HONOLULU AUTHORITY for RAPID TRANSPORTATION

Right-of-Way Status Update
January 28, 2016

Meeting our Goals

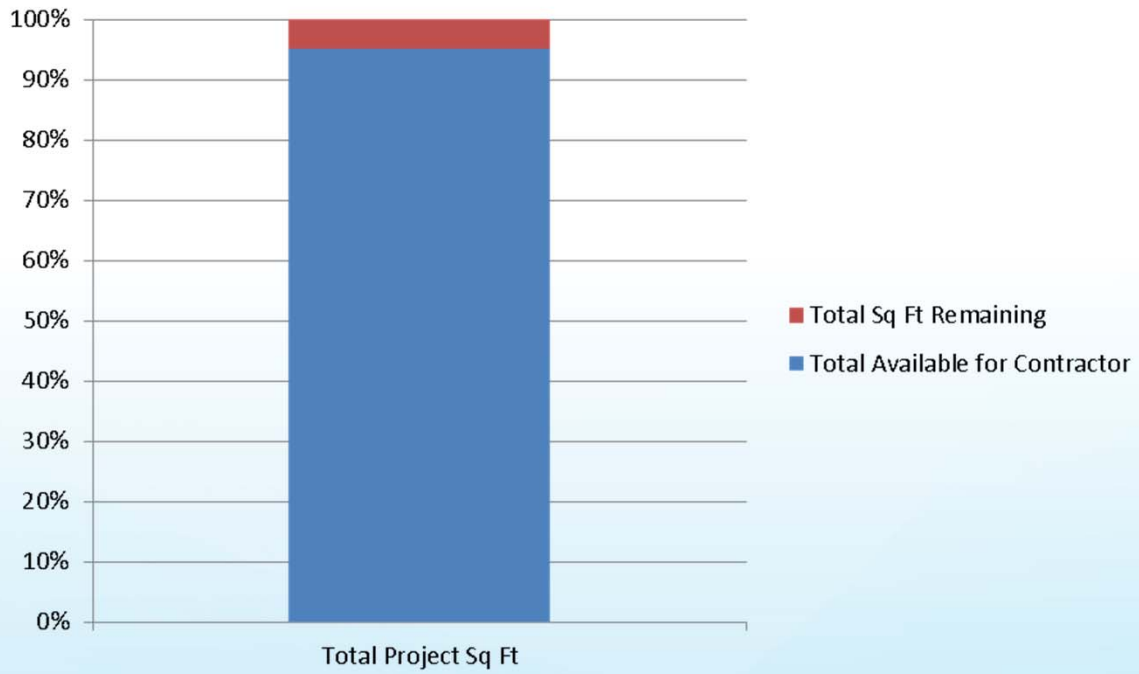
- Balance respect for property owner with schedule needs and project budget
- Balance responsibility of staying within the budget in a changing real estate market
- Continue to communicate and educate effectively
- Negotiate fairly
- Meet requirements of the Uniform Act

Status Summary

- ROW team continues to meet the schedule for City Center acquisitions relative to program procurement needs
  - Intense focus on Airport and Dillingham Parcels to support upcoming procurement
- Current total site access available for contractor is 95% of the total area needed
- Eminent Domain pending
  - 47 prior requests for authorization from HART Board
  - 2 parcels rejected by the City Council
  - 5 cases filed
    - 1 settled prior to trial
    - 1 settled prior to trial, pending FTA approval
    - 1 parcel disputed
    - 2 friendly condemnations to resolve title issues
  - 22 properties in escrow

