

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** SCR 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:

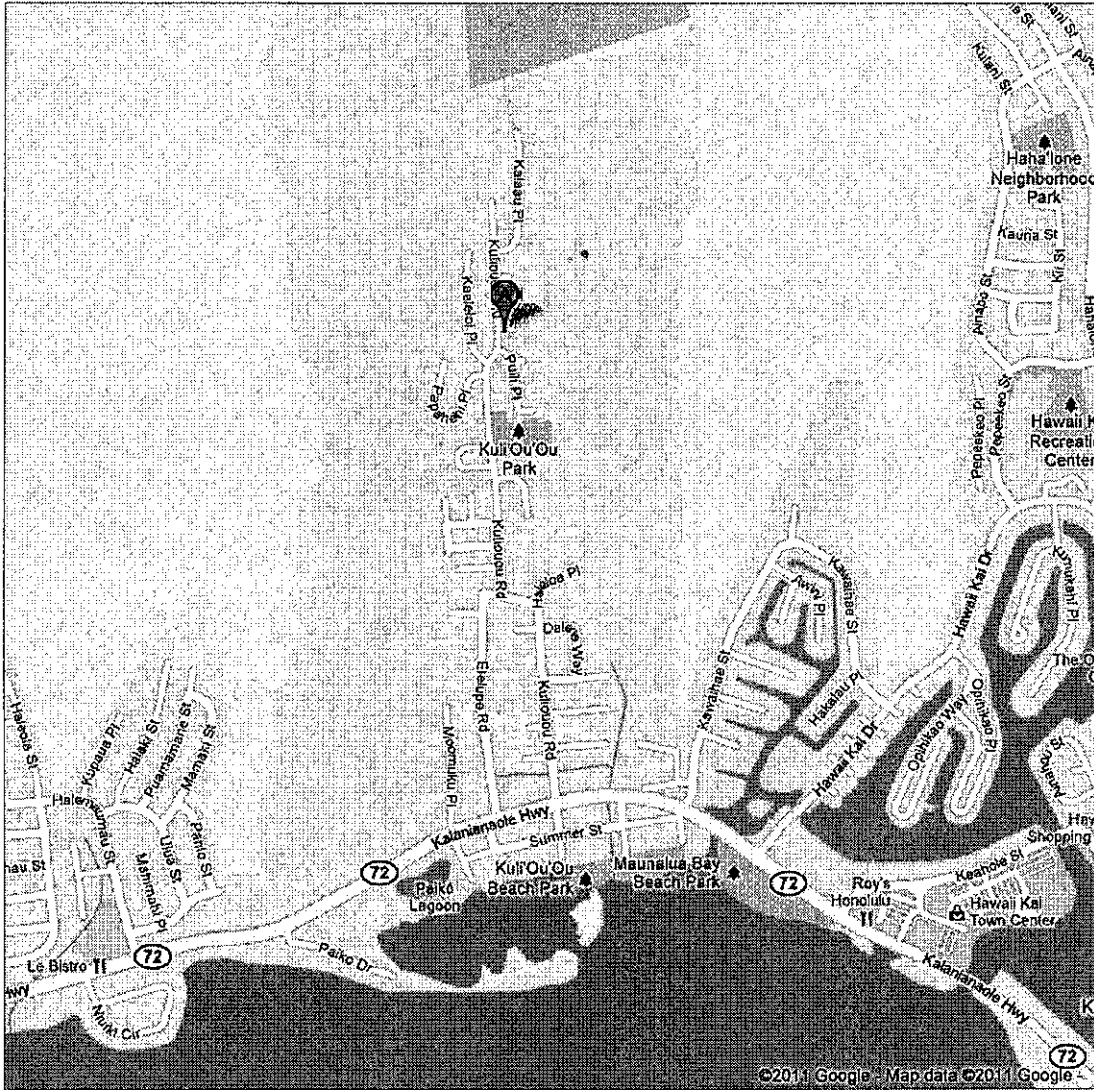
1. A map showing the general location of the parcels;
2. A map showing the leasehold parcels in relation to the other parcels in the subdivision;
3. A photo of each parcel; and
4. A copy of the title report prepared for these parcels.

