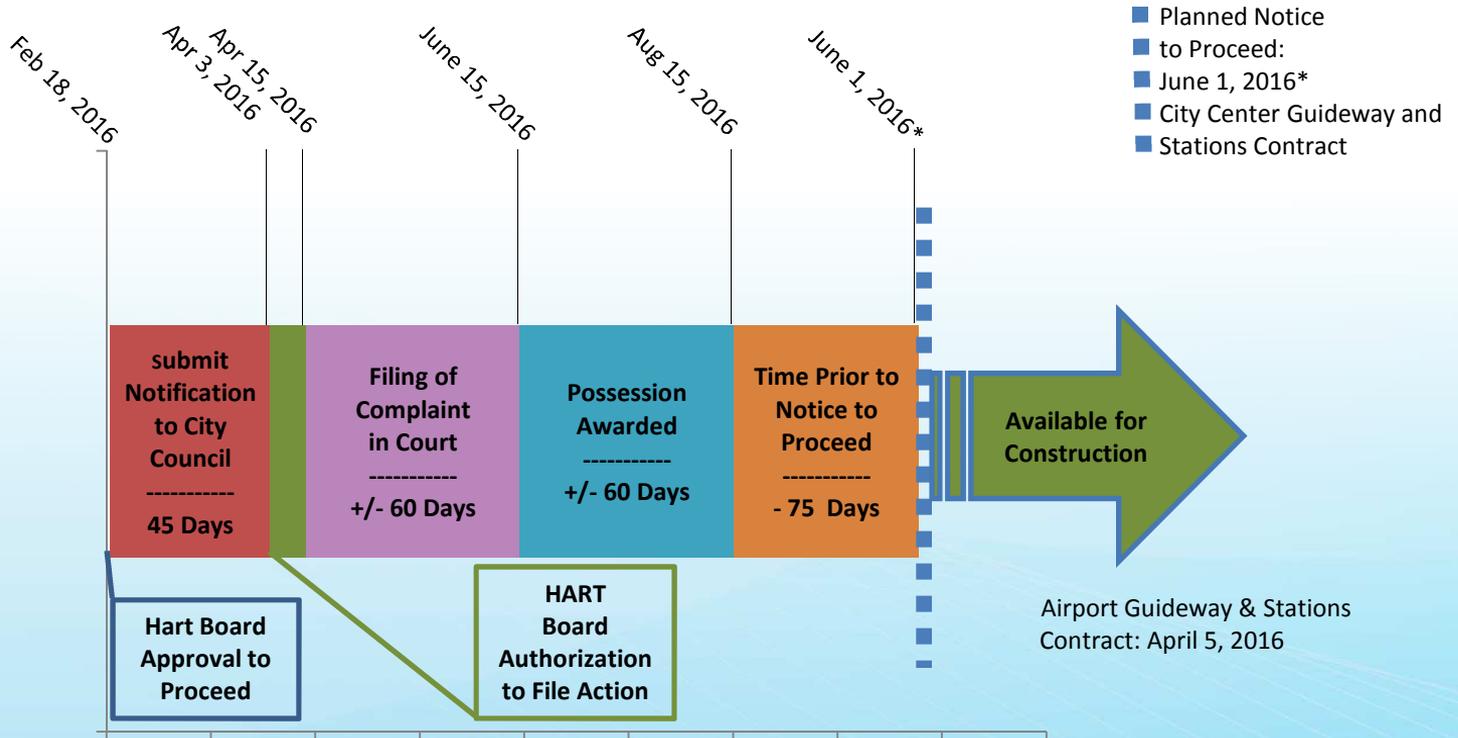


Summary of Proposed Eminent Domain

February 18, 2016

Real Estate Site Control Timeline



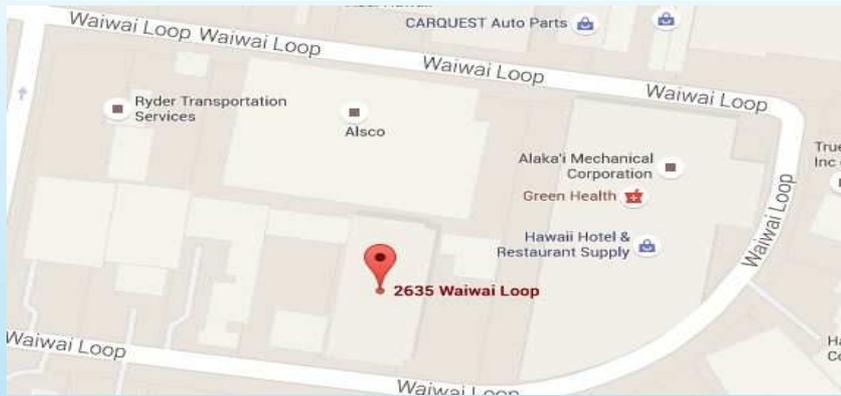
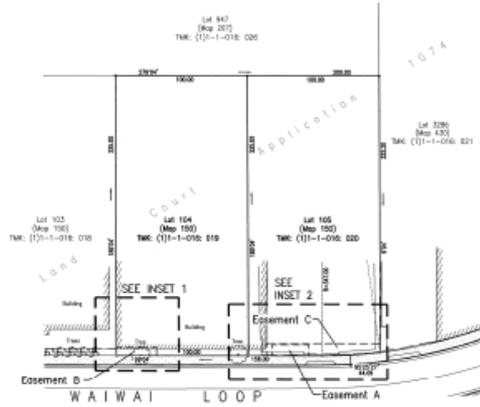
Resolution No. 2016-3

Masters Properties LLC

**Tax Map Keys: 1-1-016-019 and 1-1-016-020
(Partials)**

Resolution No. 2016-3 Masters Properties LLC

Tax Map Keys: 1-1-016-019 and 1-1-016-020 (Partials)



Resolution No. 2016-3 Masters Properties LLC

Tax Map Keys: 1-1-016-019 and 1-1-016-020 (Partials)

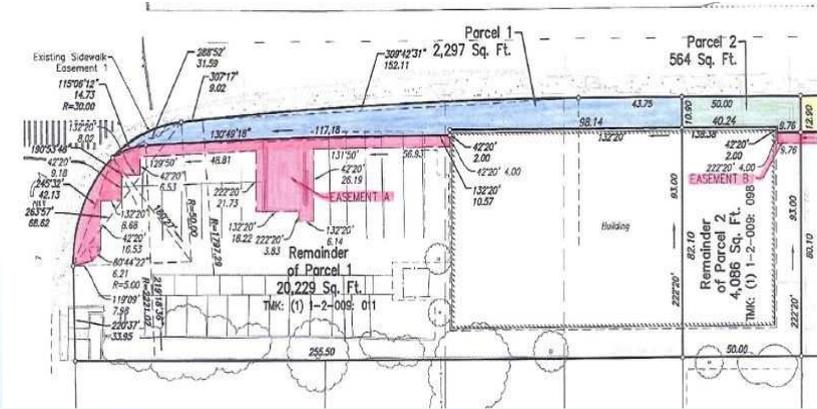
- Guideway Easement & Temporary Construction Easement
- Total Acquisition: 1,030 square feet
- An appraisal report with an effective date of May 14, 2015 was prepared
- A Letter of Offer dated June 29, 2015 was delivered
- Owner has rejected Letter of Offer and has not provided a counteroffer
- Recommendation for Eminent Domain to maintain Project timeline

Resolution No. 2016-4

Blood Bank Real Property, Inc.

**Tax Map Keys: 1-2-009-011 and 1-2-009-098
(Partials)**

Resolution No. 2016-4 Blood Bank Real Property, Inc. Tax Map Keys: 1-2-009-011 and 1-2-009-098 (Partials)



Resolution No. 2016-4
Blood Bank Real Property, Inc.
Tax Map Keys: 1-2-009-011 and 1-2-009-098 (Partials)

- Partial Fee Acquisition & Temporary Construction Easement
- Total Acquisition: 4,451 square feet