Progress Site Access Available by Land Area

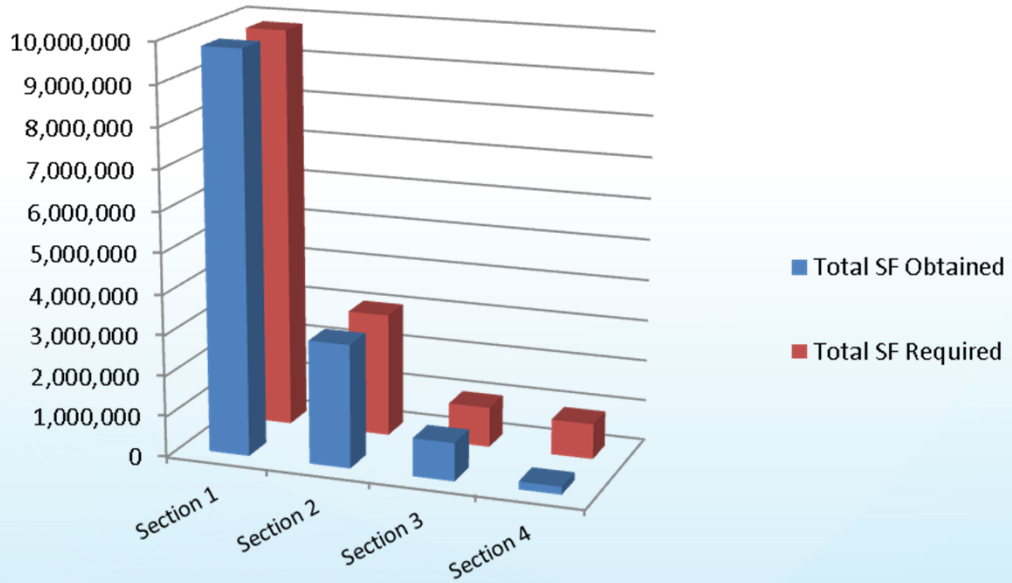
as of 12/14/2015



Total Project Sq Ft	Total Sq Ft Requirement	14,681,528
	Total Available for Contractor	13,957,981
	Total Sq Ft Remaining	723,547
	% Available for Contractor	95%
	Reported Last Month	93%