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

Google maps

Address 593 Kuliouou Rd
Honolulu, HI 96821

Notes TMK No. 1-3-8-16-57
5,139 square feet



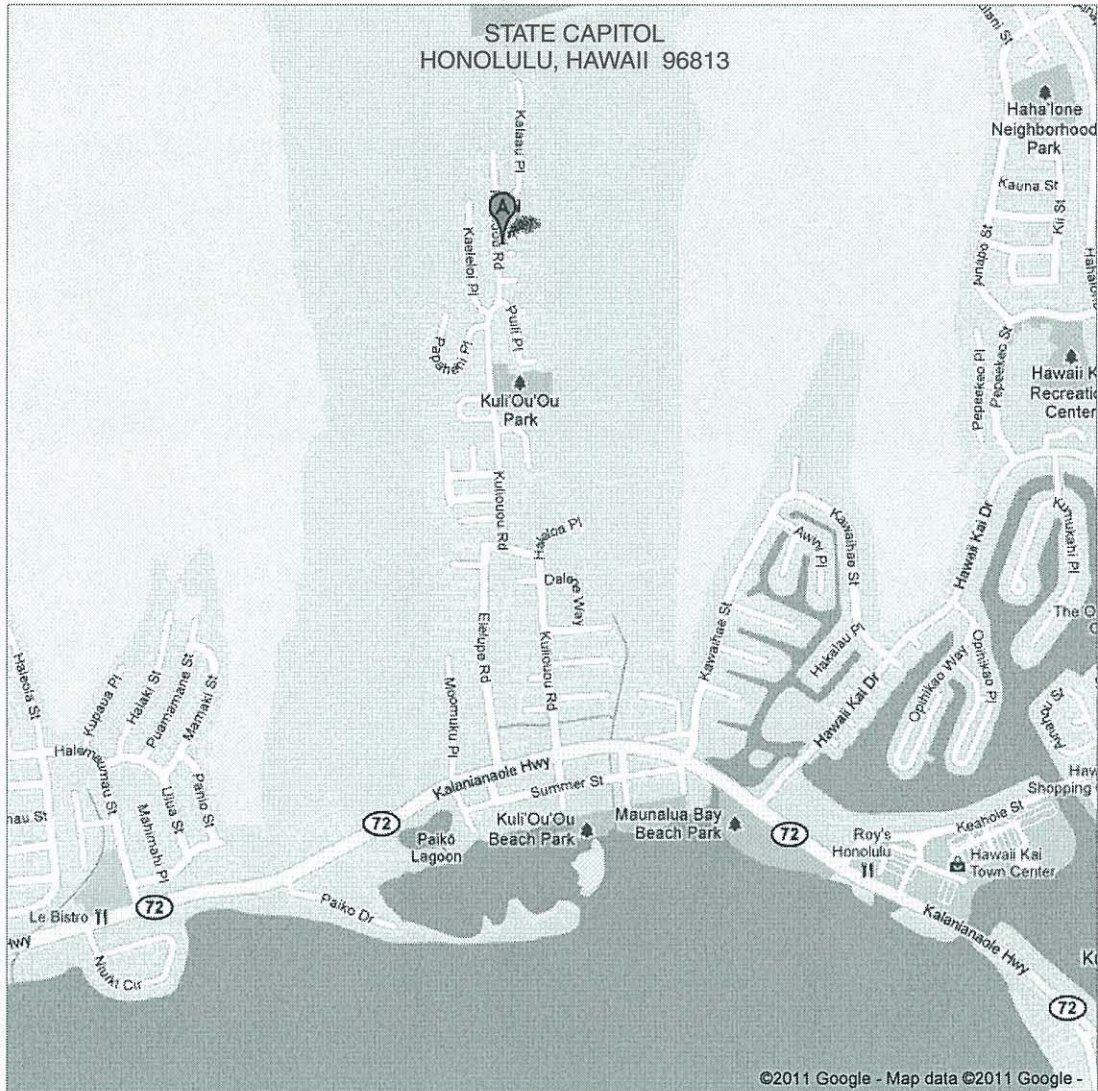


Google maps

Address 619 Kuliouou Rd
Honolulu, HI 96821

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

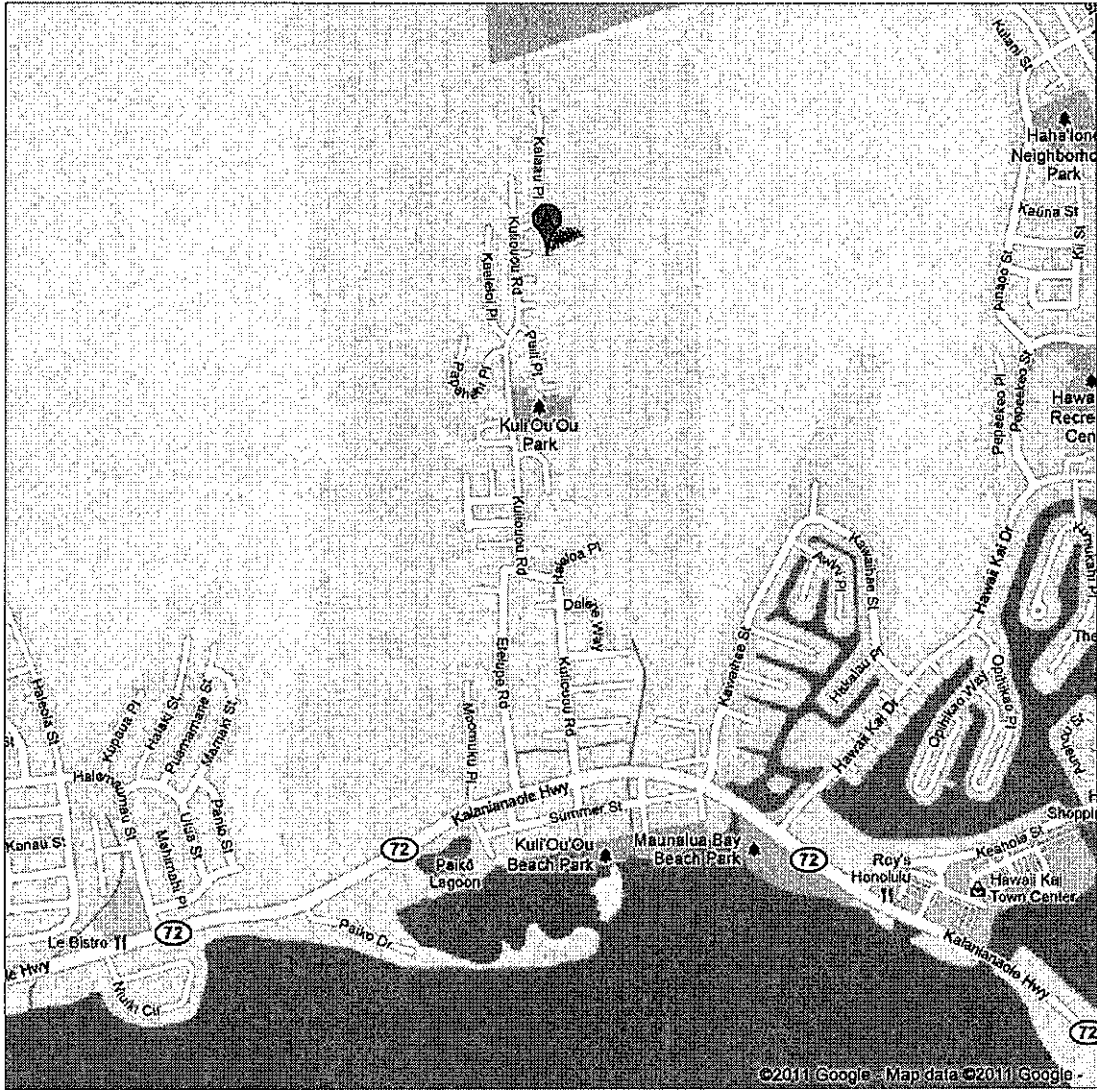
The Senate

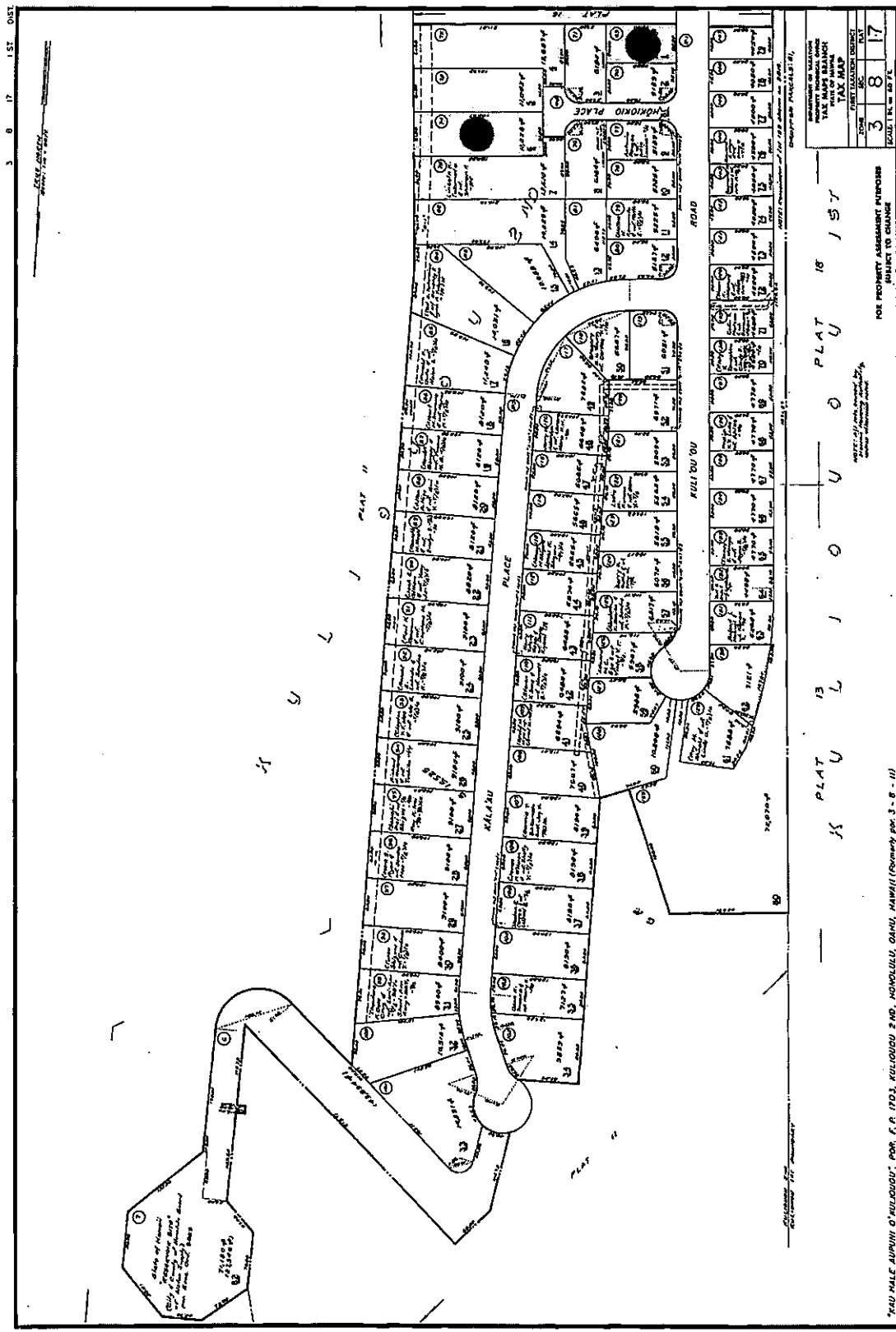


Google maps

Address 644 Hokiokio Pl
Honolulu, HI 96821