- An appraisal report with an effective date of September 26, 2014 was conducted
- A Letter of Offer dated January 23, 2015 was delivered
- Owner has not provided any formal response to the Letter of Offer
- Recommendation for Eminent Domain to maintain Project timeline

Blood Bank Correspondence Timeline is as follows:

Date	Correspondence
10/30/08	DTS sent Notice of Possible Project Impact to Blood Bank of Hawaii (BBH)
10/15/13	Title Guaranty title report
3/27/14	Letter of Intent to Acquire and Appraisal Site Inspection Request (TMK 1-2-009-011)
3/28/14	Letter of Intent to Acquire and Appraisal Site Inspection Request (TMK 1-2-009-098)
7/23/14	Blood Bank of Hawaii (BBH) agrees to allow Appraiser to proceed. Appraisal is for a partial take.
9/10/14	BBH submitted a letter to HART including their "report" indicating why they believed a full relocation would be needed in order for them to remain operational.
1/20/15	HART sends a response letter to the 9/10/14 BBH letter and Report.
1/23/15	HART Letter of offer ("LOO") sent to BBH for the partial take.
2/9/15	HART seeks a face-to-face meeting with BBH by emails and phone calls to BBH.
2/19/15	BBH's CFO requests a copy of the LOO.
2/20/15	A copy of the LOO was provided via email to the CFO.
2/21/15	BBH's CFO advised that when BBH wants to meet with HART, they will inform us.

