

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

**SENATE COMMITTEE ON WATER, LAND AND HOUSING**

February 28, 2012 at 1:25 p.m.  
Room 225, State Capitol

In consideration of

**SCR 18 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 593  
KULIOUOU ROAD, HONOLULU, HAWAII;  
SCR 19 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 619  
KULIOUOU ROAD, HONOLULU, HAWAII; and  
SCR 20 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 644  
HOKIOKIO PLACE, HONOLULU, HAWAII.**

The HHFDC **supports** SCRs 18 through 20. HHFDC is seeking legislative approval to sell the leased fee interest in these single family homes to their respective leasehold owners.

All three properties were built in 1980 as part of the Kauhale Aupuni O' Kuliouou affordable for-sale development. Only 4 lessees remain out of the 197 homes in the development. The long-term leases in this development included a clause giving the lessees the contractual right to purchase the leased fee interest in their land.

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

- 593 Kuliouou Road -- \$228,700;
- 619 Kuliouou Road -- \$230,000; and
- 644 Hokiokio Place -- \$201,700.

A title search conducted by Title Guaranty of Hawaii on July 27, 2011, showed that these parcels were classified as Government lands previous to August 15, 1895.

HHFDC conducted a public meeting on the proposed sale on August 10, 2011, at Niu Valley Intermediate 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. Copies of the draft resolutions were 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 parcels;
2. A map showing the leasehold parcels in relation to the other parcels in the subdivision;
3. A photo of each parcel; and
4. A copy of the title report prepared for these parcels.