Progress Site Access Available to Contractors by Land Area by Section

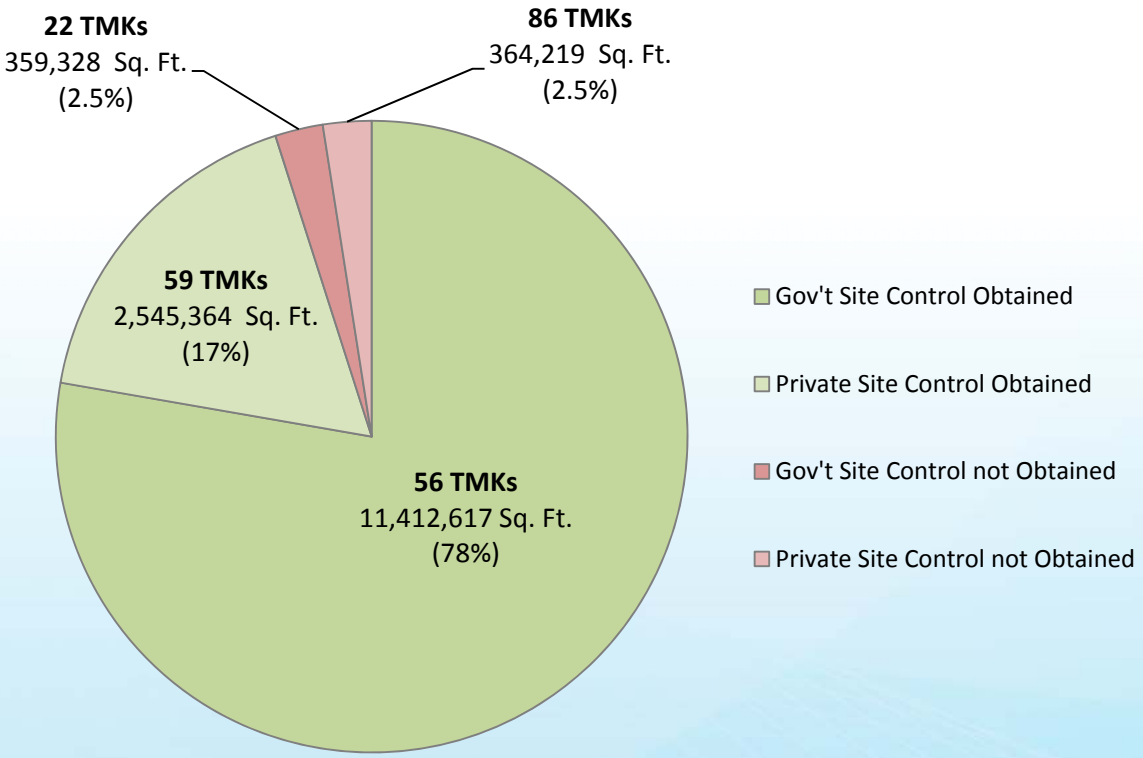
as of 12/14/2015



	Section 1	Section 2	Section 3	Section 4
Total SF Obtained	9,808,840	3,023,851	932,760	192,530
Total SF Required	9,808,840	3,027,319	979,875	865,494
% Progress	100.00%	99.89%	95.19%	22.25%

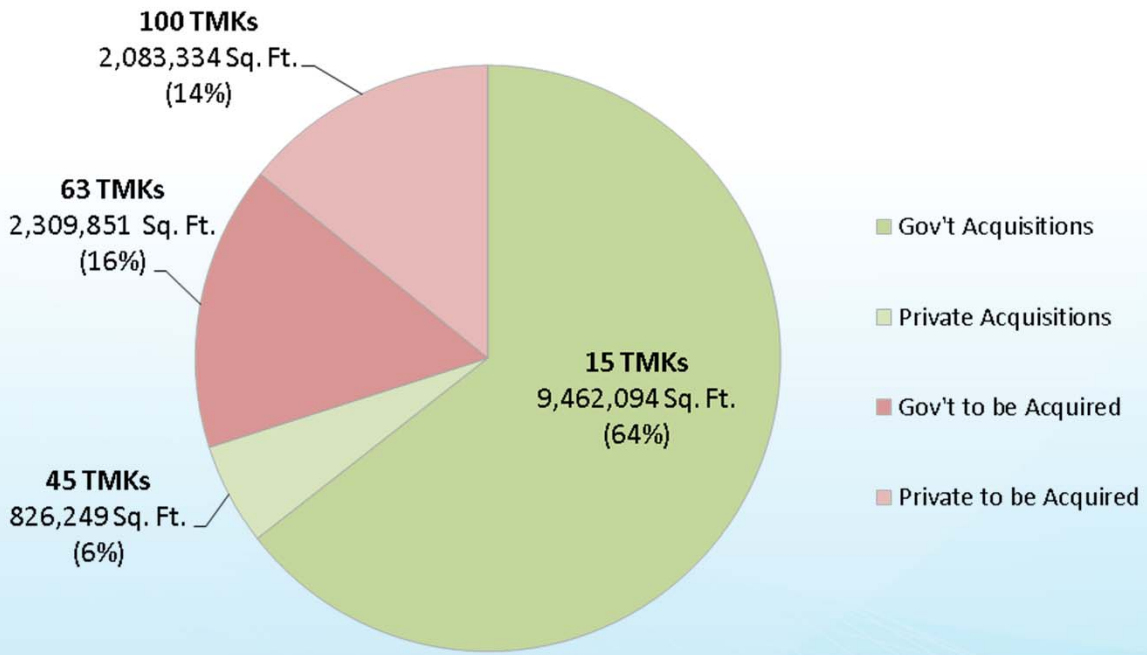
Parcel Site Control Status by Land Area and Ownership Type