Blood Bank Correspondence Timeline is as follows:

Date	Correspondence
2/24/15	Email sent to BBH representative seeking meeting to discuss the offer.
2/27/15	Emailed and called owner representatives seeking to set a meeting to review the offer and discuss the BBH's plans.
4/10/15	Follow up letter to BBH sent for update on offer response and additional information.
4/14/15	10 day Notice to respond to LOO sent.
4/17/15	General Information Notice ("GIN") sent to BBH.
4/27/15	BBH calls to inquire about certifying legal residency in relation to relocation assistance.
5/15/15	HART letter requesting meeting and follow up information sent via certified mail.
5/22/15	HART/BBH meeting. BBH still anticipates conducting a move in order to hedge against potential impacts
6/12/15	HART speaks with BBH's CFO regarding (1) public health risk vs. engineering technical perspective; (2) \$3M passed by Council budget bill; (3) possible funding sources to help BBH; (4) on-site visit and appraisal; (5) relocation benefits and public health issues; & (6) BBH's "technical" report and for more specifics – data, reports, rules, etc.
6/16/15	BBH cancels the scheduled 6/18/15 meeting with HART.
6/25/15	HART emails BBH to reengage and schedule a meeting.
6/26/15	BBH executive assistant responds indicating that a meeting cannot be scheduled due to uncertainty about the availability of the BBH legal team.

Blood Bank Correspondence Timeline is as follows:

Date	Correspondence
7/24/15	HART meeting with BBH CFO regarding (1) BBH is putting together an analysis, including costs, to justify the impacts that would warrant relocation (not ready to meet until completed); (2) Notice of intent to place BBH on the HART Board Agenda for eminent domain; and project construction schedule.
7/24/15	Notice of Recommendation for Eminent Domain Action sent to BBH. BBH's attorney Mark Murakami submits UIPA request to HART for CADD files for HART drawings TR0058 and TR0059.
7/27/15	HART emailed BBH's CFO Albert Yoza the Notice of Recommendation and a pdf copy of the "Request for follow-up" letter from HART.
7/29/15	BBH's CFO responded to Liz Scanlon's email indicating that he and Dr. Nguyen will not be able to attend the HART board meeting.
7/30/15	HART Board approves ED action with Resolution 2015-48
8/17/15	HART emailed a Right of Way acquisition timeline to the BBH CFO
8/27/15	City Council rejects HART's recommendation to condemn BBH.
9/1/15	Letter of representation received from BBH's Attorney, Mark Murakami, who requested a copy of the HART appraisal.
9/2/15	HART called and left a message with Albert Yoza (BBH CFO) regarding 1) the status of their analysis and 2) request for site access for our appraisers.
10/5/15	Onsite visit with BBH – BBH representatives confirm that they intended to move regardless of rail project plans; little or no evidence supporting BBH claims observed.

Blood Bank Correspondence Timeline is as follows:

Date	Correspondence
11/20/15	BBH provided HART a partial inventory of lab equipment.
11/24/15	BBH provided second portion of equipment inventory.
12/15/15	HART/Paragon follows up with BBH CFO requesting status of furniture inventory and environmental reports that BBH agreed to provide to HART.
12/31/15	Email sent to BBH's attorney and CFO following up on furnishings inventory. BBH is appraising their property and hopes to respond to the HART offer by the end of January.
2/2/16	Emailed CFO and BBH's attorney asking for a face to face meeting to discuss the acquisition, the move and the relocation costs they may claim. BBH's attorney responded that he is unavailable and would get back to HART at the end of the week to discuss/coordinate a meeting.