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



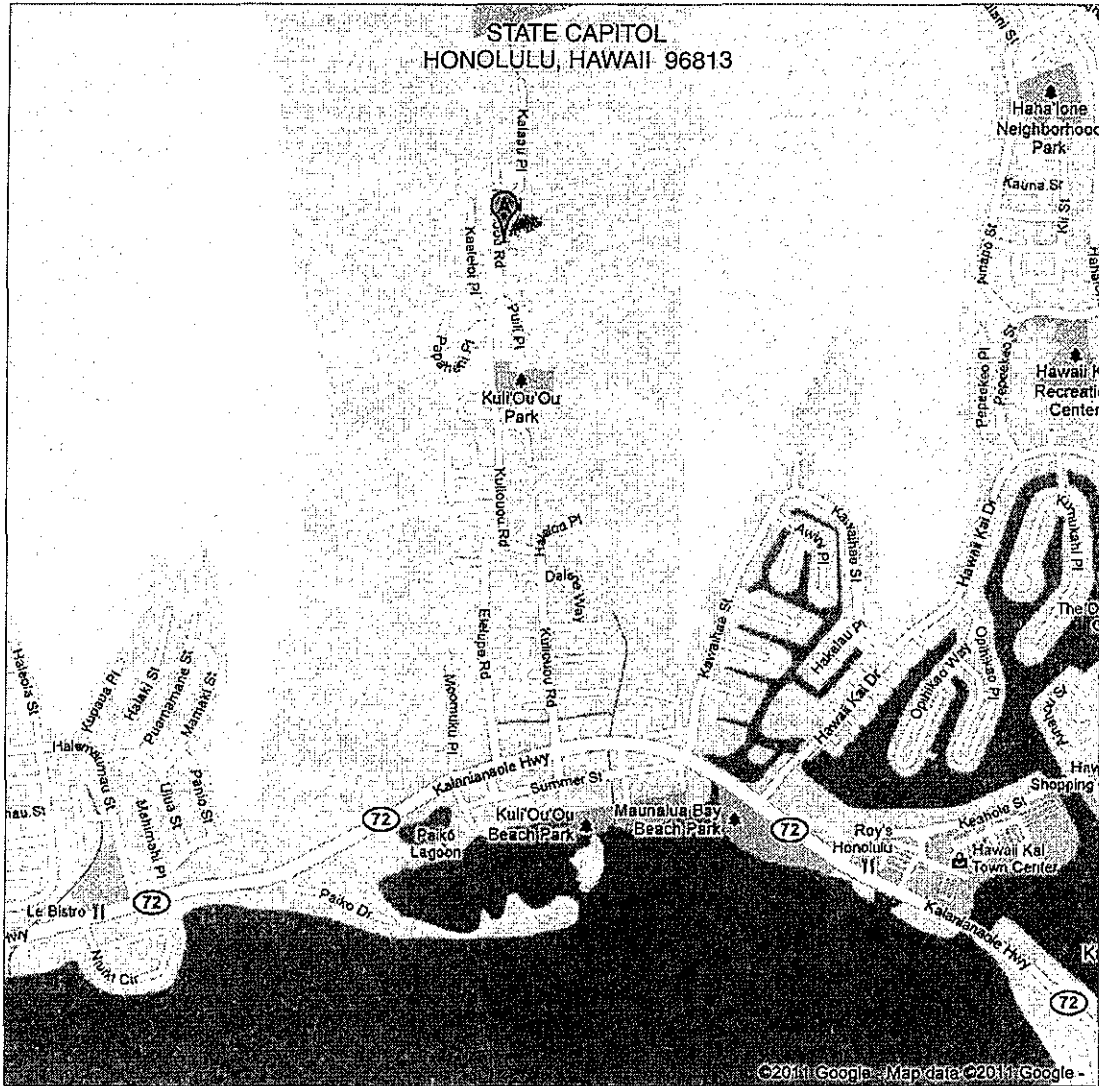


Google maps

Address 619 Kuliouou Rd  
Honolulu, HI 96821

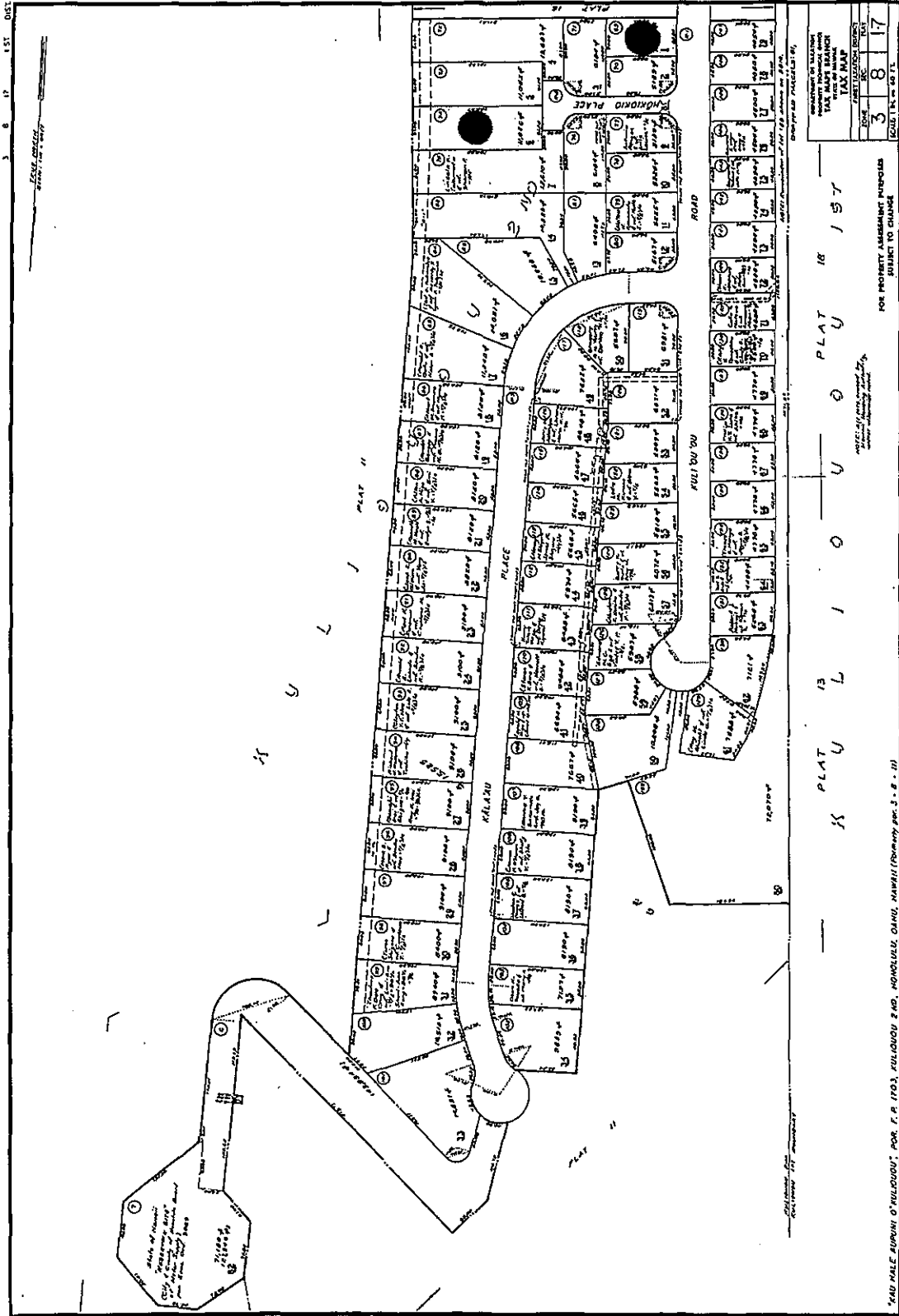
Notes TMK No. 1-3-8-17-1  
5,225 square feet

