

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 30 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-031
KUAHELANI AVENUE NO. 242, MILILANI, HAWAII; and
HCR 31 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 94-017
KUAHELANI AVENUE NO. 321, MILILANI, HAWAII.**

The HHFDC supports HCR 30 and HCR 31. HHFDC is seeking legislative approval to sell the leased fee interest in these apartment units to their respective leasehold owners.

These two properties are apartment units built in 1974 as part of the Nahoia Apartments affordable for-sale development. Only 23 lessees out of the entire 231-unit development remain.

The fair market value of the leased fee interest in these properties as of July 1, 2011 was as follows:

1. 95-031 Kuaahelani Avenue No. 242: \$39,800; and
2. 94-017 Kuaahelani Avenue No. 321: \$34,300.

A title search conducted by Title Guaranty of Hawaii on July 27, 2011, showed that the parcel upon which Nahoia Apartments is located was not classified as Government land previous to August 15, 1895.

HHFDC conducted a public meeting on the proposed sales on August 10, 2011, at Mililani High School, Mililani, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 4 and 7, 2011. There were no objections to the proposed sales 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:

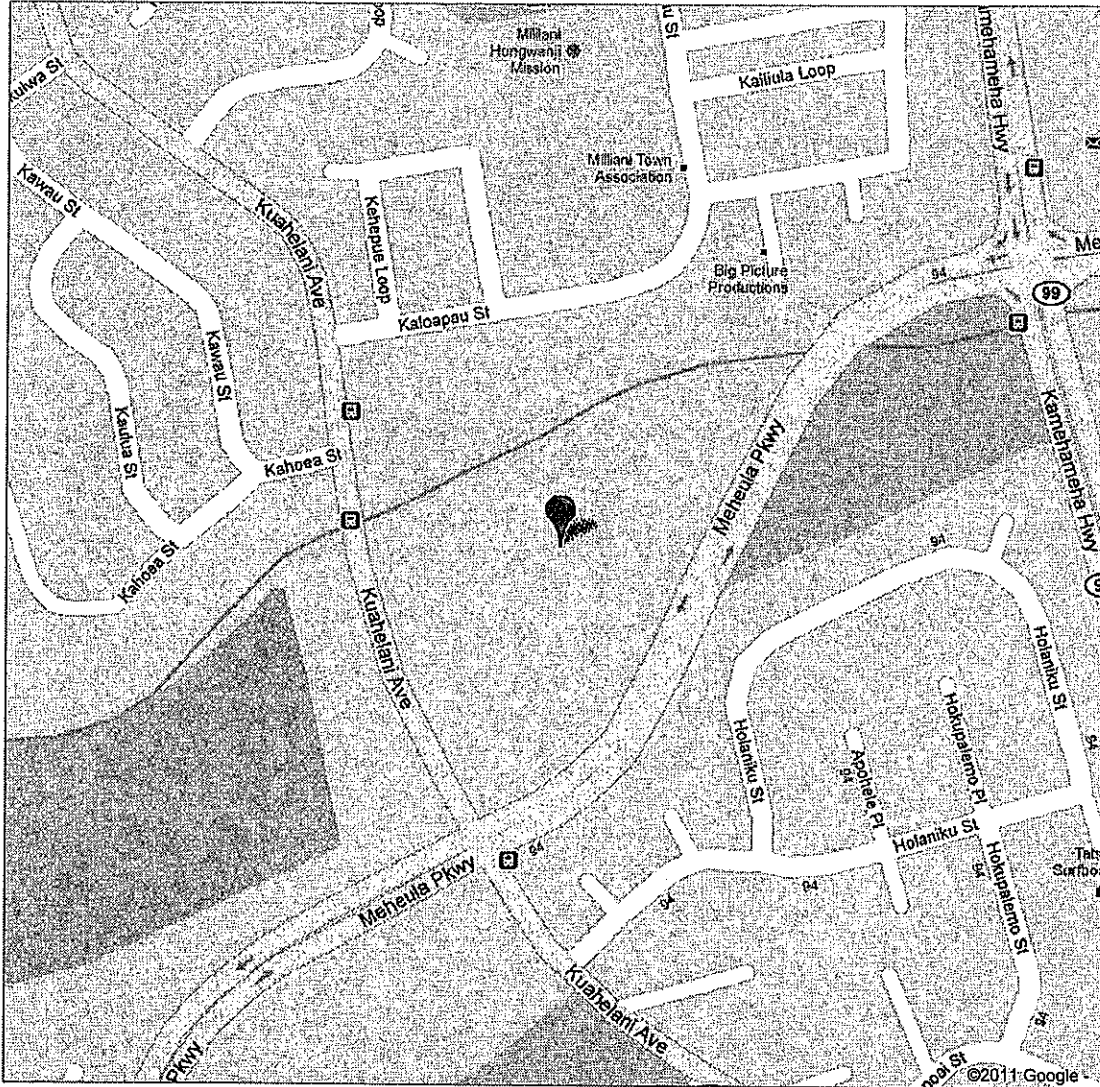
1. A map showing the general location of Nahoia Apartments;
2. A photo of Nahoia Apartments; and
3. A copy of the title report for the parcel upon which Nahoia Apartments is located.