Notes TMK No. 1-3-8-17-6
11,026 square feet





1. ALL LOTS
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Google maps

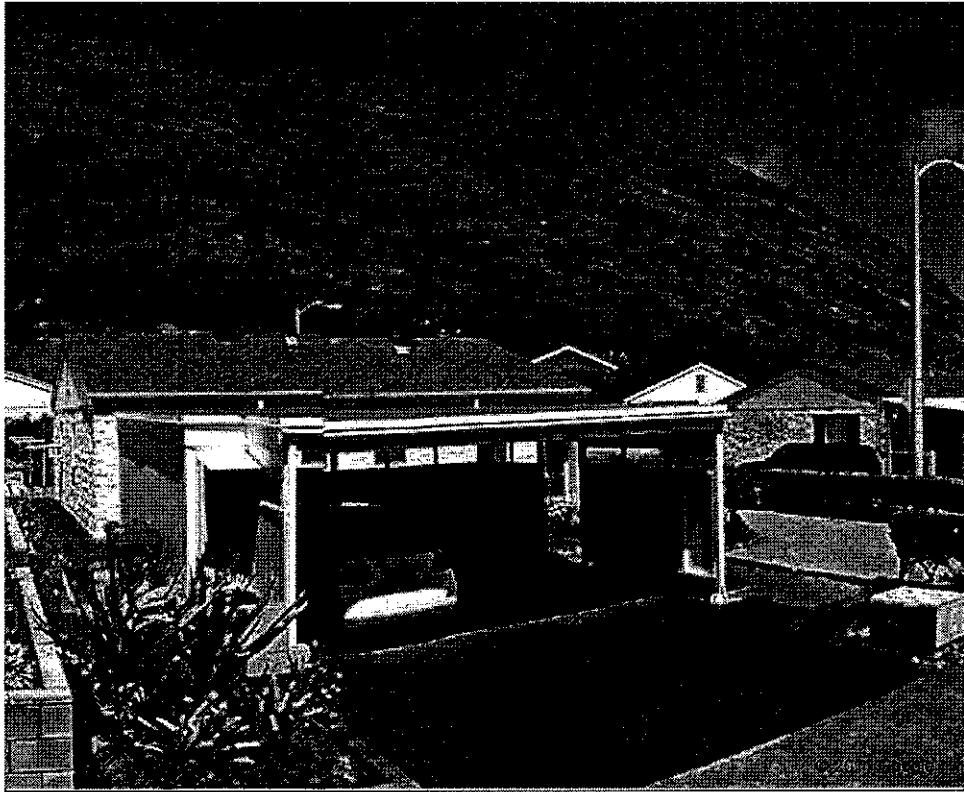
Address **589 Kuliouou Road**

Address is approximate

593 Kuliouou Road

TMK No. 1-3-8-16-57

5,139 square feet

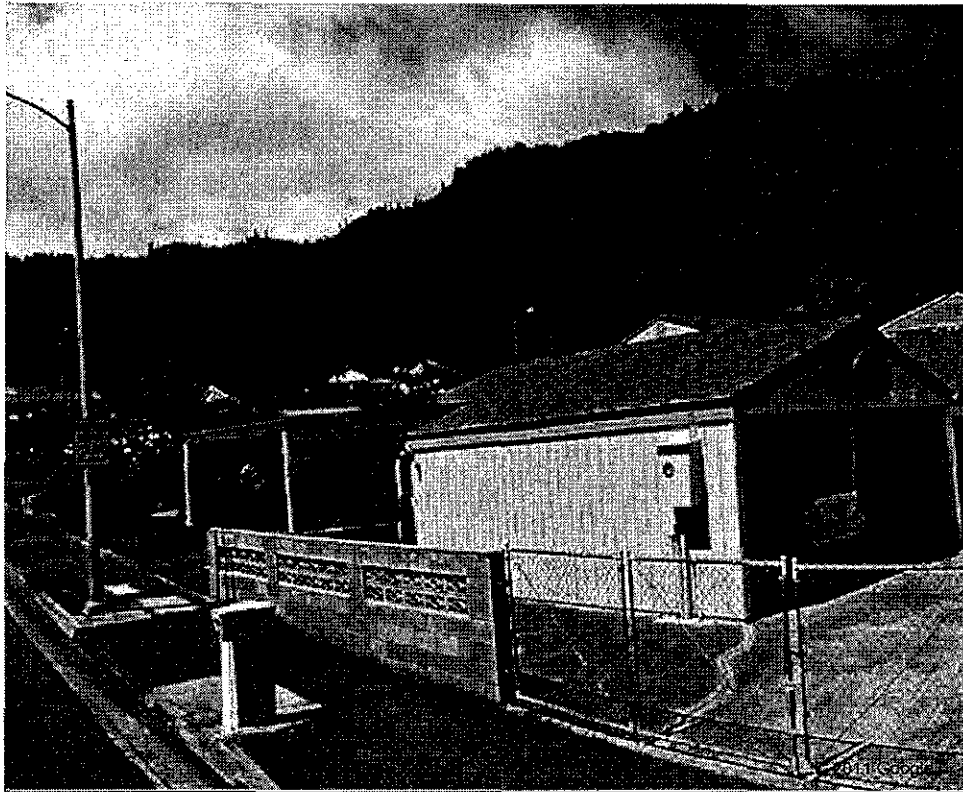


Google maps

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
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
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
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

copy

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 Kulioouou, 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.

not 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 18th 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. Ono*
Chairman and Member

APPROVED AS TO FORM:
Chiefton
Deputy Attorney General
Dated: August 25, 1980

By *Yuley*
Member

Written by:

Proofed by:



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES
HONOLULU

May 28, 1980

C.S.P. No. 18,931

PORTION OF THE GOVERNMENT (CROWN) LAND OF KULIOUOU

LOT 1

Kulioouou 2nd, Honolulu, Oahu, Hawaii

Beginning at the southeast corner of this parcel of land and at the northeast corner of Kulioouou 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 Kulioouou 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.