as of 12/14/2015



Acquisition Status by Land Area and Ownership Type

as of 12/14/2015

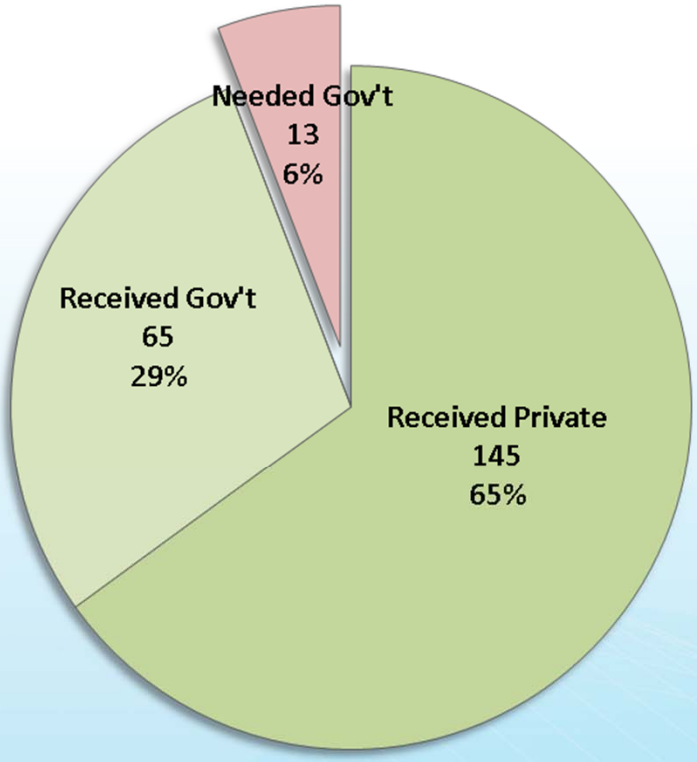


Survey Maps

(Privately Owned + Government Parcels)