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

Google maps

Address 95-31 Kuahelani Ave
Mililani, HI 96789

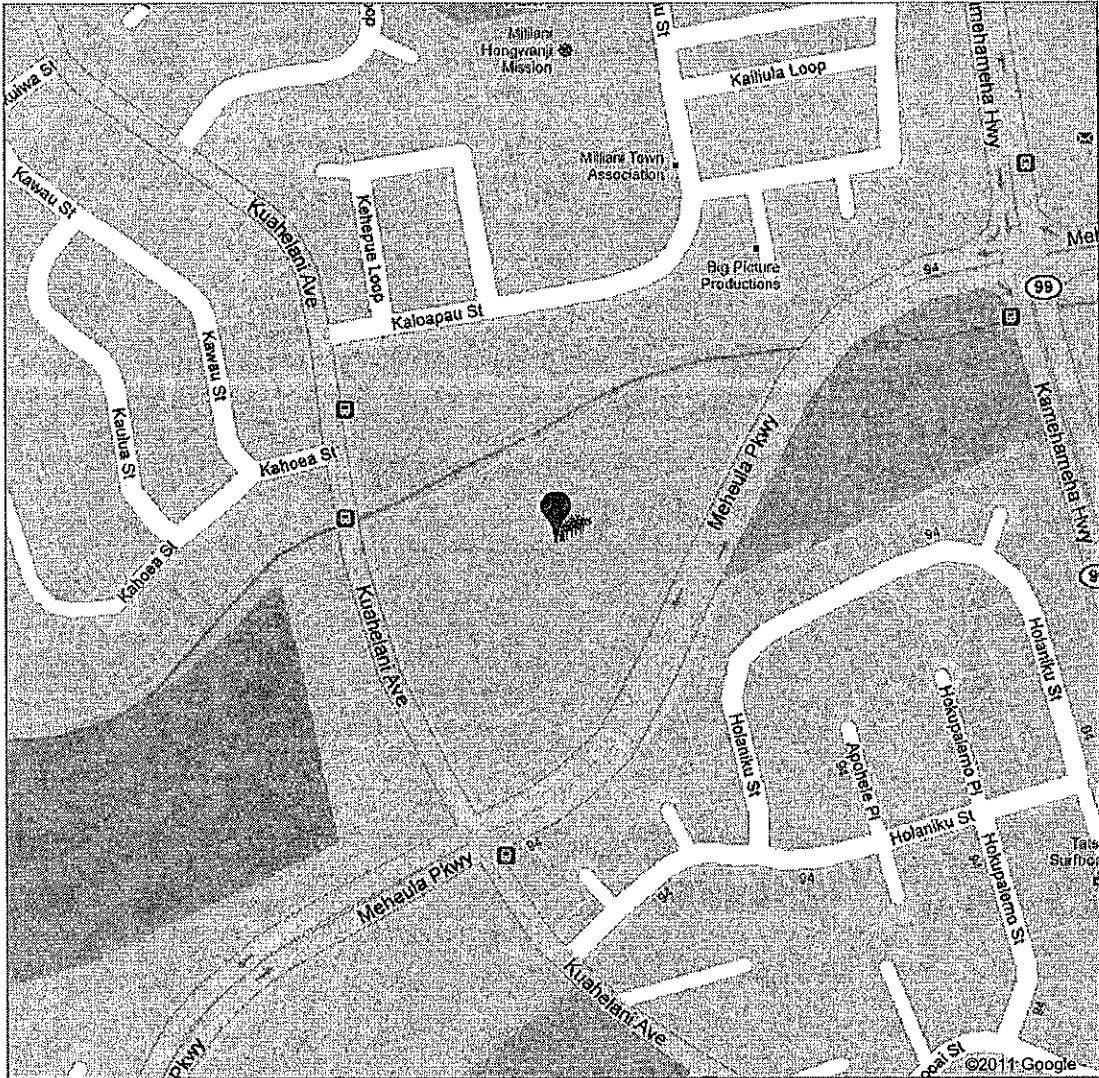
Notes Unit No. 242
TMK No. 1-9-4-5-34-0109
764 square feet