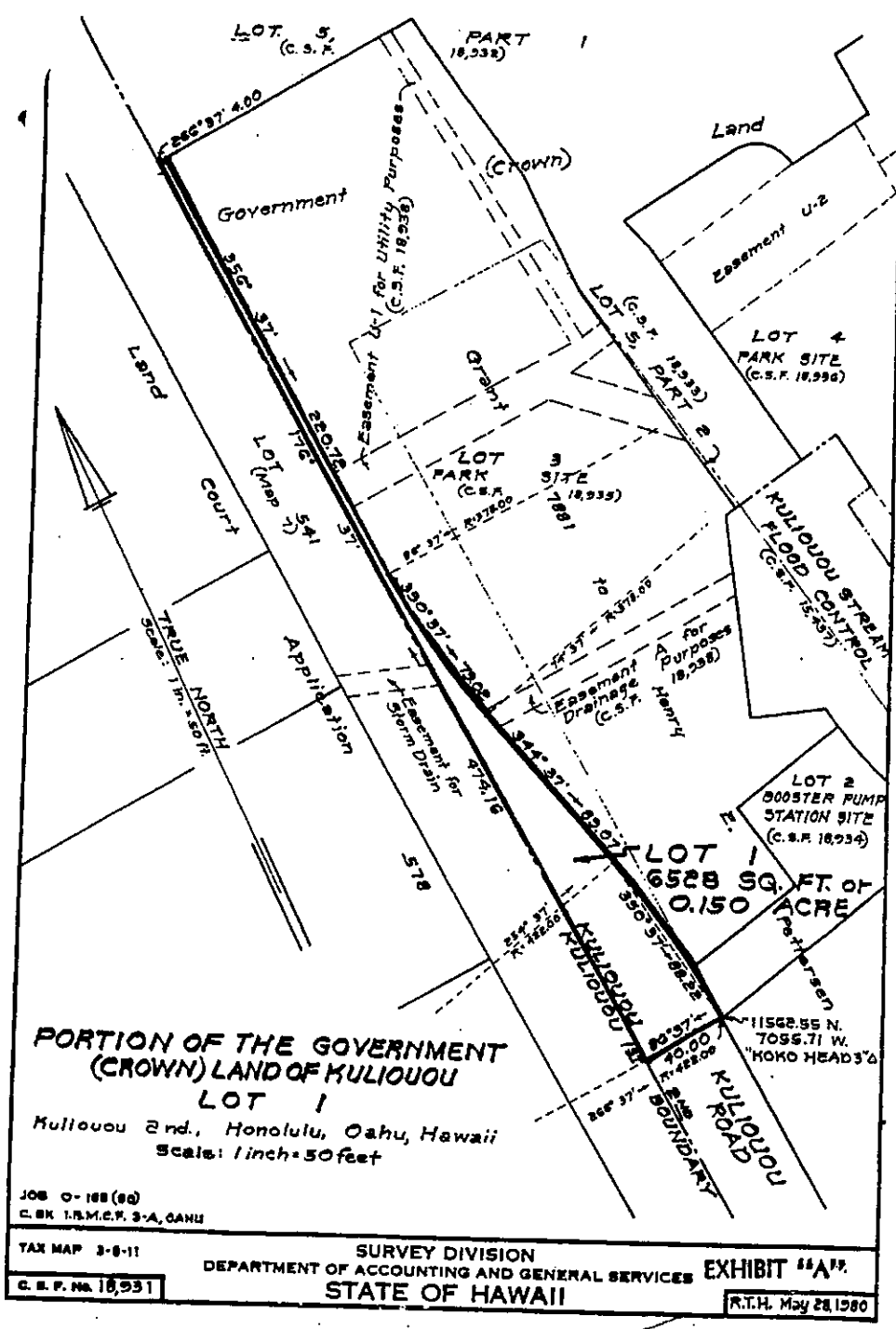
SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

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

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

ac

EXHIBIT "A"



REDUCED
 NOT TO SCALE



STATE OF HAWAII
SURVEY DIVISION

C.S.P. No. 18,832

DEPT. OF ACCOUNTING AND GENERAL SERVICES May 28, 1980
HONOLULU

PORTION OF THE GOVERNMENT (CROWN) LAND OF KULIOUOU

LOT 5

PART 1

Kulioouou 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 Kulioouou;
3. 339° 22' 180.00 feet along the remainder of the Government (Crown) Land of Kulioouou;
4. 249° 22' 41.65 feet along the remainder of the Government (Crown) Land of Kulioouou;
5. 181° 15' 396.28 feet along the remainder of the Government (Crown) Land of Kulioouou;
6. 271° 15' 82.34 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 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 Kulioouou 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 Kulioouou;