### The Senate









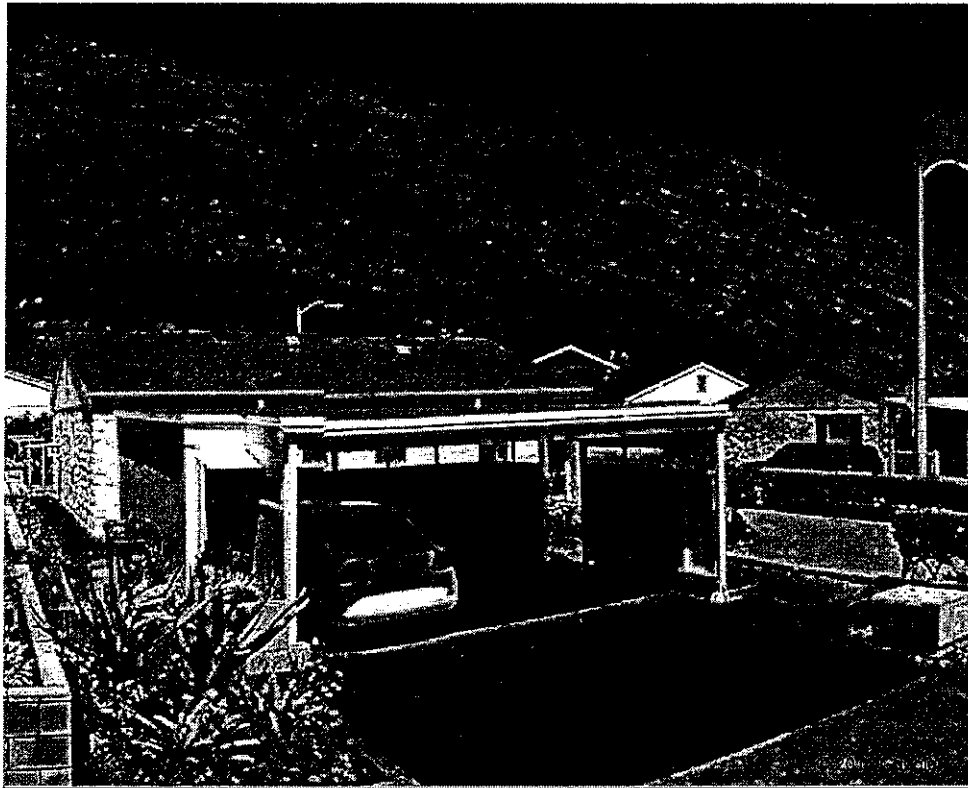
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Google maps

Address **589 Kuliouou Road**

Address is approximate

593 Kuliouou Road  
TMK No. 1-3-8-16-57  
5,139 square feet



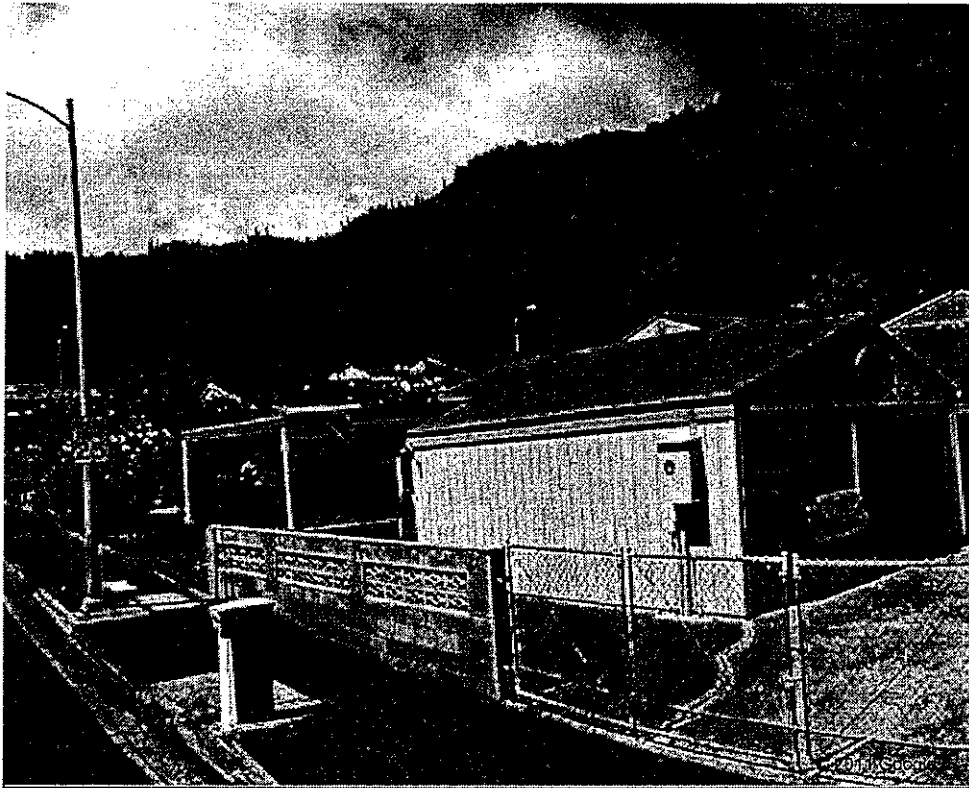


Google maps

Address 611 Kuliouou Road

Address is approximate

619 Kuliouou Road  
TMK No. 1-3-8-17-1  
5,225 square feet



Google maps

Address Hokiokio Place

Address is approximate

644 Hokiokio Place

TMK No. 1-3-8-17-1

11,026 square feet (includes portion of hillside)



# 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) 3-8-016-057

## 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) 3-8-016-057, containing an area of 5,139 square feet, and find that the land as of August 15, 1895 was a portion of the Government (Crown) Land of Kuliouou.

1. Land is classified as Government Land as of August 15, 1895.
2. HAWAII HOUSING AUTHORITY acquired title through Grant No. S-15,528, as attached.

Dated July 27, 2011

Inquiries concerning this report  
Should be directed to  
Justin Lee  
Email: [jmlee@tghawaii.com](mailto:jmlee@tghawaii.com)  
Fax (808) 521-0288  
Telephone (808) 539-7743  
Refer to Order No. 201127501

# 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) 3-8-017-001

## 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) 3-8-017-001, containing an area of 5,225 square feet, and find that the land as of August 15, 1895 was a portion of the Government (Crown) Land of Kuliouou.

1. Land is classified as Government Land as of August 15, 1895.
2. HAWAII HOUSING AUTHORITY acquired title through Grant No. S-15,528, as attached.

Dated July 27, 2011.

Inquiries concerning this report  
Should be directed to  
Justin Lee  
Email: [jmlee@tghawaii.com](mailto:jmlee@tghawaii.com)  
Fax (808) 521-0288  
Telephone (808) 539-7743  
Refer to Order No. 201127502

# 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) 3-8-017-006

## 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) 3-8-017-006, containing an area of 11,026 square feet, and find that the land as of August 15, 1895 was a portion of the Government (Crown) Land of Kuliouou.

1. Land is classified as Government Land as of August 15, 1895.
2. HAWAII HOUSING AUTHORITY acquired title through Grant No. S-15,528, as attached.

Dated July 27, 2011

Inquiries concerning this report  
Should be directed to  
Justin Lee  
Email: [jmlee@tghawaii.com](mailto:jmlee@tghawaii.com)  
Fax (808) 521-0288  
Telephone (808) 539-7743  
Refer to Order No. 201127503

STATE OF HAWAII

*Land Patent No.* S-15,528

ORIGINAL

(Grant)  
Issued On

Pursuant to Section 171-95(a)(1),  
Hawaii Revised Statutes

*By* THIS PATENT the State of Hawaii, in conformity with the laws of the  
State of Hawaii relating to public lands and pursuant to the approval by the  
Board of Land and Natural Resources on December 15, 1978,

makes known to all men that it does this day grant and confirm unto

HAWAII HOUSING AUTHORITY,  
a public body and a body  
corporate and politic, State of Hawaii,

hereinafter called the "PATENTEE,"

for the consideration of SIX HUNDRED THOUSAND DOLLARS (\$600,000.00),  
the receipt whereof is hereby acknowledged, for LOT 1; LOT 5, PART 1;  
and LOT 9,

all of the land situate at KULIOUOU 2ND, HONOLULU, OAHU, HAWAII,  
being a portion of the Government (Crown) Land of Kulioou,  
being LOT 1, containing an area of 6,528 square feet, more or  
less, and LOT 5, PART 1, containing an area of 32.560 acres,  
more or less, and LOT 9, containing an area of 10.347 acres,  
more or less, all more particularly described in and delineated  
on, respectively, Exhibits "A", "B" and "C" attached hereto  
and made parts hereof, said exhibits being survey descriptions  
and survey maps prepared by the Survey Division, Department of  
Accounting and General Services, State of Hawaii, designated  
as C.S.F. No. 18,931, C.S.F. No. 18,932 and C.S.F. No. 19,076,  
respectively.

