



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 HOUSING

February 11, 2013 at 10:05 a.m.
State Capitol, Room 329

In consideration of

H.C.R 17
APPROVING THE SALE OF THE LEASED FEE INTEREST IN 95-011 KUAHELANI AVENUE, NO. 111, MILILANI, HAWAII.

The HHFDC supports HCR 17, which seeks legislative approval to sell the leased fee interest in this condominium apartment unit to its leasehold owner. This apartment is a 764 square foot unit in the Nahoia Apartments condominium built in 1975. The fair market value of the leased fee interest in this parcel as of July 1, 2012 was \$34,600. A title search conducted by Title Guaranty of Hawaii on July 31, 2012, showed that this parcel was not classified as Government lands previous to August 15, 1895.

HHFDC conducted a public meeting on the proposed sale on September 5, 2012, at Mililani High School, Mililani, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 30 and September 2, 2012. 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 this unit. A copy of the draft resolution was provided to OHA on September 12, 2012.

The attached documents provide more information on this property to the Committee:

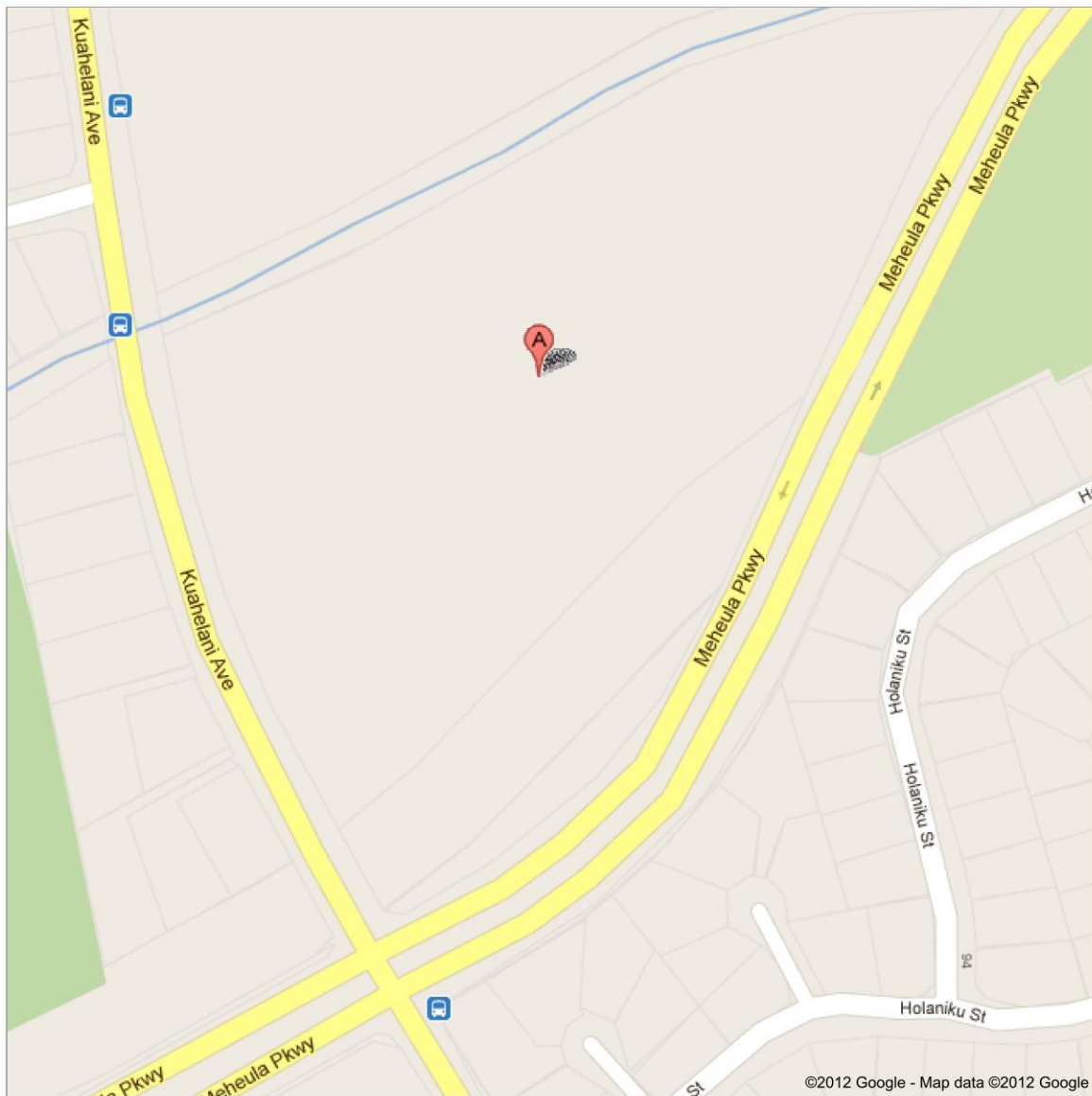
1. A map showing the general location of Nahoia Apartments;
2. A photo of Nahoia Apartments ; and
3. A copy of the title report prepared for this unit.

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



Address **95-11 Kuahelani Ave**
Mililani, HI 96789

95-011 Kuahelani Avenue #111
TMK No. 1-9-4-5-34-0011





Address **95 Kuahelani Avenue**

Address is approximate

95-011 Kuahelani Avenue
Mililani, Hawaii



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) 9-4-005-034-0011

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) 9-4-005-034-0011, 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 31, 2012

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.

KA KE'ALII, MAMULI O KA OLELO A KA POE HOONA KULEANA.

No ka mea, ua ho'oholo na luna hoona i na kumu kuleana aia i ka olelo, he kuleana eiaho ke

John Li
ma ke mo kuleana Nui malalo o ke Aho Absolu iloko o kahi i oleloia malalo, a no ka mea *The Privy Council*
by a Resolution dated 20th August 1850 have authorized the Minister
of Interior to grant a Royal Patent for the said land without division
or Commutation with the Government

Notaila, ma keia Palapala Sila Nui, ke ho'oke aku nei o *Kawānanani* ke Aho nui a ke Aha i kaha
lokomauki i ho'oholo ai maluna o ko Hawaii Pae Aina, i na kama, *Japon*, i kahi i, nana i, a no ka mea
ho'pe Ali na ho'oholo, a na huawi aku oia ma ke *4th Article* i *John Li*

i kela wahi a pau iou nei *Maikio Lee*

ma ka inokupuni o *Osaka*

Charmal ma Kachalia ma Lachopai, a pili ana ma Hawaii, a i kela
181st Kom 87.00 ma ka palena o Hawaii a kahi i ka olelo malalo oia
182nd Kom 87.00 ma ka palena o Hawaii a kahi i ka olelo malalo oia
183rd Kom 87.00 ma ka palena o Hawaii a kahi i ka olelo malalo oia
184th Kom 87.00 ma ka palena o Hawaii a kahi i ka olelo malalo oia
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199th Kom 87.00 ma ka palena o Hawaii a kahi i ka olelo malalo oia
200th Kom 87.00 ma ka palena o Hawaii a kahi i ka olelo malalo oia

He 47' 1/2' 11,30 Kaul ma kapa o ka Kahakaha matala 18' He 50' 11,30
ma kapa laka matala 18' He 19' Heik 2,20 Kaul ma kapa o ka Kahakaha
18' He 47' Kaul ma kapa matala 18' He 50' Kaul ma kapa matala 18'
18' He 52' Heik 2,30 Kaul matala 18' He 42' Kaul ma kapa matala 18'
Heik matala 18' He 57' Kaul ma kapa laka matala 18' He 45' Kaul ma kapa
matala 18' Kaul ma kapa o ka Kahakaha matala 18' He 53' Kaul ma kapa
ma kapa laka o Kahakaha matala 18' He 45' Heik 18' Kaul ma kapa
Kaul ma kapa o Kahakaha matala 18' He 45' Heik 18' Kaul ma kapa
18' He 19' Heik 11,10 Kaul ma kapa matala 18' He 47' Heik 11,10 Kaul ma kapa
18' He 40' Heik 11,10 Kaul matala 18' He 47' Heik 11,10 Kaul ma kapa
Kaul ma kapa laka matala 18' He 47' Heik 11,10 Kaul ma kapa
18' He 44' Heik 9,00 Kaul matala 18' He 42' Heik 10,00 Kaul ma kapa
Kaul matala 18' He 45' Heik 12,20 Kaul ma kapa matala 18' He 47' Heik 12,20
Kaul matala 18' He 45' Heik 12,20 Kaul ma kapa o Kahakaha matala 18'
Heik 11,30 Kaul ma kapa matala 18' He 45' Heik 12,20 Kaul ma kapa
matala 18' He 47' Heik 6,00 Kaul matala 18' He 45' Heik 6,00 Kaul
18' He 45' Heik 9,70 Kaul ma kapa o Kahakaha matala 18' He 47' Heik 9,70
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18' He 45' Kaul ma kapa matala 18' He 45' Heik 6,00 Kaul matala 18'
Kaul matala 18' He 45' Heik 10,50 Kaul matala 18' He 45' Heik 10,50
Kaul ma kapa matala 18' He 45' Heik 9,00 Kaul matala 18' He 45' Heik 9,00
matala 18' He 45' Heik 12,00 Kaul matala 18' He 45' Heik 12,00
18' He 45' Heik 8,30 Kaul matala 18' He 45' Heik 8,30 Kaul ma kapa
18' He 45' Heik 5,30 Kaul matala 18' He 45' Heik 5,30 Kaul matala 18'
He 45' Heik 11,10 Kaul matala 18' He 45' Heik 11,10 Kaul matala 18'
18' He 45' Kaul ma kapa matala 18' He 45' Heik 13,30 Kaul matala 18'
6,90 Kaul matala 18' He 45' Heik 38,10 Kaul ma kapa matala 18' He 45' Heik
Heik 7,14 Kaul ma kapa o ka Kahakaha matala 18' He 45' Heik 6,50 ma kapa
matala 18' He 45' Heik 6,50 ma kapa matala 18' He 45' Heik 6,50 ma kapa
ma kapa laka matala 18' He 45' Heik 6,50 matala 18' He 45' Heik 6,50 Kaul
ma kapa o Kahakaha matala 18' He 45' Heik 11,00 Kaul ma kapa
Kaul matala 18' He 45' Heik 11,00 Kaul ma kapa matala 18' He 45' Heik 11,00
Kaul ma kapa o Kahakaha matala 18' He 45' Heik 11,00 Kaul ma kapa

Maitas Ke ala Anupuni 1865 EPA
Matai He ala Anupuni 1878

Māhala o Keia Apapa 20,546

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Uo ka-nama ana i na...

Uo ke kope ana i na olelo a na hoike?

Uo ke ana ana i ka la

Uo ke kope ana

Uo ka hoohele ana i ka olelo i ka la 28 o Mawahi 1855.

H. E. Smith, G. M. Robertson, I. Hekaulaha.

500

Via hoohele aku makou i keia hulekana mamuli o na olelo o na Lanamau i hoo-
hooloia ma ka la 19 o Iune M. H. 1852. e fili ana i na Lanamau

Hele 8241 Ioane Ii

P. P. 532

Ua hoi mai oia ma kona Ahupuaa o Kaipio ma Ewa ma ka Mokupuni
o Oahu, ma ke maewa ke a ia i keia ana no ka iwi o Iamohananui, mai
i ka maewa ana ana i ka M. H. 1856. a ua mohe ke akia olelo a hiki i keia mau

namas

Oia ka makou o hoohele nei no Ioane Ii, ke hulekana hoo hoo maia iho oke
Aho Aloha. Imao aku mai oia i ke ke Ahupuaa Kapahulu, aia i ka hoohele
ia i ka Palapala oia Aloha. Ua, hoo ma na hulekana o na Lanamau



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

NEIL ABERCROMBIE
GOVERNOR

RICHARD C. LIM
DIRECTOR

MARY ALICE EVANS
DEPUTY DIRECTOR

No. 1 Capitol District Building, 250 South Hotel Street, 5th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804
Web site: www.hawaii.gov/dbedt

Telephone: (808) 586-2355
Fax: (808) 586-2377

Statement of
Richard C. Lim
Director

Department of Business, Economic Development and Tourism
before the

HOUSE COMMITTEE ON HOUSING

Monday, February 11, 2013
10:05 a.m.
State Capitol, Room 329

In consideration of
H.C.R. 17
**APPROVING THE SALE OF THE LEASED FEE INTEREST
IN 95-011 KUAHELANI AVENUE, NO. 111, MILILANI, HAWAII.**

Chair Cabanilla, Vice Chair Woodson, and Members of the House Committee on Housing.

DBEDT supports H.C.R. 17, a part of the Administration's legislative package. HHFDC is seeking legislative approval to sell the leased fee interest in this condominium unit to its leasehold owner. This apartment unit is part of the Naha Apartments condominium which was built in 1975. As the resolution itself states, HHFDC has met all statutory prerequisites to request approval of the sale of this parcel.

Accordingly, DBEDT respectfully requests that the Committee pass this concurrent resolution. Thank you for the opportunity to testify.



HCR16 & HCR17
APPROVING THE SALE OF THE LEASED FEE INTEREST IN CERTAIN LANDS
House Committee on Housing

February 11, 2013

10:05 a.m.

Room 329

The Office of Hawaiian Affairs (OHA) offers the following comments on HCR16 and HCR17, which approve the sale of the leased fee interest in certain lands. **These parcels do not appear to be “ceded” lands and accordingly OHA does not oppose the sale of these parcels.**

These resolutions were offered for consideration by the Legislature in accordance with Act 176, Session Laws of Hawai‘i 2009, as amended. Among other things, Act 176 requires a two-thirds majority vote of both houses of the Legislature before any specific lands controlled by the State can be sold (including, but not limited to, ceded lands).

In the 1993 “Apology Resolution,” the United States Congress, referring to Native Hawaiians’ loss of control of their lands, stated:

[t]The Republic of Hawaii . . . ceded 1,800,000 acres of crown, government and public lands of the Kingdom of Hawaii, without the consent of or compensation to the Native Hawaiian people of Hawaii or their sovereign government.

Sales of ceded lands raise significant concerns for OHA and its beneficiaries, because the Native Hawaiian people’s claim to ceded lands has yet to be resolved. OHA urges your committees to consider these unresolved claims carefully as they deliberate regarding each specific sale. However, HCR16 and HCR17 do not appear to involve the sale of ceded lands. Accordingly, OHA does not oppose these sales.

Mahalo for the opportunity to testify on these important measures.