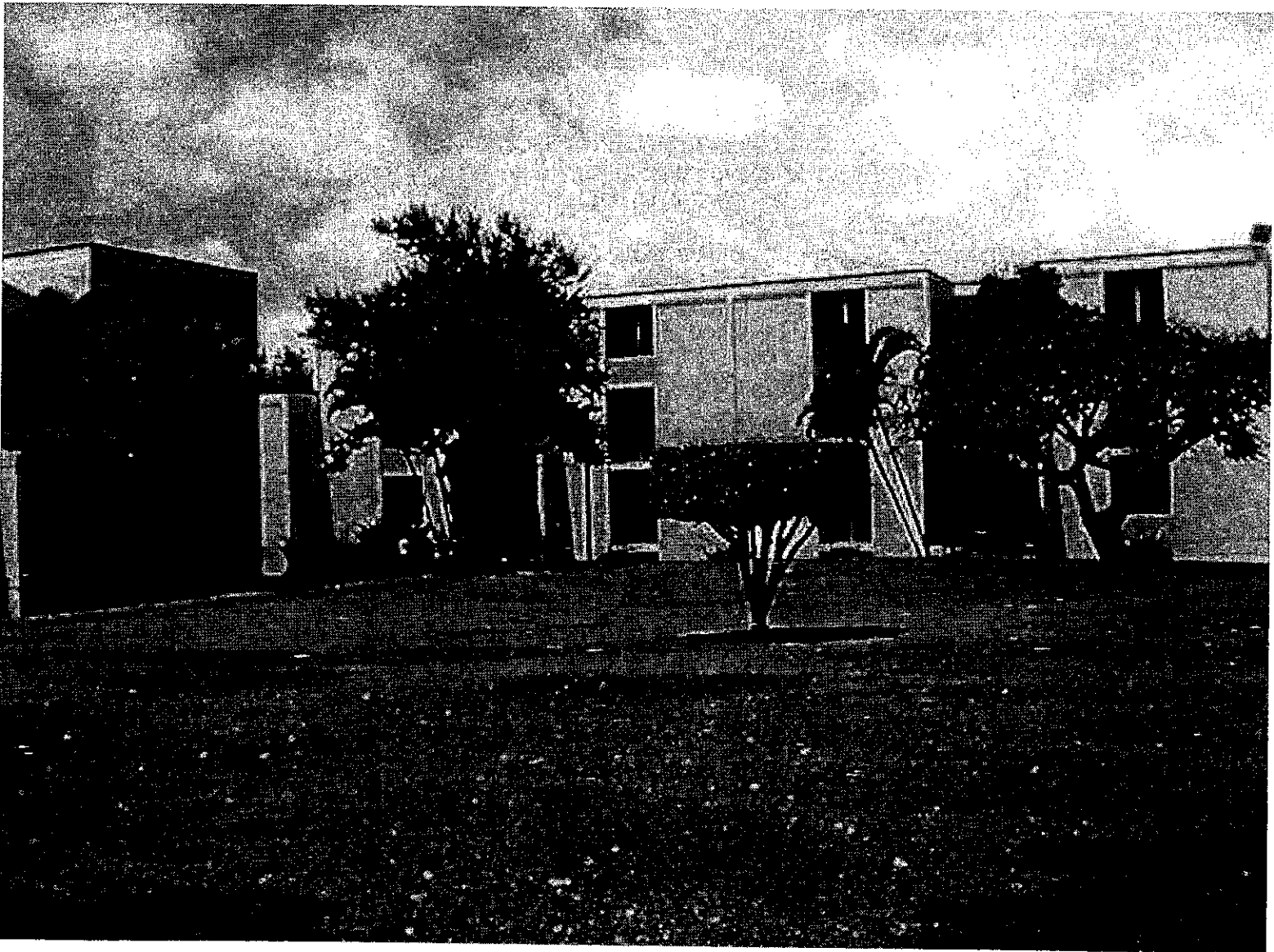
Google maps

Address 95-17 Kuahelani Ave
Mililani, HI 96789

Notes Unit No. 321
TMK No. 1-9-4-5-34-0156



Nahoa Apartments



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) 9-4-005-034-0109

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) 9-4-005-034-0109, and find that the land as of August 15, 1895 was a portion of Royal Patent No. 5732, Land Commission Award No. 8241 to Ioane Ii. HAWAII HOUSING AUTHORITY acquired title through WARRANTY DEED of MILILANI TOWN, INC., a Hawaii corporation, dated October 7, 1974, filed as Land Court Document No. 698788.

1. Land is classified as Private Land as of August 15, 1895.
2. Determination of Land Class is stated through Royal Patent No. 5732, Land Commission Award No. 8241 to Ioane Ii, 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. 201127509

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) 9-4-005-034-0156

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) 9-4-005-034-0156, and find that the land as of August 15, 1895 was a portion of Royal Patent No. 5732, Land Commission Award No. 8241 to loane li. HAWAII HOUSING AUTHORITY acquired title through WARRANTY DEED of MILILANI TOWN, INC., a Hawaii corporation, dated October 7, 1974, filed as Land Court Document No. 698788.

1. Land is classified as Private Land as of August 15, 1895.
2. Determination of Land Class is stated through Royal Patent No. 5732, Land Commission Award No. 8241 to loane li, 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. 201127512

HELU 5/32

PALAPALA SILA NUI.

KEMALII. MAMULI O KA OLELO A KA POE HOONA KULEANA.

Uo ka mea, ua hooholo ma luna hoona i na kumu kuleana alua i ka olelo, he kuleana olelo...