-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" 525.56 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;

C.S.P. No. 15,932

May 28, 1980

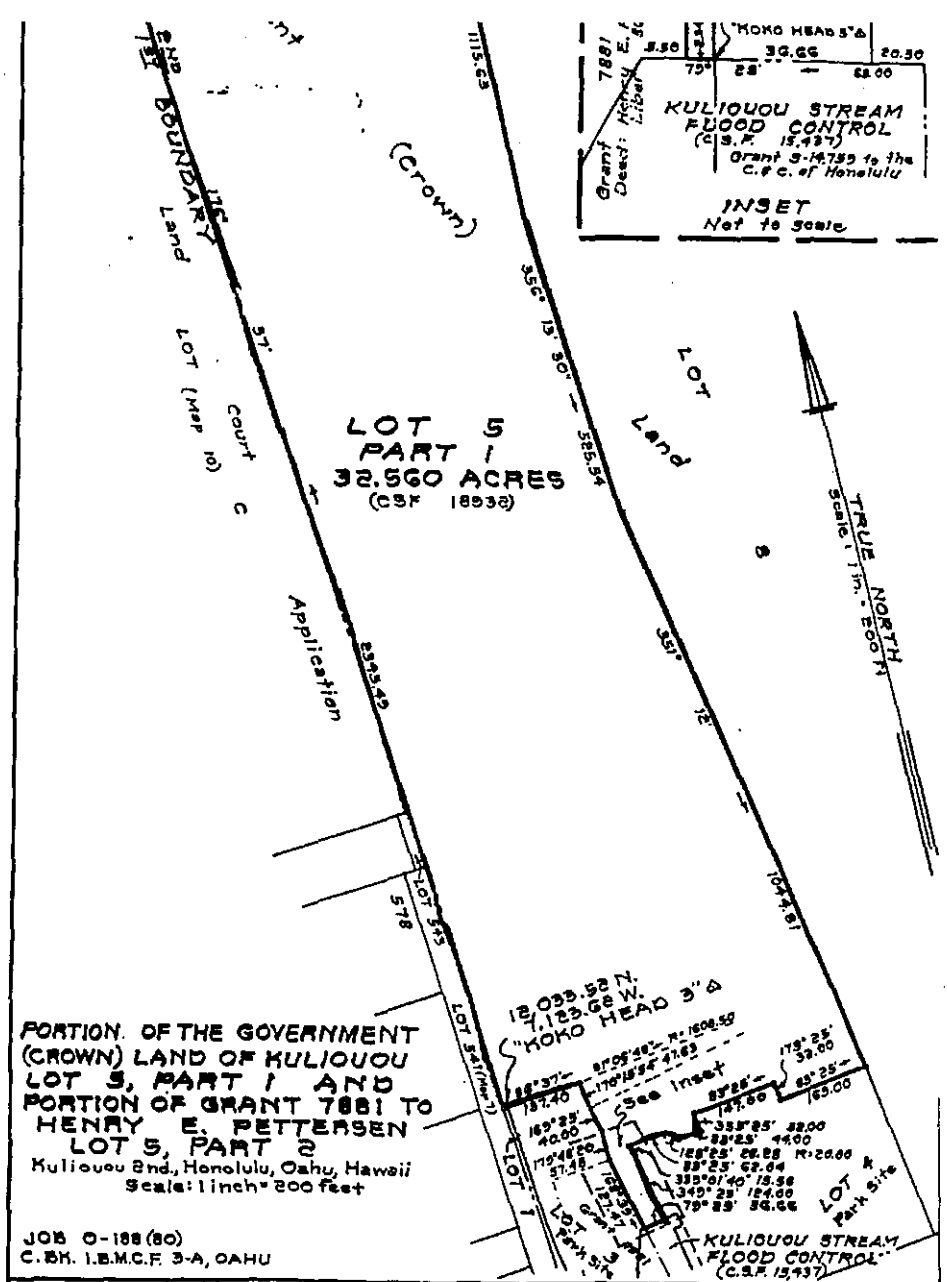
27. 169° 25' 40.00 feet along the remainder of the Government (Crown) Land of Kulicouou;
28. Thence along the remainder of the Government (Crown) Land of Kulicouou on a curve to the right with a radius of 1608.50 feet, the chord azimuth and distance being:
170° 15' 54" 47.63 feet;
29. 86° 37' 137.40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

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

ac



Tax Map: 3-8-11 SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
C.S.F. No. 18932+18933 STATE OF HAWAII R.T.H. May 22, 1980



STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES
HONOLULU

November 20, 1980

C.S.F. No. 19,076

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.

