project Manager  
Paragon Partners Ltd. For the Honolulu Authority for Rapid Transportation  
5762 Bolsa Avenue, Suite 201  
Huntington Beach, CA 92649

Dear Ms. Marquis:

**Re: Partial Acquisition covering a Portion of the Honolulu Power Station Property, Tax Map Key (1) 2-1-14-06**

We have conducted, in the accompanying report, a complete appraisal of a partial real property acquisition interests currently owned by the Hawaiian Electric Company, Ltd. located at 170 Aloha Tower Drive, Island of Oahu, State of Hawaii. The total property is identified on State of Hawaii tax maps as First Division Tax Map Key 2-1-14, Parcel 06.

Development on the Downtown Transit Station requires a partial taking of the Honolulu Power Station property. The total property (Larger Parcel) consists of a 149,644 square foot parcel. The larger parcel is improved with a masonry and steel electric power station. Hawaiian Electric Company, Ltd owns the fee simple interest in the property and occupies the improvements. The partial taking will consist of approximately 9,779 square feet designated Parcel 06 (Portion).

This appraisal was developed and prepared in accordance with the Uniform Appraisal Standards for Federal Land Acquisitions, 2000 (UASFLA) of the Interagency Land Acquisition Conference and the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Standards Board. The results of the appraisal are communicated in the format of an Appraisal Report. The date of the appraisal report is December 19, 2014.

The sources of information and basis of the estimates and assumptions are stated herein. The appraisers have relied on certain information developed from their research and knowledge of the market, and have performed reasonable verification of facts, except as specifically set forth in the report. To the best of the appraisers' knowledge and belief, the information contained in this report, on which the analyses and conclusions expressed herein are based, is fairly stated.

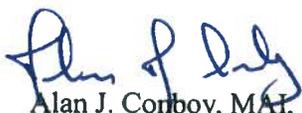
The results of our complete appraisal are set forth within the attached narrative appraisal report. Based on our thorough research and analyses and subject to the limiting conditions and assumptions stated herein, it is our opinion that the market value of the unencumbered fee simple interest of the real property partial acquisition interests appraised, as of an effective date of December 5, 2014, is summarized as follows:

	<u>Value Indication</u>		<u>Value Conclusion of Acquisition</u>
	<u>Before</u>	<u>After</u>	
Parcel 06 (Por.) 9,779 square Feet	\$54,620,000	\$51,470,000	\$3,150,000

We appreciate the opportunity to have undertaken this appraisal assignment.

Sincerely,

**HASTINGS, CONBOY, BRAIG  
& ASSOCIATES, LTD.**



Alan J. Conboy, MAI, SRA  
Executive Vice President  
Hawaii State Certified General Appraiser CGA-185  
Certificate Expires: December 31, 2015