as of 12/14/2015

Needed
13 Maps - 6%

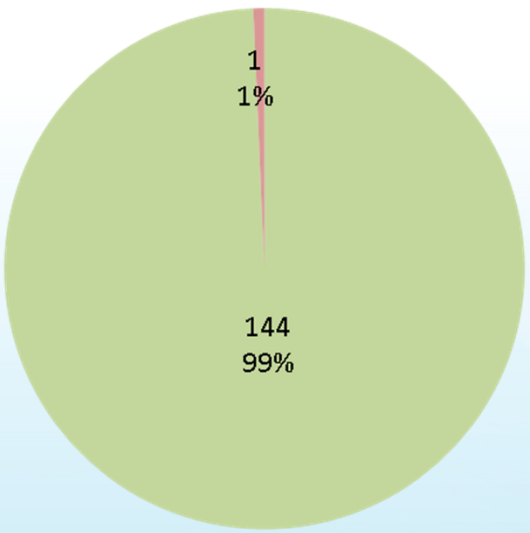


Total Received
210 Maps - 94%

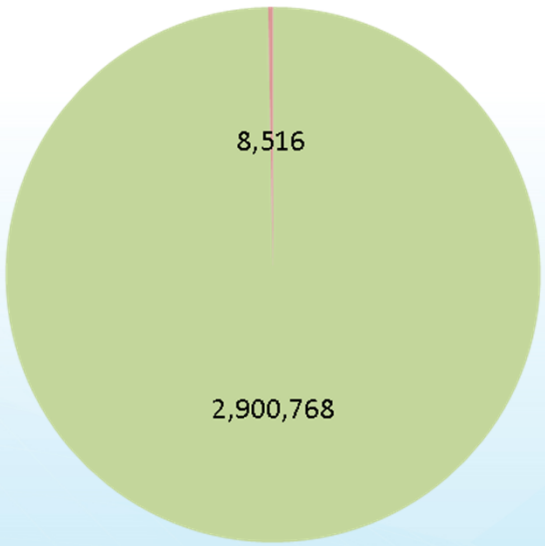
Appraisal Status

Privately Owned Parcels

as of 12/14/2015



Tax Map Key



Square Footage

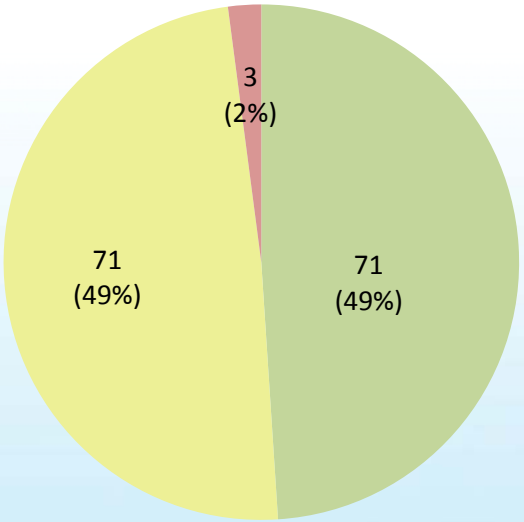
Appraisals Complete

Appraisals in Preparation

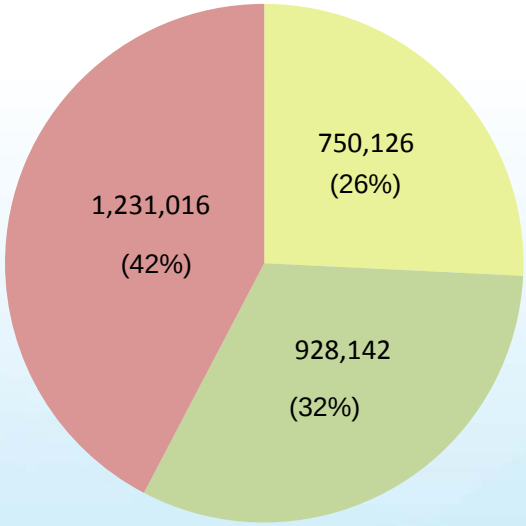
Offer Status

Privately Owned Parcels

as of 12/14/2015



Tax Map Key



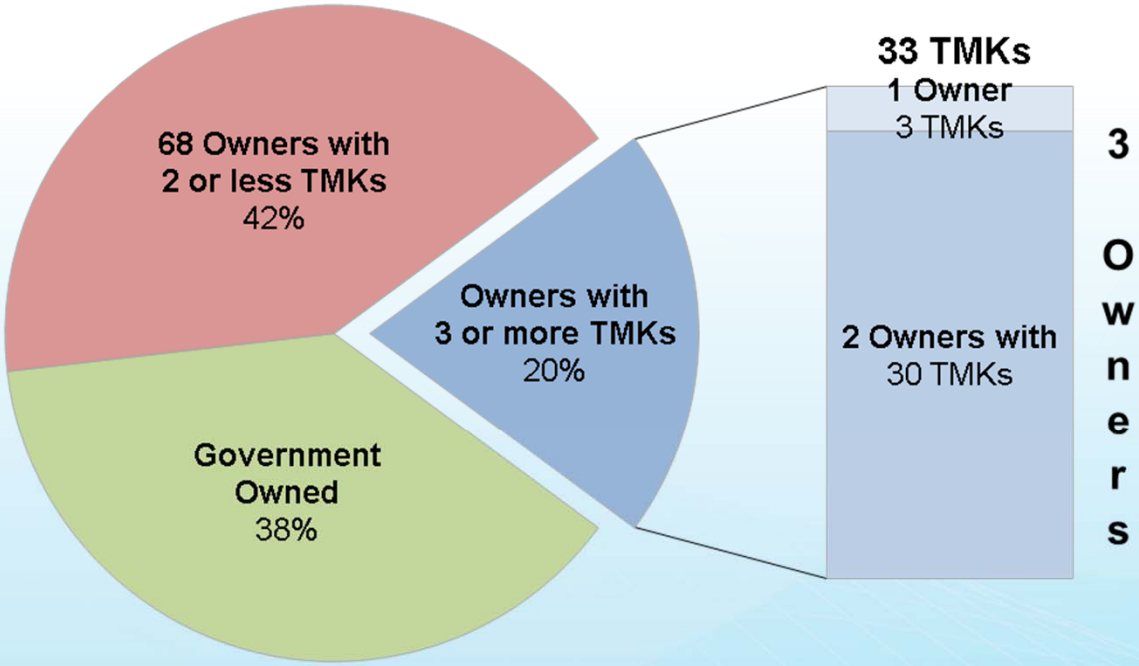
Square Footage

- Offers Accepted
- Offers Sent and Pending
- Offers in Preparation

Parcels to be Acquired by Tax Map Key (TMK)