Handwritten text in English: 'The Secretary stated at August 1880 having authorized the Minister of Interior to grant a Royal Patent for the said land without decision or communication with the Government.'

Notulla, ma kela Palapala Sila Nui, ke hooia aku nei o Kamehameha... i ka kaula...

i kela wahi a pau loa wa... Oahu.

Extensive handwritten list of names and locations in Hawaiian, including 'Kaula', 'Maui', 'Oahu', and 'Molokai'.

He 40' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 41' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 42' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 43' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 44' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 45' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 46' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 47' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 48' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 49' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...
 He 50' 11' 20' Kaul me kaba... ka 240' 20' 20' Kaul me...
 me kaba... ka 240' 20' 20' Kaul me...

Maitras ka ala... 1868 E...
 Maitras ka ala... 1878

No. 20546

[Signature]

Ko te kōwhiri aua i na olele a na hōiker
 Ko te ana ana i ka lar
 Ko te kōwhiri ana
 Ko te hōhōle ana i ka olele i ka law 28 o Mawaki 1855.
 H. E. Smith, G. M. Robertson, J. K. Kaulahao. 5.00

Ko te hōhōle ana i ka olele i ka law 28 o Mawaki 1855. i fili ana i na E. M. M. M.
 Ko te hōhōle ana i ka olele i ka law 28 o Mawaki 1855. i fili ana i na E. M. M. M.

Hele 8241 Joane J.

Ko te mau oia i ka hōhōle aua i ka law 28 o Mawaki 1855. i fili ana i na E. M. M. M.
 Ko te mau oia i ka hōhōle aua i ka law 28 o Mawaki 1855. i fili ana i na E. M. M. M.
 Ko te mau oia i ka hōhōle aua i ka law 28 o Mawaki 1855. i fili ana i na E. M. M. M.
 Ko te mau oia i ka hōhōle aua i ka law 28 o Mawaki 1855. i fili ana i na E. M. M. M.

