

NEIL ABERCROMBIE
GOVERNOR



KAREN SEDDON
EXECUTIVE DIRECTOR

STATE OF HAWAII

DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

Statement of
Karen Seddon
Hawaii Housing Finance and Development Corporation
Before the

**HOUSE COMMITTEE ON WATER, LAND & OCEAN RESOURCES
HOUSE COMMITTEE ON HOUSING**

March 2, 2012 at 11:10 a.m.
Room 325, State Capitol

In consideration of
**HCR 29 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 2949 ALA
ILIMA STREET, NO. 303, HONOLULU, HAWAII.**

The HHFDC supports HCR 29. HHFDC is seeking legislative approval to sell the leased fee interest in this apartment unit its leasehold owner.

The property at 2949 Ala Ilima Street, No. 303, is an apartment unit built in 1974 as part of the Puana Malu condominium. Only 4 lessees remain in the 24-unit building.

The fair market value of the leased fee interest in this property as of July 1, 2011 was \$56, 200. A title search conducted by Title Guaranty of Hawaii on July 27, 2011, showed that this parcel was not classified as Government land previous to August 15, 1895.

HHFDC conducted a public meeting on the proposed sale on August 9, 2011, at Aliamanu Middle School, Honolulu, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 4 and 7, 2011. There was no objection to the proposed sale raised at that time.

HHFDC has also worked with the Office of Hawaiian Affairs during the interim to keep them informed of these findings and intent to sell the leased fee interest in these parcels. A copy of the draft resolution was provided to OHA on October 3, 2011.

The attached documents provide more information on these properties to the Committee:

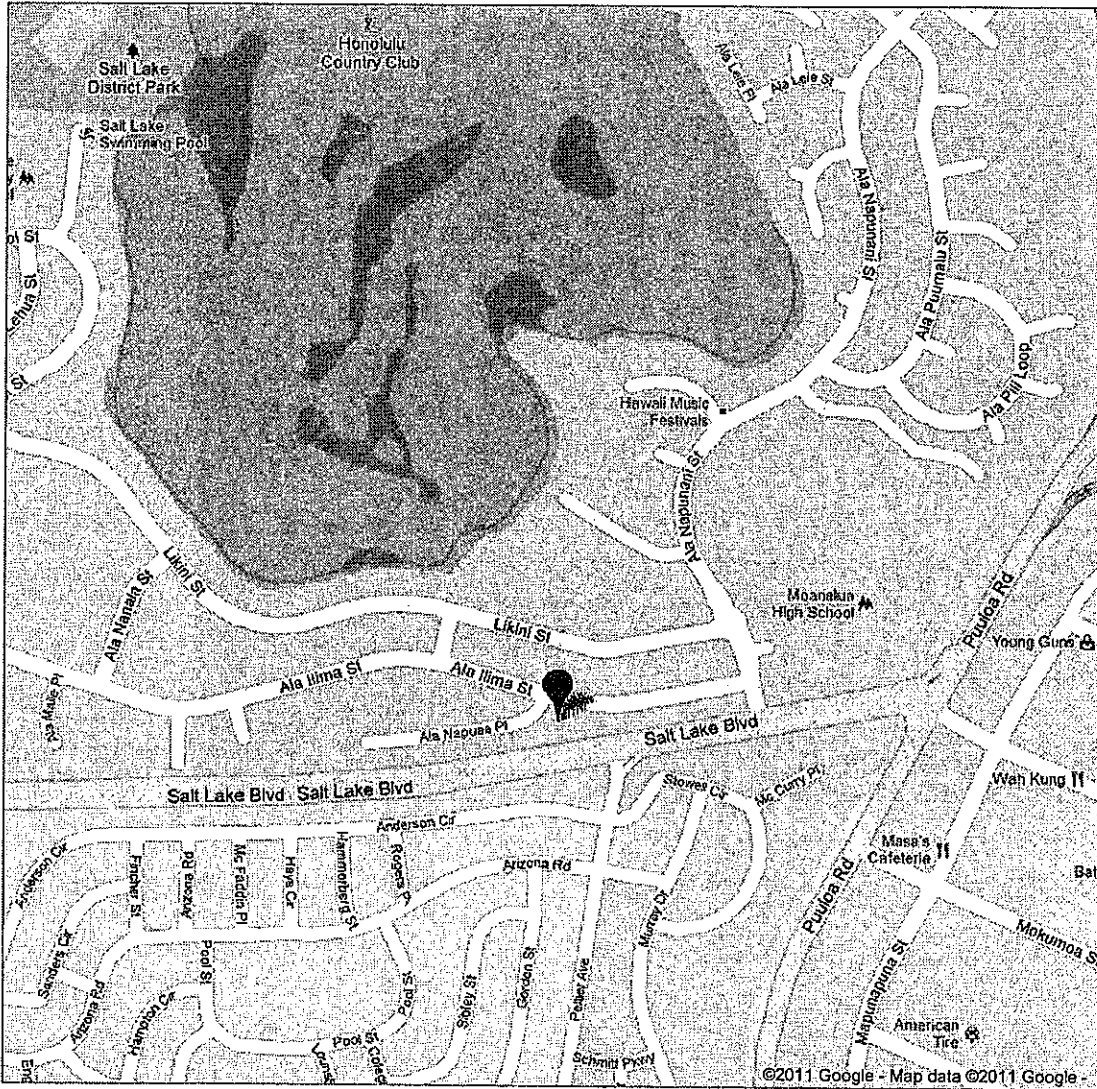

1. A map showing the general location of the condominium in which the unit is located;
2. A photo of the condominium; and
3. A copy of the title report for this unit.

We respectfully request your favorable consideration of this concurrent resolution.
Thank you for the opportunity to testify.

Google maps

Address 2949 Ala Ilima St
Honolulu, HI 96818

Get Google Maps on your phone
Text the word "GMAPS" to 466453



Google maps

Address 2813 Ala Ilima Street

Address is approximate

Puana Malu apts
2949 Ala Ilima Street



TITLE GUARANTY OF HAWAII

INCORPORATED

235 QUEEN STREET
HONOLULU, HAWAII 96813

Phone No. (808) 539-7743

Residential Title

Fax No. (808) 521-0288

Lorna Kometani, Housing Sales Coordinator
HHFDC-Real Estate Services Section
677 Queen Street, Suite 300
Honolulu, Hawaii 96813

Re: TMK (1) 1-1-061-002-0007

LIMITED LETTER REPORT

Maximum liability limited to
\$3,500.00

In accordance with your request, we have made a search as to the Fee Simple ownership of the property identified as Tax Map Key (1) 1-1-061-002-0007, and find that the land as of August 15, 1895 was a portion of Royal Patent No. 7858, Land Commission Award No. 7715, Apana 2 to Lot Kamehameha. HAWAII HOUSING AUTHORITY acquired title through DEED of K. NAGATA, LTD., and K. N., INCORPORATED, both Hawaii corporations, dated October 10, 1974, filed as Land Court Document No. 701168.

1. Land is classified as Private Land as of August 15, 1895.
2. Determination of Land Class is stated through Royal Patent No. 7858, Land Commission Award No. 7715, Apana 2 to Lot Kamehameha, as attached.

Dated July 27, 2011

Inquiries concerning this report
Should be directed to
Justin Lee
Email: jmlee@tghawaii.com
Fax (808) 521-0288
Telephone (808) 539-7743
Refer to Order No. 201127508