(Privately Owned + Government Parcels)

as of 12/14/2015



Right-of-Way Cost Estimate Update

as of 12/14/2015

	Budget	Expended	Remaining Budget Balance	Estimate to Completion	Forecast Variance
Acquisition	$201.70	$79.90	$121.80	$109.30	$12.50
Relocation	$20.50	$9.70	$10.80	$16.80	($6.00)
Total (Million)	$222.20	$89.60	$132.60	$126.10	$6.50

Notes:

- **Administrative overhead costs aggregated with the Acquisition and Relocation numbers**
- **Estimate to completion based on offers, appraisals or assessed values**

Right-of-Way Risks to Budget

- **Volatility of Real Estate Market, especially in the Kakaako-Ala Moana area**
- **Managing the number of conversions from partial acquisition to full acquisition**
- **Unanticipated relocation costs for complex relocations, particularly unexpected full takes**

Private Property Acquisition Summary as of 12/14/2015

No	TMK	Take	Address	Owner	Recordation Date	Settlement ($)	Total Acquisition ($)	FFGA Budget	Note	Remaining Balance in Budget
1	1-1-016-005	Full	2676 Waiwai Loop	2676 Waiwai Loop LLC	7-Mar-14	4,900,000	4,924,144	6,173,973		1,249,829
2	1-1-016-006	Full	2668 Waiwai Loop	Alert Holding Group	28-Mar-14	3,900,000	3,918,089	4,648,445		730,356
3	1-1-016-014	Full	479 Lagoon Drive	Chevron USA Inc	21-Mar-14	2,825,000	3,042,274	3,930,328		888,055
4	1-1-016-015	Full	515 Lagoon Drive	Brewer Trust	3-Jun-13	3,540,000	3,551,508	5,067,659		1,516,151
5	1-2-003-016	Full	1819 Dillingham Boulevard	Strain	21-Apr-14	1,100,000	1,106,416	1,741,689		635,273
6	1-2-003-017	Partial	1815 Dillingham Boulevard	Hernandez	11-May-15	150,308	151,758	111,258		-40,500
7	1-2-003-018	Partial	1803 Dillingham Boulevard	Rosebud Holdings Ltd	14-Aug-15	140,589	142,407	261,258		118,851
8	**1-2-003-020**	**Partial**	**1727 Dillingham Boulevard**	**Elum Two LLC**	**7-Dec-15**	**216,245**	**220,540**	**364,465**		**143,925**
9	1-2-003-082	Full	1825 Dillingham Boulevard	Nguyen	31-Jul-14	980,000	984,299	1,596,625		612,326
10	1-2-003-101	Partial	1701 Dillingham Boulevard	Fujii Trustee	16-Nov-15	455,000	458,234	463,178		4,944
11	1-2-009-001	Full	1901 Dillingham Boulevard	Sebastian LLC	16-Aug-12	2,800,000	2,805,135	2,814,000		8,865
12	1-2-009-100	Full	1953 Dillingham Boulevard	Sebastian LLC	16-Dec-14	2,250,000	2,257,359	436,620	**	-1,820,739
13	1-2-009-101		Subdivided TMK 1-2-009-017 into 100 and 101							
14	1-2-009-018	Full	1927 Dillingham Boulevard	Rodrigues/Hinch	18-Nov-14	800,000	804,686	261,258	**	-543,428
15	1-2-010-068	Full	1900 Dillingham Boulevard	Kam Trust	4-Dec-12	1,825,000	1,831,279	2,529,000		697,721
16	1-5-007-021	Full	545 Kaaahi Street	Nuuanu Auto	11-Oct-14	2,275,000	2,285,004	2,819,500		534,496
17	1-5-007-023	Full	533 Kaaahi Street	KWA/ Abrams	23-Apr-10	2,850,000	2,850,000	2,850,000	*	0