Resolution No. 2016-5

RPTeixeira, LLC

Tax Map Key: 1-2-010-069 (Partial)

Resolution No. 2016-5

RPTeixeira, LLC

Tax Map Key: 1-2-010-069 (Partial)

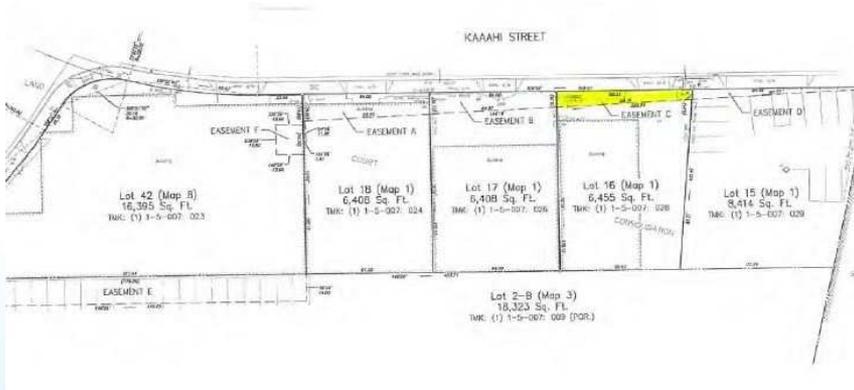
- Permanent Easement
- Total Acquisition: 790 square feet
- An appraisal report with an effective date of May 6, 2015 was prepared
- A Letter of Offer dated June 23, 2015 was delivered
- Property owner expressed concerns potential impacts to the tenants. On January 26, 2016 held an onsite visit with owner and tenants to address their concerns
- Owner has not provided any formal response to the Letter of Offer
- Recommendation for Eminent Domain to maintain Project timeline

Resolution No. 2016-6

**Kathleen Yamauchi, Rodney S. Yamauchi, Carol K. Nako, Janice A. Yamauchi, Karen N. Hirata, and Daniel S. Yamauchi
(Yamauchi et al.)**

Tax Map Key: 1-5-007-028 (Partial)

Resolution No. 2016-6
Yamauchi et al.
Tax Map Key: 1-5-007-028 (Partial)



Resolution No. 2016-6
Yamauchi et al.
Tax Map Key: 1-5-007-028 (Partial)

- Permanent Easement
- Total Acquisition: 487 square feet
- An appraisal report with an effective date of June 19, 2015 was prepared
- A Letter of Offer dated September 1, 2015 was delivered
- A counteroffer was received on November 17, 2015. The terms of the counteroffer are unreasonable and cannot be justified
- Recommendation for Eminent Domain to maintain Project timeline

Resolution No. 2016-7

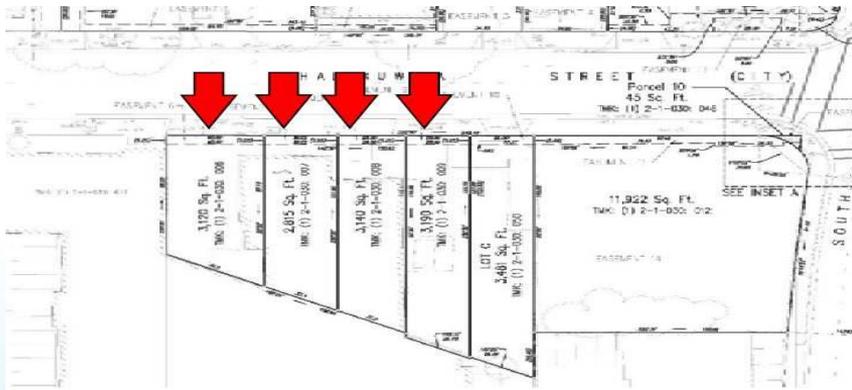
Hawaii State Federal Credit Union

Tax Map Keys:

**2-1-030-006, 2-1-030-007,
2-1-030-008, and 2-1-030-009
(Partials)**

Resolution No. 2016-7
Hawaii State Federal Credit Union

Tax Map Keys: 2-1-030-006, 2-1-030-007, 2-1-030-008, and 2-1-030-009 (Partials)



Resolution No. 2016-7
Hawaii State Federal Credit Union
Tax Map Keys: 2-1-030-006, 2-1-030-007, 2-1-030-008,
and 2-1-030-009 (Partials)

- Permanent Easement
- Total Acquisition: 652 square feet
- An appraisal report with an effective date of April 29, 2015 was prepared
- A Letter of Offer dated September 15, 2015 was delivered
- Owner is being represented by Legal Counsel. To date there has been no response to the letter of offer
- Recommendation for Eminent Domain to maintain Project timeline

Mahalo!