6th N. 53° 45' E. true. 675 feet along Halawa to rock Muranaka
 H. & M. Makai of government road. 7th N. 66° 24' E. true 1140 feet
 along Halawa up dividing ridge to rock hill. Thence 8th N. 37° 44' E. 5
 true 14650 feet along Halawa the boundary being the watershed of the
 dividing ridge of the Halawa to Moanalea valleys to peak over-
 -looking Hahaione. 9th S. 61° 31' E. true 5743 feet along Hahaione to
 the top of the ridge, bring the boundary to peak called Heahikahoe.
 Thence 10th S. 14° 45' E. true 3840 feet along Hahaione the top of the ridge
 bring the boundary to a ridge adjoining Kalihii Valley.
 11th S. 63° 7' W. true 7370 feet along the top of the dividing ridge between
 Kalihii Valley to Moanalea along Po hakuawaawa S. C. ward
 6450 up to 10. to Kamehameha Government land. Thence 12th N. 45°
 ward 56 to Hahaione S. C. ward 6450 Apr. 9. to Kamehameha
 to head of the land of Hahaione. 13th S. 86° 38' W. true 2020 feet
 along Hahaione the top of the ridge bring the boundary to place
 called Hahaione; 14th S. 57° 15' W. true 3460 feet along Hahaione
 the top of the ridge bring the boundary to place called Hahaione;
 15th S. 57° 15' W. true 4003 feet along Hahaione the top of the ridge
 bring the boundary to place on ridge called
 Hahaione; 16th S. 57° 35' W. true 4754 feet along Hahaione the top of
 the ridge bring the boundary; 17th S. 38° 15' W. true 3828 feet along
 Hahaione passing the hill Hahaione; 18th S. 1° 15' W. true 1254 feet
 along Hahaione to a large rock on Maunaloa side of Govt. road marked
 9 and called Hahaione; Thence 19th S. 11° 5' W. true 1168.2 feet
 along Hahaione crossing Govt. road. Thence 20th S. 26° 15' W. true
 415.2 feet along Hahaione to a large rock in fish pond wall
 marked with a cross. From which rock the Govt. Survey Station
 Hahaione bears N. 68° 28' true 5348 feet to Motu station bears S.
 66° 55' E. true 8983 feet. 21st Along the fish pond walls, between the
 heads of Hahaione and Hahaione to the Island of Motu, thence
 along the Hahaione of the Island of Motu to sea wall of Hahaione,
 thence along the shore at high water mark, and along the outer
 walls of the fish ponds Hahaione, Maunaloa, Maunaloa, Maunaloa
 and Hahaione to place of beginning.
 There is also attached to this land a fishing right in
 the open sea, which is bounded as follows; Thence
 from the point mentioned in the sea wall of Hahaione straight
 to the channel two points called Hahaione near the
 head of Motu or Motu point. Thence along edge of
 water on right side of channel to place called Hahaione
 of the Island of Motu where the sea breaks
 into white water at edge of deep water thence
 along edge of deep water to place called Hahaione
 of the Island of Motu where the sea breaks
 into white water thence along edge of deep water
 to place called Hahaione of the Island of Motu
 where the sea breaks into white water.

Area above low water marks 9045 Acres
Exclusive of ponds of Waikikapu & Lihoupaea.
The Islands of Mokuoua, Mokuohini & Mokuoewa
are a part of Moanalua, and are included in the
above area.

See page 211 for our Part

Containing *an area of 9045 Acres*
more or less; excepting and reserving to the Hawaiian Government, all mineral or metallic mines of every
description.

TO HAVE AND TO HOLD, the above granted Land in *Fee Simple*, unto the said
Sota Kamehameha his
Heirs and Assigns forever, subject to the taxes to be from time to time imposed by the Legislative Council,
equally upon all landed Property held in Fee Simple.

IN WITNESS WHEREOF, I have hereunto set my hand, and caused
the Great Seal of the Hawaiian Islands to be affixed this *10th*
day of *September* A. D. *1887*
(Sd) Kamehameha

No. 7858

ROYAL PATENT.

Upon Confirmation of the Land Commission.

WHEREAS, The Board of Commissioners to quiet Land Titles have by their decision awarded unto

Lota Namokamokea

Tulouana Pihel 7/15 Opunao 29.

an estate of Freehold less than Allodial, in and to the Land hereafter described, and whereas

proper applications having been made to the Minister of the Interior for a Royal Patent on the within described land a Certificate of Ownership defining the same having been duly filed, And whereas the Government Commissioner thereon was distinguished by resolution of the King Council adopted August 27th A.D. 1850

THEREFORE, KALAKAUA, by the Grace of God, King of the Hawaiian Islands, by this Royal Patent, makes known to all men, that he has, for himself and his successors in office, this day granted and given absolutely, in Fee Simple unto

Lota Namokamokea

all that certain piece of land situate at *Agea known as the Ohupuan of Moanohia* in the Island of *Oahu* and described as follows:

*Commencing at a point on the shore above called "Kymunian" on the West
back of a small stream, the station being marked by coral stones
bound on the sand as to form a circle, with point No. 1 indicating
North back from the point the Government Survey station "Peehee"
bearing 227° 12' W and 200 feet. The true Bearing was 227° 14' and 200 feet
Station No. 2, to the West Diamond Point Station No. 1, 267° 13' 6" true.
The magnetic variation was 7° 35' East. The boundary line
is 200 feet long along the edge of the hill
The boundary line of the 200 feet length is 200 feet long
The boundary line of the 200 feet length is 200 feet long
The boundary line of the 200 feet length is 200 feet long*

