

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
JUL 30 2015

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 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 PAUAAHI 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 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 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 *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 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;



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 Kaunuoehua 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 EX 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.

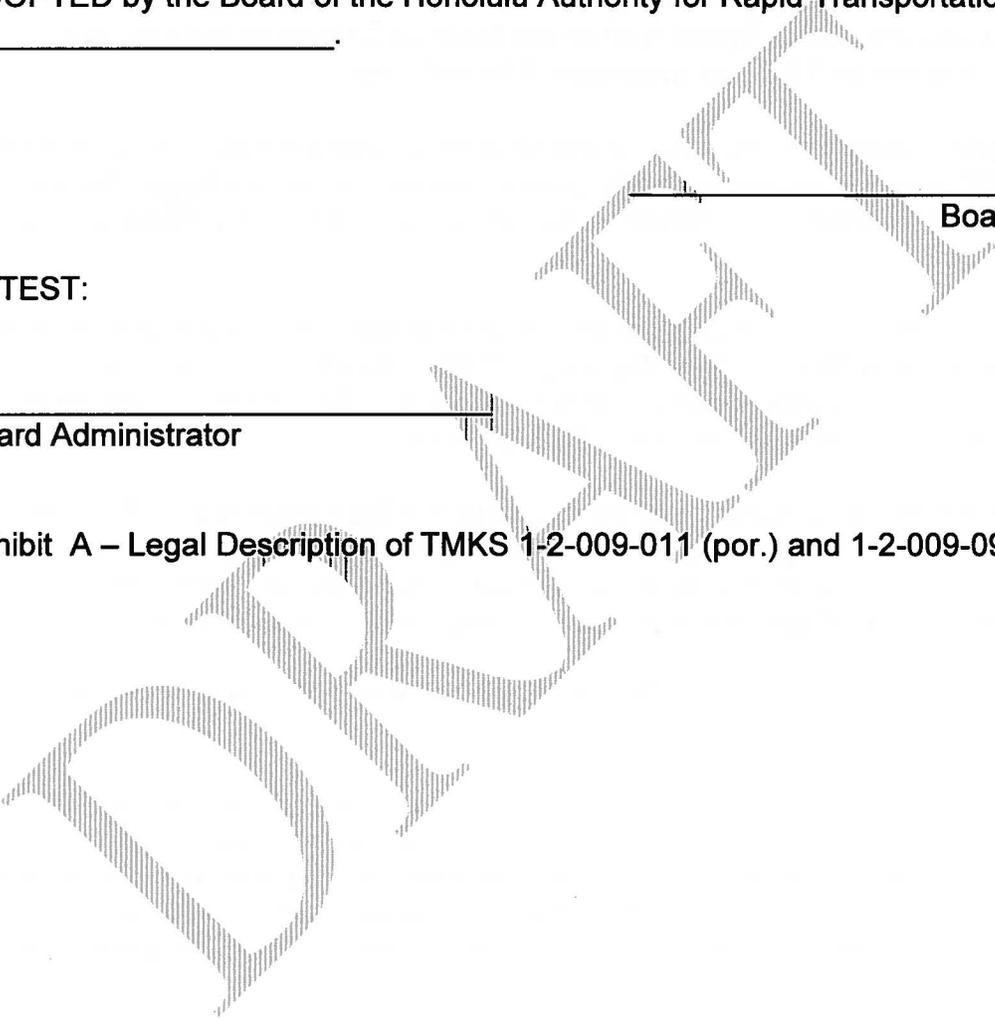
ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on _____.

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 WILU PA LOOP, SUITE A
 WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI 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



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 98783

100 PAUHAHI STREET, SUITE 213
HILO, HAWAII 98720

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 PAUHI 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



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 PAUAHI 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 *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 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 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 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.

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

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



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

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

1571 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 PAUHAHI 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



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

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

1571 WILI PA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

100 PALIAHI STREET, SUITE 213
HILO, HAWAII 96720

Honolulu Authority for Rapid Transportation

STAFF SUMMARY

TITLE: 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	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 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 (HRTTP). 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 HRTTP. 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 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 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

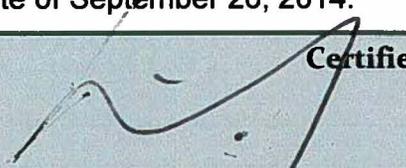
There is no feasible alternative to avoid the above described impacts to the property.

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:



7/29/15

Executive Director and CBO

Date



HONOLULU AUTHORITY for RAPID TRANSPORTATION

IN REPLY REFER TO:
CMS-APOOROW-00690

Daniel A. Grabauskas
EXECUTIVE DIRECTOR AND CEO

CERTIFIED MAIL/RETURN RECEIPT REQUESTED
7014 1200 0000 8348 2271

BOARD OF DIRECTORS

Ivan M. Lai-Kwan, Esq.
CHAIR

January 23, 2015

Donald G. Horner
VICE CHAIR

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

George I. Atia
Robert Bunde
Michael D. Formby
Russ M. Higashi
William "Buz" Hong
Kestle W.K. Hui
Dorinda T.K. Kim
Carrie K.S. Okinaga, Esq.

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



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