18	1-5-028-073	Partial	1617 Dillingham Boulevard	Fujii Trustee	13-Oct-15	255,000	258,439	179,373		-79,066
19	1-7-002-026	Full	902 Kekaulike Street	902 Partners Ltd	1-Nov-12	5,200,000	5,219,351	4,927,000	**	-292,351
20	2-3-004-048	Full	1156 Waimanu Street	Young	21-Mar-12	1,720,000	1,730,578	1,730,578		0
21	2-3-004-069	Full	1168 Waimanu Street	Cody Prop LLC	10-Feb-12	2,650,000	2,660,398	2,658,317		-2,081
22	2-3-007-033	Full	1169 Kona Street	Kakaako Associates	13-Oct-14	5,800,000	5,825,106	10,102,669		4,277,563
23	2-3-007-036	Full	1174 Waimanu Street	McArthur Trust/Hideko	8-Oct-14	1,400,000	1,407,845	1,951,386		543,541
24	2-3-007-039	Full	1163 Kona Street	Nelson Family Trust	1-Dec-15	3,000,000	3,010,960	2,644,402		-366,558
25	2-3-007-044	Full	1201 Kona Street	ROKH Holdings Inc	3-Oct-14	1,350,000	1,357,540	1,751,700		394,160
26	2-3-007-054	Full	1246 Kona Street	Taran Trust	15-May-15	1,100,000	1,105,634	1,439,263		333,629
27	9-4-017-011	Full	94-818 Moloalo Street	Okazaki	4-Aug-11	870,000	870,000	870,000	*	0
28	9-4-019-050	Full	94-819 Farrington Highway	Min	1-Aug-12	1,000,000	1,004,277	1,005,000		723
29	9-4-047-008	Partial	94-144 Farrington Highway	Robinson LLC	13-Mar-15	887,816	898,742	743,278		-155,464
30	9-4-048-046	Full	94-119 Farrington Highway	Cutter Dev.	25-Jul-11	3,155,000	3,159,142	3,159,142	*	0
31	9-4-048-047	Full	94-136 Leonui Street	Cutter Dev.	25-Jul-11	2,745,000	2,749,142	2,749,142	*	0
32	9-6-003-012	Full	96-171 Kamehameha Highway	Alpha Omega	29-Jun-11	287,000	287,030	287,030	*	0
33	9-6-003-013	Full	96-165/169 Kamehameha Highway	Reid	7-Sep-11	454,000	455,588	455,588	*	0
34	9-6-003-014	Full	96-157 Kamehameha Highway	Bala	27-Jun-11	1,214,000	1,216,787	1,216,787	*	0
35	9-6-003-015	Full	96-159 Kamehameha Highway	Bala	10-Aug-11	53,000	53,304	53,304	*	0
36	9-6-003-016	Full	96-149A Kamehameha Highway	Bala	10-Aug-11	22,000	22,304	22,304	*	0
37	9-6-003-017	Full	96-149 Kamehameha Highway	Farinas	15-Sep-11	558,000	559,914	559,914	*	0
38	9-6-003-018	Full	96-137 Kamehameha Highway	Alipio/Solmirin	25-Jan-12	1,015,000	1,017,915	1,017,915	*	0
39	9-6-004-002	Full	96-93 Kamehameha Highway	Kawano	5-May-11	790,000	790,000	790,000	*	0
40	9-6-004-017	Full	Kamehameha Highway	Suenaga	29-Jun-11	90,000	90,000	90,000	*	0
41	9-6-004-023	Partial	Waihona Street	Estate of Bernice Bishop	4-Aug-15	22,300	24,476	157,965		133,489
42	9-7-023-008	Partial	945 Kamehameha Highway	Stuart Plaza Inv	26-May-15	300,000	300,000	151,344		-148,656
43	9-8-009-017	Full	98-077 Kamehameha Highway	Continental Inv. Ltd	14-Jun-13	2,500,000	2,509,030	3,512,500		1,003,470
44	9-8-010-002	Full	98-080 Kamehameha Highway	50th State Prop.	1-May-12	6,010,000	6,027,021	6,027,021	*	0
45	9-9-003-068	Full	99-140 Kohomua Street	RCJ	13-Sep-11	991,000	993,783	993,783	*	0
						76,446,258	76,937,437	87,315,962		10,378,524