RESERVING TO THE STATE OF HAWAII, ITS SUCCESSORS AND ASSIGNS,  
THE FOLLOWING:

(1) All minerals as hereinafter defined, in, on or under the  
land and the right, on its own behalf or through persons authorized by  
it, to prospect for, mine and remove such minerals and to occupy and  
use so much of the surface of the ground as may be required for all  
purposes reasonably extending to the mining and removal of such minerals  
by any means whatsoever, including strip mining. "Minerals", as used  
herein, shall mean any or all oil, gas, coal, phosphate, sodium,  
sulphur, iron, titanium, gold, silver, bauxite, bauxitic clay, diaspore,  
boehmite, laterite, gibbsite, alumina, all ores of aluminum and, without  
limitation thereon, all other mineral substances and ore deposits,  
whether solid, gaseous or liquid, including all geothermal resources,  
in, on, or under the land, fast or submerged; provided, that "minerals"  
shall not include sand, gravel, rock or other material suitable for  
use and used in general construction in furtherance of the  
Patentee's permitted activities on the land and not for sale to  
others.

COPY

(2) All surface and ground waters appurtenant to the said land and the right on its own behalf or through persons authorized by it, to capture, divert or impound the same and to occupy and use so much of the said land as may be required in the exercise of this right reserved.

(3) All prehistoric and historic remains found in, on or under said land.

Provided, however, that as a condition precedent to the exercise of the rights reserved in Paragraphs 1 and 2, just compensation shall be paid to the Patentee for any of Patentee's improvements taken.

SUBJECT, HOWEVER, to the following terms, conditions and covenants:

1. That LOT 9 shall be used for drainage purposes and for community open-space recreational purposes only.
2. That LOT 9 is subject to a reservation in favor of the State of Hawaii of public access (trail) over and across said LOT 9 from the public road to the forest reserve.

Map  
as to  
FP 1703

TO HAVE AND TO HOLD said granted land unto the said

HAWAII HOUSING AUTHORITY

its successors and assigns forever, subject, however, to the reservations, conditions and covenants herein contained.

IN WITNESS WHEREOF, the State of Hawaii, by its Board of Land and Natural Resources, has caused the Seal of the Department of Land and Natural Resources to be hereunto affixed and this Patent to be duly executed this 12th day of December, 1980.

STATE OF HAWAII  
Board of Land and Natural Resources

APPROVED BY THE BOARD OF  
LAND AND NATURAL RESOURCES  
AT ITS MEETING HELD ON

8/25/78, 12/15/78, 11/21/80

By *S. C.*  
Chairman and Member

APPROVED AS TO FORM:

*William Watson*  
Deputy Attorney General  
Dated: August 25, 1980

By *Yuley Jay*  
Member

Written by: .....

Proofed by: .....



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES

HONOLULU

May 28, 1980

C.S.F. No. 18,931

PORTION OF THE GOVERNMENT (CROWN) LAND OF KULIOUOU

LOT 1

Kulioou 2nd, Honolulu, Oahu, Hawaii

Beginning at the southeast corner of this parcel of land and at the northeast corner of Kulioou Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KOKO HEAD 3" being 11,562.55 feet North and 7055.71 feet West, thence running by azimuths measured clockwise from True South:-

1. 86° 37' 40.00 feet along the north end of Kulioou Road;
2. 176° 37' 474.16 feet along Lot 541 (Map 7) of Land Court Application 578;
3. 266° 37' 4.00 feet along the remainder of the Government (Crown) Land of Kulioouou;
4. 356° 37' 220.72 feet along the remainder of the Government (Crown) Land of Kulioouou;
5. Thence along the remainder of the Government (Crown) Land of Kulioouou on a curve to the left with a radius of 378.00 feet, the chord azimuth and distance being:  
350° 37' 79.02 feet;
6. 344° 37' 89.07 feet along the remainder of the Government (Crown) Land of Kulioouou;
7. Thence along the remainder of the Government (Crown) Land of Kulioouou on a curve to the right with a radius of 422.00 feet, the chord azimuth and distance being:  
350° 37' 88.22 feet  
to the point of beginning and containing an AREA OF 6,528 SQUARE FEET OR 0.150 ACRE.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Raymond S. Nakamura  
Raymond S. Nakamura  
Land Surveyor