- 8. S. 57° 24' W. true 11650 feet along Kalauea the boundary being the Water shed of the dividing ridge of the Kalauea and Maunaloa valleys to peak overlooking Aoolauha.
 - 9. S. 61° 38' W. true 5743 feet along Heeia to the top of the ridge, being the boundary to peak called Akahakaha; Thence
 - 10. S. 44° 48' E. true 3150 feet along Maunaloa the top of the ridge being the boundary to a ridge adjoining Kalia Valley; Thence
 - 11. S. 67° 07' true 4390 feet along the top of the dividing ridge between Kalia Valley and Maunaloa along Pohakuwawa L.L. toward 61-50 Apama 10 to Maunaloa, Koochumua land Maunaloa, Makiki toward 56 and Kahuapala L.L. toward 61-50 Apama 9 to Maunaloa, to head of the land of Kahauikei;
 - 12. S. 16° 31' N. true 2120 feet along Kahauikei the top of the ridge being the boundary to place called Punakalai;
 - 13. S. 57° 24' N. true 3060 feet along Kahauikei the top of the ridge being the boundary to place called Huihime;
 - 14. S. 47° 6' N. true 1577 feet along Kahauikei the top of the ridge being the boundary;
 - 15. S. 59° 6' N. true 2003 feet along Kahauikei the top of the ridge being the boundary to place on ridge called Maikihaha;
 - 16. S. 67° 35' N. true 2751 feet along Kahauikei the top of the ridge being the boundary;
 - 17. S. 38° 15' N. true 3220 feet along Kahauikei passing the hill Pookapu;
 - 18. S. 17° 15' N. true 1251 feet along Kahauikei to a large rock on maunaloa side of foot road marked ? and called Pehakuaeha; Thence
 - 19. S. 11° 5' N. true 1161.8 feet along Kahauikei crossing foot road. Thence
 - 20. S. 26° 35' N. true 1175.8 feet along Kahauikei to a large rock in fish ponds well marked with a cross, peak which rock the last survey station Maunaloa 1161.2 to true 1171.1 feet and Maunaloa station base 11650 to true 1171.1 feet.
- Between the fish ponds well, between the ponds of Mela and Kahauikei
 toward the head of Maunaloa. Thence along the Mela side of the island
 to the sea wall of Mela. Thence along the head of the
 ponds and along the sea walls of the fish ponds (Kahauikei,
 Maunaloa, Maunaloa, and Kahauikei) to fish ponds
 also attached to the head of Kahauikei. Thence the line
 follows the head of the ponds and along the head of the ponds

lands to Kumuonui) is S. 67.50 W. true 2000 feet.

Area above low water mark 9,045 Acres,
excluding of the Government lands of Kaikihapu and Telypaua.
The Islands of Mokuoa, Mokuonui and Mokuoa are a
part of Moanohia, and are included in the above area.

Containing 9045 Acres.

MORE or less, excepting and reserving to the Hawaiian Government, all mineral or metallic mines of every

description.

TO HAVE AND TO HOLD, the above granted Land in *Fee Simple*, unto the said

Lolu Kamehameha

Heirs and assigns forever, subject to the taxes to be from time to time imposed by the Legislative Council,
and to the laws of the Hawaiian Kingdom relating to the same.

D. H. K. K. K.

No. 100, North St. New York, N.Y.

11

Dear Sir,
I have the honor to acknowledge the receipt of your letter of the 10th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I am, Sir, very respectfully,
Yours, etc.

Wm. H. K. K.

1775 State Street
Boston, Mass.

It is with pleasure that we receive from you the information that you have been appointed to the position of ... We are confident that you will discharge your duties with the same efficiency and energy as you have hitherto shown. We are, Sir, very respectfully,
Yours, etc.

J. M. K. K.
1775 State Street
Boston, Mass.

It is with pleasure that we receive from you the information that you have been appointed to the position of ... We are confident that you will discharge your duties with the same efficiency and energy as you have hitherto shown. We are, Sir, very respectfully,
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Yours, etc.

To: Housing Committee
Room 325
3/2/2012, 1 1:10 a.m.

RECEIVED
HAWAII HOUSING FINANCE
DEVELOPMENT CORP

2012 MAR -1 A 11: 03

FROM: Myong H. and Won Cha Chong

RE: HCR 29
2949 Ala Ilima Street #303
Honolulu HI 96818

I am requesting your approval of this resolution so I can purchase the lease fee interest in my property.

I am pre-qualified for the loan to purchase the leased fee interest and am waiting for HHFDC to notify me when I can finish the purchase.

Thank you.

