

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
Jul 30 2015.

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

I. D. C. I. C.
Board Chair

ATTEST:


Board Administrator

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:



AUSTIN, TSUTSUMI & ASSOCIATES, INC.

CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521
HONOLULU, HAWAII 96813

1871 WILI PA LOOP, SUITE A
HONOLULU, HAWAII 96813

100 PAUHI STREET, SUITE 207
HONOLULU, HAWAII 96813

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

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)
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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:



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

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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;



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501 SUMNER STREET, SUITE 521
HONOLULU HAWAII 96817-5031

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WAI LIKI, MAII, HAWAII 96793

100 PAUAAHI 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 07/16

ERIK S. KANESHIRO

Licensed Professional Land Surveyor

Certificate No. 9826

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Honolulu, Hawaii

July 17, 2015

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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;



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WAILUKU, MAUI, HAWAII 96793

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HILO, 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 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

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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;



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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:



Erik S. Kaneshiro 5/16

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

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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:



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WAIHUKU, MAUI, HAWAII 96793

100 PAUHI 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:

Erik S. Kaneshiro 07/17/15

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

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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;



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 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 designated easement.

Honolulu, Hawaii
July 17, 2015

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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; |



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CIVIL ENGINEERS • SURVEYORS

501 SUMNER STREET, SUITE 521
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WAILUKU, MAUI, HAWAII 96793

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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

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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 PAUHAHI 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

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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 PAUHAHI 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

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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; |



- 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

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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.

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

CIVIL ENGINEERS • SURVEYORS
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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 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

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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; | |



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HONOLULU, HAWAII 96817-5031

100 PAUAAHI STREET, SUITE 207
HILO, HAWAII 98720

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.

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July 17, 2015

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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; |



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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". To the right of the signature, the text "EXP 04/16" is written.

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

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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; |



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501 SUMNER STREET, SUITE 521
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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 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 designated easement.

Honolulu, Hawaii
July 17, 2015

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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.

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July 20, 2015

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

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100 PAUHI 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 7/20/15

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

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HONOLULU, HAWAII 96817-5031

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WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207
HILO, HAWAII 96720

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.

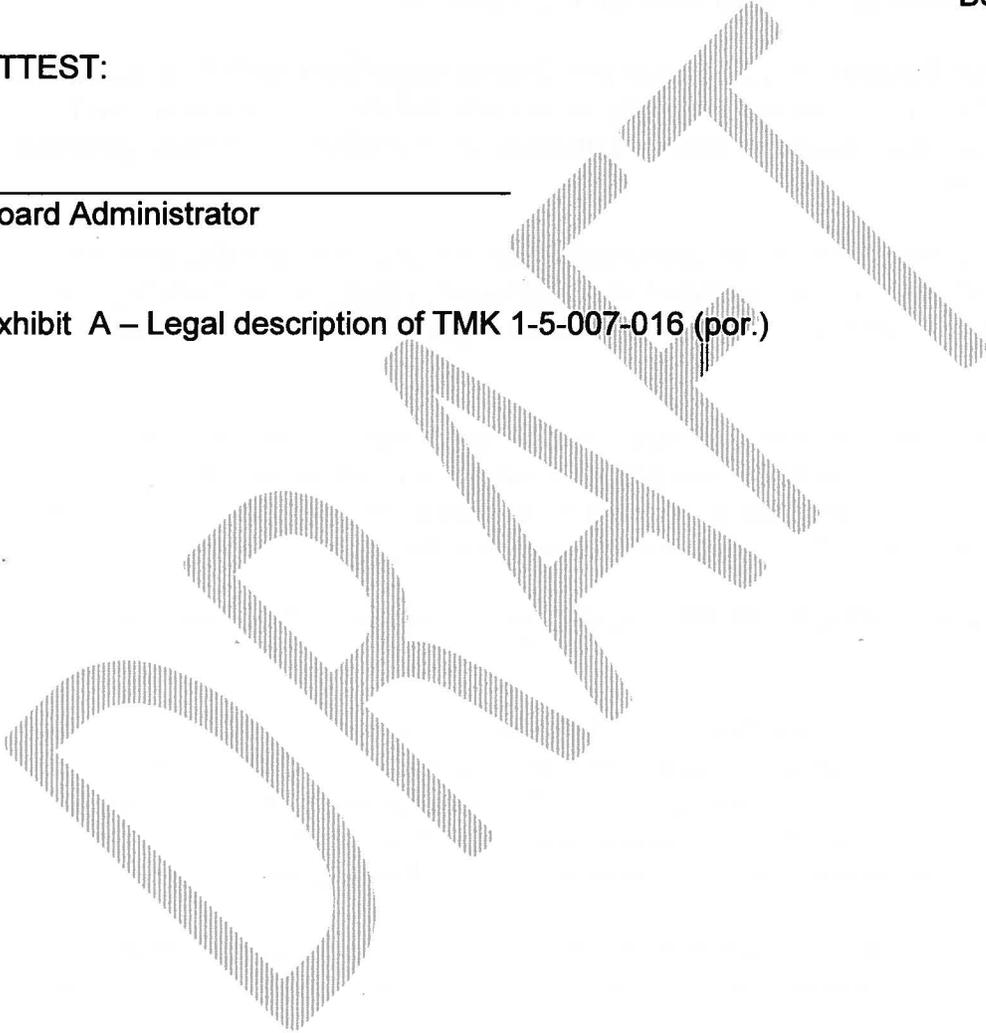
ADOPTED by the Board of the Honolulu Authority for Rapid Transportation on _____.