Compiled from data  
fur. by W. Bee & Assoc. Inc.,  
and Govt. Survey Records.

ac

EXHIBIT "A"







STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULU

May 28, 1980

C.S.P. No. 18,932

PORTION OF THE GOVERNMENT (CROWN) LAND OF KULIOUOU

LOT 5

*WAS*

PART 1

Kulioou 2nd, Honolulu, Oahu, Hawaii

Beginning at the southwest corner of this parcel of land and on the east boundary of Lot 541 (Map 7) of Land Court Application 578, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KOKO HEAD 3" being 12,033.52 feet North and 7123.62 feet West, thence running by azimuths measured clockwise from True South:-

1. 176° 37' 2345.49 feet along Land Court Application 578;
2. 266° 37' 164.66 feet along the remainder of the Government (Crown) Land of Kulioou;
3. 339° 22' 180.00 feet along the remainder of the Government (Crown) Land of Kulioou;
4. 249° 22' 41.65 feet along the remainder of the Government (Crown) Land of Kulioou;
5. 181° 15' 396.28 feet along the remainder of the Government (Crown) Land of Kulioou;
6. 271° 15' 82.34 feet along the remainder of the Government (Crown) Land of Kulioou;
7. Thence along the remainder of the Government (Crown) Land of Kulioou on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:  
185° 12' 09" 73.17 feet;
8. Thence along the remainder of the Government (Crown) Land of Kulioou on a curve to the right with a radius of 40.00 feet, the chord azimuth and distance being:  
281° 21' 40.00 feet;
9. 191° 21' 53.36 feet along the remainder of the Government (Crown) Land of Kulioou;

-1-

EXHIBIT "B"

10. Thence along the remainder of the Government (Crown) Land of Kuliouou on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:  
252° 26'                      35.01 feet;
11. 313° 31'                      195.58 feet along the remainder of the Government (Crown) Land of Kuliouou;
12. 1° 15'                      1115.63 feet along the remainder of the Government (Crown) Land of Kuliouou;
13. 356° 13' 30"                      525.54 feet along the remainder of the Government (Crown) Land of Kuliouou;
14. 351° 12'                      1044.81 feet along the remainder of the Government (Crown) Land of Kuliouou;
15. 83° 25'                      163.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
16. 173° 25'                      32.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
17. 83° 25'                      147.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
18. 353° 25'                      32.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
19. 83° 25'                      44.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
20. Thence along the remainder of the Government (Crown) Land of Kuliouou on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:  
128° 25'                      28.28 feet;
21. 83° 25'                      62.04 feet along the remainder of the Government (Crown) Land of Kuliouou;
22. 339° 01' 40"                      15.56 feet along the remainder of the Government (Crown) Land of Kuliouou;
23. 349° 25'                      124.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
24. 79° 25'                      36.66 feet along the north end of Kuliouou Stream Flood Control;
25. 168° 39'                      127.47 feet along Grant 7881 to Henry E. Pettersen;
26. 179° 48' 20"                      57.48 feet along the remainder of the Government (Crown) Land of Kuliouou;

- 27. 169° 25'      40.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
- 28. Thence along the remainder of the Government (Crown) Land of Kuliouou on a curve to the right with a radius of 1608.50 feet, the chord azimuth and distance being:  
170° 15' 54"      47.63 feet;
- 29. 86° 37'      137.40 feet along the remainder of the Government (Crown) Land of Kuliouou to the point of beginning and containing an AREA OF 32.560 ACRES.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Raymond S. Nakamura  
Raymond S. Nakamura  
Land Surveyor

ac

Compiled from data  
fur. by Wm. Hee & Assoc. Inc.,  
and Govt. Survey Records.







STATE OF HAWAII

SURVEY DIVISION

C.S.P. No. 19,076

DEPT. OF ACCOUNTING AND GENERAL SERVICES November 20, 1980  
HONOLULU

LOT 9

FLOWAGE EASEMENT LOT

Kuliouou 2nd, Honolulu, Oahu, Hawaii

Being a portion of the Government (Crown) Land of Kuliouou.