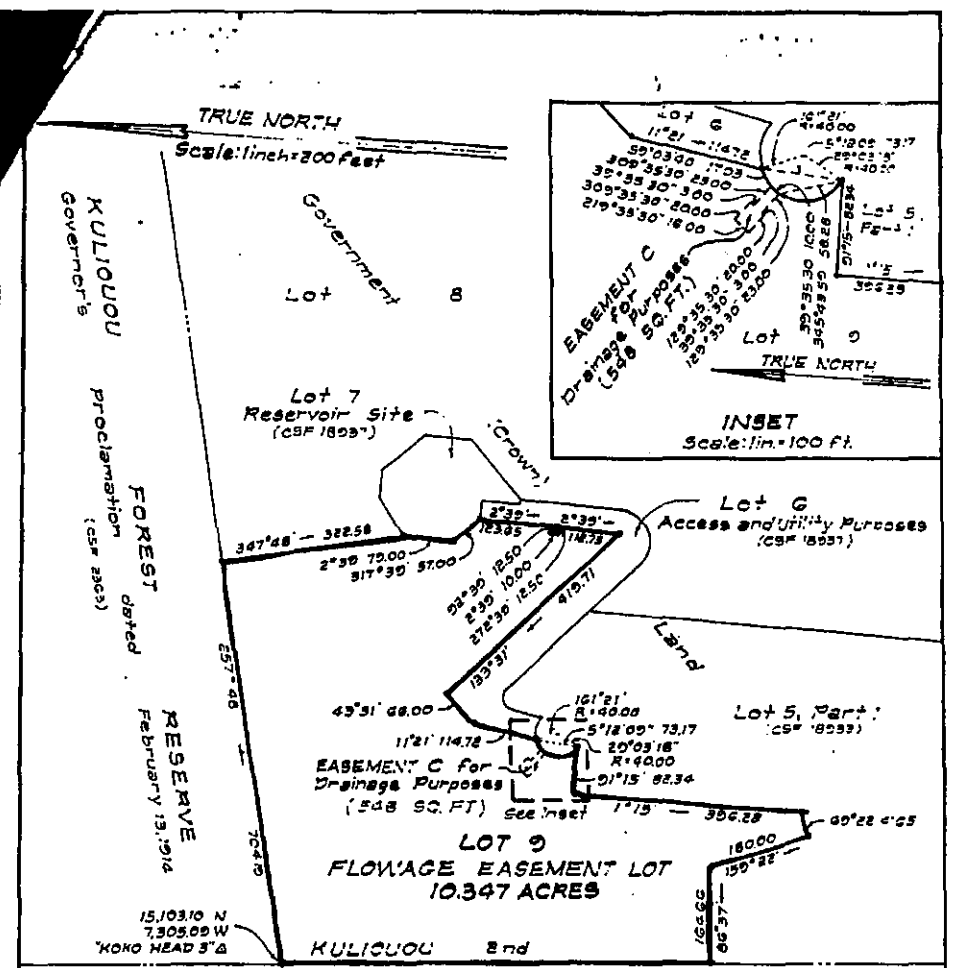
Reserving to the State of Hawaii an easement for public access (trail), over and across the above-described Lot 9 from the public road to Kuliouou Forest Reserve.

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

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

kgh

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



Lot C
 Court Application 578
 (Map 10)

**REDUCED
 NOT TO SCALE**

**LOT 9
 FLOWAGE EASEMENT LOT**
 Kuliouou End, Honolulu, Oahu, Hawaii
 Scale: inch = 200 feet

JOB O-464 (80)
 C. BK 19, R. T. Hashimoto
 TAX MAP 3-8-11
 SURVEY DIVISION
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
 STATE OF HAWAII
 EXHIBIT "C"
 NOV 20 1992

Dane Wicker

From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 27, 2012 9:12 AM
To: WLH Testimony
Cc: Brenda.Kosky@gmail.com
Subject: Testimony for SCR20 on 2/28/2012 1:25:00 PM

Testimony for WLH 2/28/2012 1:25:00 PM SCR20

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

Comments: