

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 23 APPROVING THE SALE OF THE LEASED FEE INTEREST IN 2949 ALA
ILIMA STREET, NO. 303, HONOLULU, HAWAII.**

The HHFDC **supports** SCR 23. 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

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

See page 211 for new Plat

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. *1854*
Kamehameha

- 212
1. S. 57° 24' E. true 111650 feet along Salawa the boundary being the Water bed of the dividing ridge of the Salawa and Moanahua valleys to peak overlooking Aulauha.
 2. S. 61° 38' E. true 5743 feet along Aeria to the top of the ridge, being the boundary to peak called Aehiakahae.
 3. S. 46° 48' E. true 3140 feet along Sunohe, the top of the ridge being the boundary to a ridge beginning Saliki Valley.
 4. S. 63° 7' N. true 4370 feet along the top of the dividing ridge between Saliki Valley and Moanahua along Pohakuawawa L.L. Howard 6450. Apoma 18 to Aouuohua, Leoumumui land Apua, Mahi toward 56 and Kahuatatai L.L. Howard 6450 Apoma 9 to Aouuohua, to head of the land of Kahaiki.
 5. S. 16° 31' N. true 2120 feet along Kahaiki, the top of the ridge being the boundary to place called Anahai.
 6. S. 57° 24' N. true 3160 feet along Kahaiki the top of the ridge being the boundary to place called Aulauha.
 7. S. 67° 6' N. true 1577 feet along Kahaiki the top of the ridge being the boundary.
 8. S. 57° 6' N. true 2003 feet along Kahaiki the top of the ridge being the boundary to place on ridge called Maikahai.
 9. S. 67° 35' N. true 1751 feet along Kahaiki the top of the ridge being the boundary.
 10. S. 36° 15' N. true 2221 feet along Kahaiki passing the hill Peukapu.
 11. S. 17° 15' N. true 1251 feet along Kahaiki to a large rock on maunua side of foot road marked ? and called Pohakuahai.
 12. S. 11° 5' N. true 1161.2 feet along Kahaiki crossing foot road. Thence
 13. S. 26° 35' N. true 1115.1 feet along Kahaiki to a large rock in fish pond well marked with 20 cross, fork which rock the left survey station Kahaiki true 1161.2 to true 5311 feet and Moanahua station base N 16° 35' E true 619 feet.
 14. Along the fish pond well, between the ponds of Weli and Aehiakahae to pond of Moanahua. Thence along the Weli side of the island to the wall of Weli. Thence along the shore of the pond and along the outer walls of the fish pond. Thence to the pond of Aehiakahae and thence to place of beginning of the ridge to the land of Kahaiki.

fonds to Kumuhoi is S. 67° 50' W true 2000 feet.

Area above low water mark 9,045 Acres,
excluding of the Government lands of Kaitikei and Tikipoua.
The Islands of Mokuhoa, Mokuhoani and Mokuwa are a
part of Moanahua, 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

John Kamehameha

Heirs and Assigns forever, subject to the taxes to be from time to time imposed by the Legislative Council,
and to the provisions of the Hawaiian Property held in *Fee Simple*.

O. K. K. K. K. K.

No. 1000 Street, New York

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.

Yours faithfully,
J. M. McKim

1775 State Street, New York

Enclosed for you are the original and a copy of the report of the Board of Directors of the New York and Albany Railroad Company, dated the 10th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

J. M. McKim
1775 State Street
New York

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Dane Wicker

From: mailinglist@capitol.hawaii.gov
Sent: Monday, February 27, 2012 9:14 AM
To: WLH Testimony
Cc: Brenda.Kosky@gmail.com
Subject: Testimony for SCR23 on 2/28/2012 1:25:00 PM

Testimony for WLH 2/28/2012 1:25:00 PM SCR23

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:

To: Water Land and Housing Committee
Room 225
2/28/2012, 1:25 p.m.

RECEIVED
HAWAII HOUSING FINANCE
DEVELOPMENT CORP

2012 FEB 27 A 11: 32

FROM: Myong H. and Won Cha Chong

RE: SCR 23
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.