Beginning at the northwest corner of this parcel of land, the southwest corner of Kuliouou Forest Reserve, Governor's Proclamation dated February 13, 1914 and on the boundary between the lands of Kuliouou 1st and Kuliouou 2nd, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KOKO HEAD 3" being 15,103.10 feet North and 7305.09 feet West, thence running by azimuths measured clockwise from True South:-

1. 257° 48' 704.19 feet along the Kuliouou Forest Reserve, Governor's Proclamation dated February 13, 1914;
2. 347° 48' 322.58 feet along the remainder of the Government (Crown) Land of Kuliouou;
3. 2° 39' 79.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
4. 317° 39' 57.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
5. 2° 39' 123.65 feet along the remainder of the Government (Crown) Land of Kuliouou;
6. 92° 39' 12.50 feet along the remainder of the Government (Crown) Land of Kuliouou;
7. 2° 39' 10.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
8. 272° 39' 12.50 feet along the remainder of the Government (Crown) Land of Kuliouou;
9. 2° 39' 112.73 feet along the remainder of the Government (Crown) Land of Kuliouou;
10. 133° 31' 419.71 feet along the remainder of the Government (Crown) Land of Kuliouou;

-1-

EXHIBIT "C"

November 20, 1980

11. 43° 31' 66.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
12. 11° 21' 114.72 feet along the remainder of the Government (Crown) Land of Kuliouou;
13. Thence along the remainder of the Government (Crown) Land of Kuliouou on a curve to the left with a radius of 40.00 feet, the chord azimuth and distance being:  
5° 12' 09" 73.17 feet;
14. 91° 15' 82.34 feet along the remainder of the Government (Crown) Land of Kuliouou;
15. 1° 15' 396.28 feet along the remainder of the Government (Crown) Land of Kuliouou;
16. 69° 22' 41.65 feet along the remainder of the Government (Crown) Land of Kuliouou;
17. 159° 22' 180.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
18. 86° 37' 164.66 feet along the remainder of the Government (Crown) Land of Kuliouou;
19. 176° 37' 729.45 feet along Lot C (Map 10) of Land Court Application 578 to the point of beginning and containing an AREA OF 10.347 ACRES.

Subject, however, to Easement C for Drainage Purposes described as follows:

Beginning at the east corner of this easement, the direct azimuth and distance from the end of Course 12 of the above-described Lot 9 being:  
59° 03' 40" 17.03 feet, thence running by azimuths measured clockwise from True South:-

1. Along the remainder of the Government (Crown) Land of Kuliouou on a curve to the left with a radius of 40.00 feet, the chord azimuth and distance being:  
39° 35' 30" 10.00 feet;
2. 129° 35' 30" 23.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
3. 39° 35' 30" 3.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
4. 129° 35' 30" 20.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
5. 219° 35' 30" 16.00 feet along the remainder of the Government (Crown) Land of Kuliouou;



November 20, 1980

- 6. 309° 35' 30" 20.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
- 7. 39° 35' 30" 3.00 feet along the remainder of the Government (Crown) Land of Kuliouou;
- 8. 309° 35' 30" 23.00 feet along the remainder of the Government (Crown) Land of Kuliouou to the point of beginning an containing an AREA OF 548 SQUARE FEET.