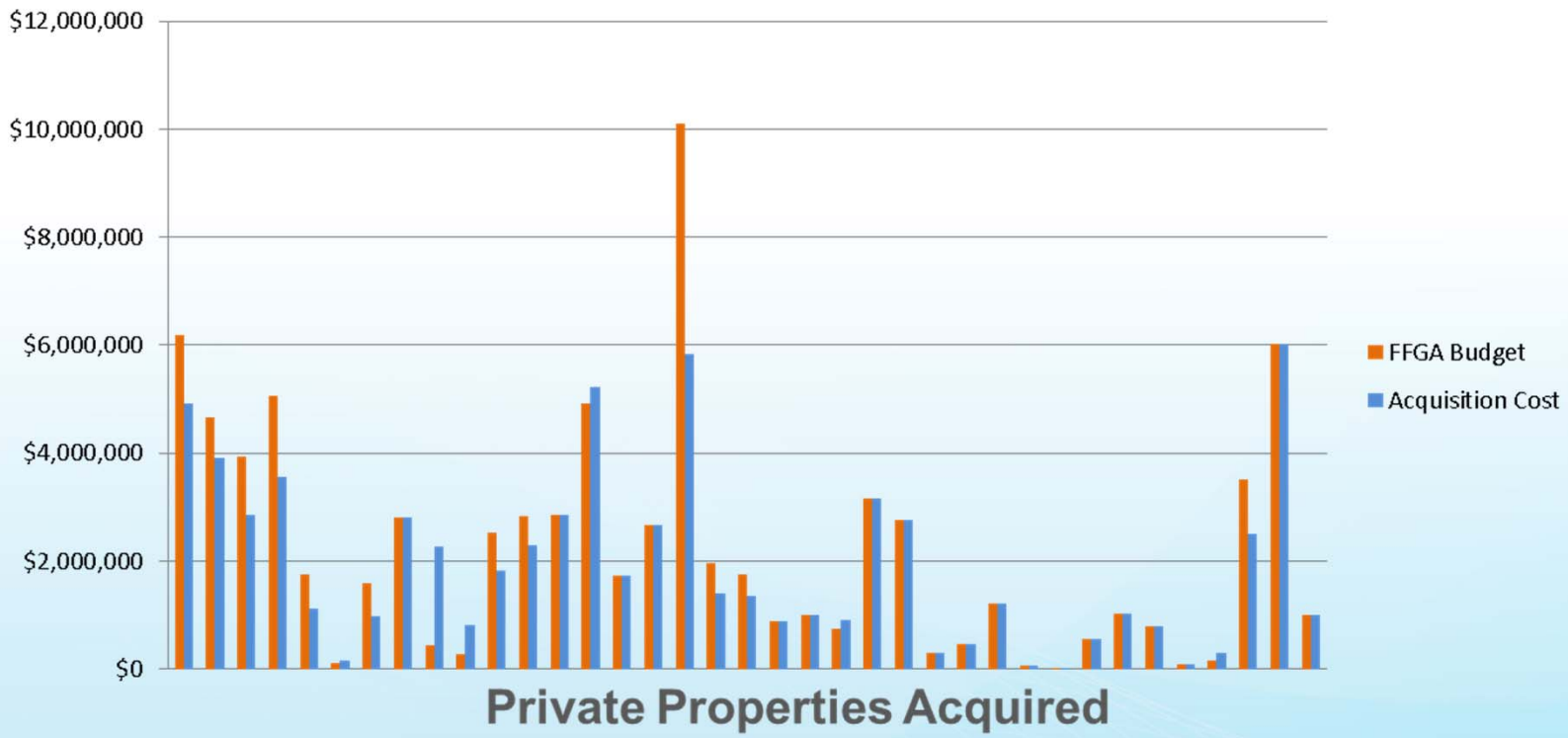
Notes:

* Baseline assumes zero variance (budget = actual) during FFGA approval process.

** Cost exceeded budgeted amount due to conversion from partial to full acquisition.

Bold print reflects most recent acquisition

Private Property Acquisition Cost as of 12/14/2015



Mahalo!

HONOLULU RAIL TRANSIT