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

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

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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.

501 SUMNER STREET, SUITE 521
HONOLULU HAWAII 96817-5031

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WAIKIKI MAUI HAWAII 96793

100 PAUHI STREET, SUITE 207
HILO 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

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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 & ASSOCIATES, INC.

501 SUMNER STREET, SUITE 521
HONOLULU HAWAII 96817-5031

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WAILUKII, MAUI, HAWAII 96793

100 PAUAAHI 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 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

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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
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WAILUKU, MAUI, HAWAII 96793

100 PAUAAHI STREET, SUITE 207
HILO, 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.

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July 17, 2015

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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; |
|----|--------------|-------|-------|



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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:



Erik S. Kaneshiro 5/16

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

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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
WAILUKU, 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", followed by the date "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

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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

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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 PAUHAHI 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)
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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 PAUHAH 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 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 17, 2015

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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.

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

- | | | | | |
|-----|--------------|-------|-------|--|
| 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

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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 PAUHI 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 04/14

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

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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 WILIPA LOOP, SUITE A
WAILUKU, MAUI, HAWAII 96793

100 PAUJAH 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 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

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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 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

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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:

Erik S. Kaneshiro exp 04/14

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

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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 PAUAHI 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 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 designated easement.

Honolulu, Hawaii
July 17, 2015

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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 Stamp 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 20, 2015

TMK: (1) 1-5-007: 016 (Portion)
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AUSTIN, TSUTSUMI & ASSOCIATES, INC.

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.

CIVIL ENGINEERS • SURVEYORS

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

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

100 PAUHAHI STREET, SUITE 207
HILO, HAWAII 96720

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 (H RTP). 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 H RTP. 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 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 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

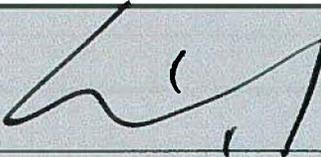
There is no feasible alternative to avoid the above described impacts to the property.

8. Exhibits

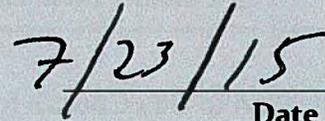
Exhibit 1 – Letter of Offer dated May 13, 2015

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



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. Lu-I-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
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Michael D. Formby
Ford N. Fuchigami
William "Buzz" Hong
Kestie 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.

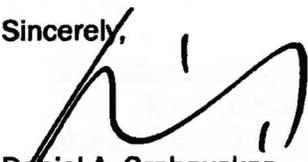
If this offer is acceptable, please sign the duplicate of this letter and return it in the enclosed envelope by June 12, 2015. The remaining copy is for your file. Enclosed for your information are the Appraisal Summary Statement and General Acquisition & Relocation Information Brochure. Also enclosed 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 HRTP 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



**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

Valuation Summary		
<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%

Easement Acquisition Summary				
\$ 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
\$1,528,412		Total	14,035	square feet
\$1,528,000		Rounded		