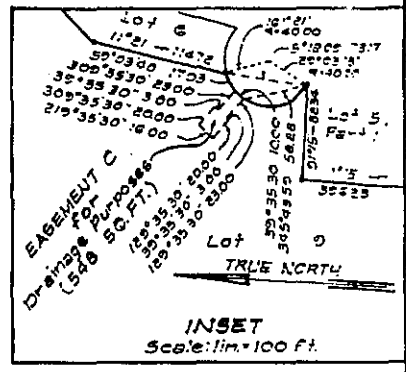
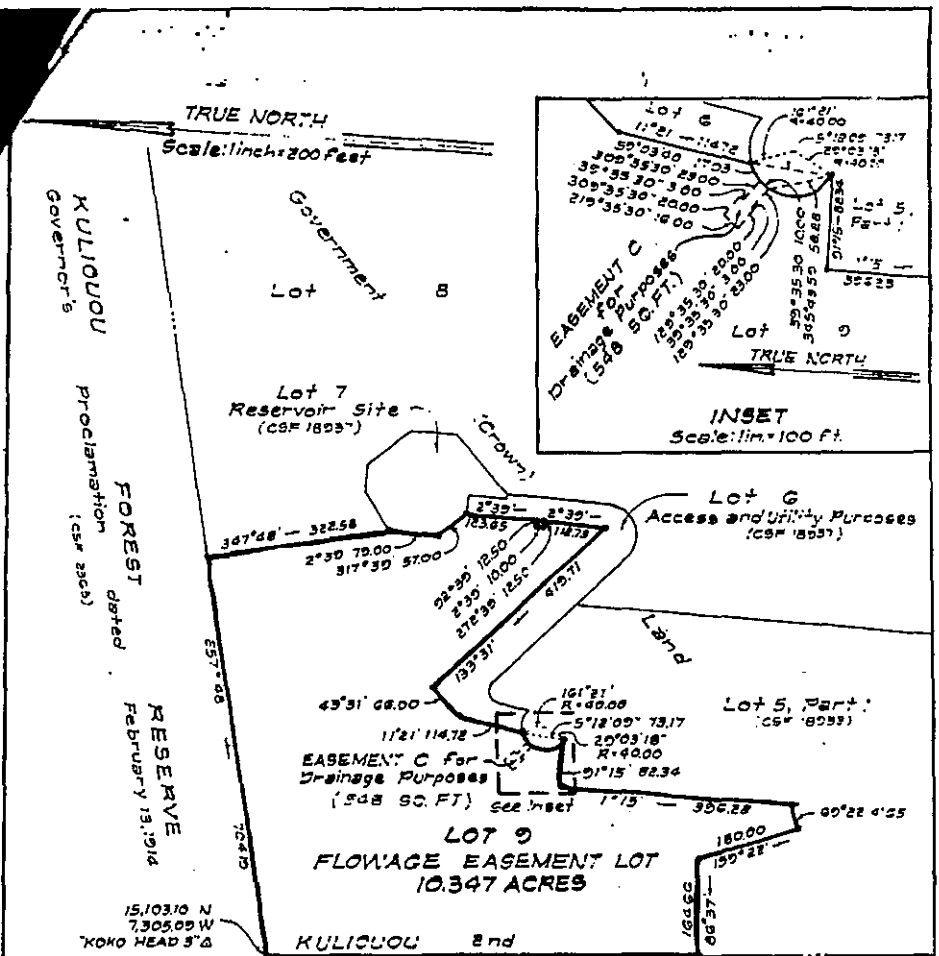
Reserving to the State of Hawaii an easement for public access (trail), over and across the above-described Lot 9 from the public road to Kuliouou Forest Reserve.

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

By: Robert T. Hashimoto  
Robert T. Hashimoto  
Land Surveyor

kgb

Compiled from data  
furn. by Wa. Hea & Assoc.,  
Inc. and Govt. Survey  
Records.



REDUCED  
NOT TO SCALE

LOT 9  
FLOWAGE EASEMENT LOT  
Kuliouou 2nd, Honolulu, Oahu, Hawaii  
Scale: 1 inch = 200 feet

Lot C  
Court Application 578  
(Map 10)

JOB O-404 (80)  
C. BK 10, R.T. Hashimoto

TAX MAP 3-8-11  
C. S. F. No. 19076

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

EXHIBIT "C"  
NOV 23 1955



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**From:** mailinglist@capitol.hawaii.gov  
**Sent:** Monday, February 27, 2012 9:11 AM  
**To:** WLH Testimony  
**Cc:** Brenda.Kosky@gmail.com  
**Subject:** Testimony for SCR19 on 2/28/2012 1:25:00 PM

Testimony for WLH 2/28/2012 1:25:00 PM SCR19

Conference room: 225  
Testifier position: Support  
Testifier will be present: No  
Submitted by: Brenda Kosky  
Organization: Individual  
E-mail: [Brenda.Kosky@gmail.com](mailto:Brenda.Kosky@gmail.com)  
Submitted on: 2/27/2012

Comments:

Testimony for SCR 19 – Approving the Sale of Lease Fee Interest in 619 Kuliouou Road Honolulu Hawaii.

Senate hearing date: Feb 28, 2012 at 1:25pm

My name is Betty Hu. I am the original homeowner living at this home ever since it was purchased as a Leasehold property that was created by the affordable housing project Kau Hale O Kuliouou in 1981. The lease fee has increased tremendously last year. It has become so unaffordable, that now it makes more sense to purchase the Lease Fee Interest of the land, instead of continuing leasing it.

I enjoy living at the Kuliouou valley; it is blessed with clean air, natural beauty and serenity; it is an excellent community for a quality family living. I feel safe at this neighborhood, and I would like to spend the rest of my life in this home at Kuliouou.

I would like to pursue purchasing the Lease Fee Interest as offered by HHFDC.

I am asking you, the committee members, to approve the sale.

I appreciate and thank you all for your time and listening to my testimony.

Thank you,

A handwritten signature in black ink, appearing to read "Betty Hu", with a large, sweeping flourish extending to the right.