



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

NEIL ABERCROMBIE
GOVERNOR

RICHARD C. LIM
DIRECTOR

MARY ALICE EVANS
DEPUTY DIRECTOR

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Statement of
Richard C. Lim
Director

Department of Business, Economic Development and Tourism
before the

HOUSE COMMITTEE ON HOUSING

Thursday, April 18, 2013
10:00 a.m.
State Capitol, Room 423

In consideration of
S.C.R. 12
**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 Committee.

DBEDT ***supports*** S.C.R. 12, 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.



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

April 18, 2013 at 10:00 a.m.
State Capitol, Room 423

In consideration of
S.C.R. 12

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

The HHFDC ***supports*** S.C.R. 12, which seeks legislative approval to sell the leased fee interest in this condominium apartment unit to its leasehold owner. S.C.R. 12 is the Senate counterpart to H.C.R. 17, previously approved by this Committee.

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.

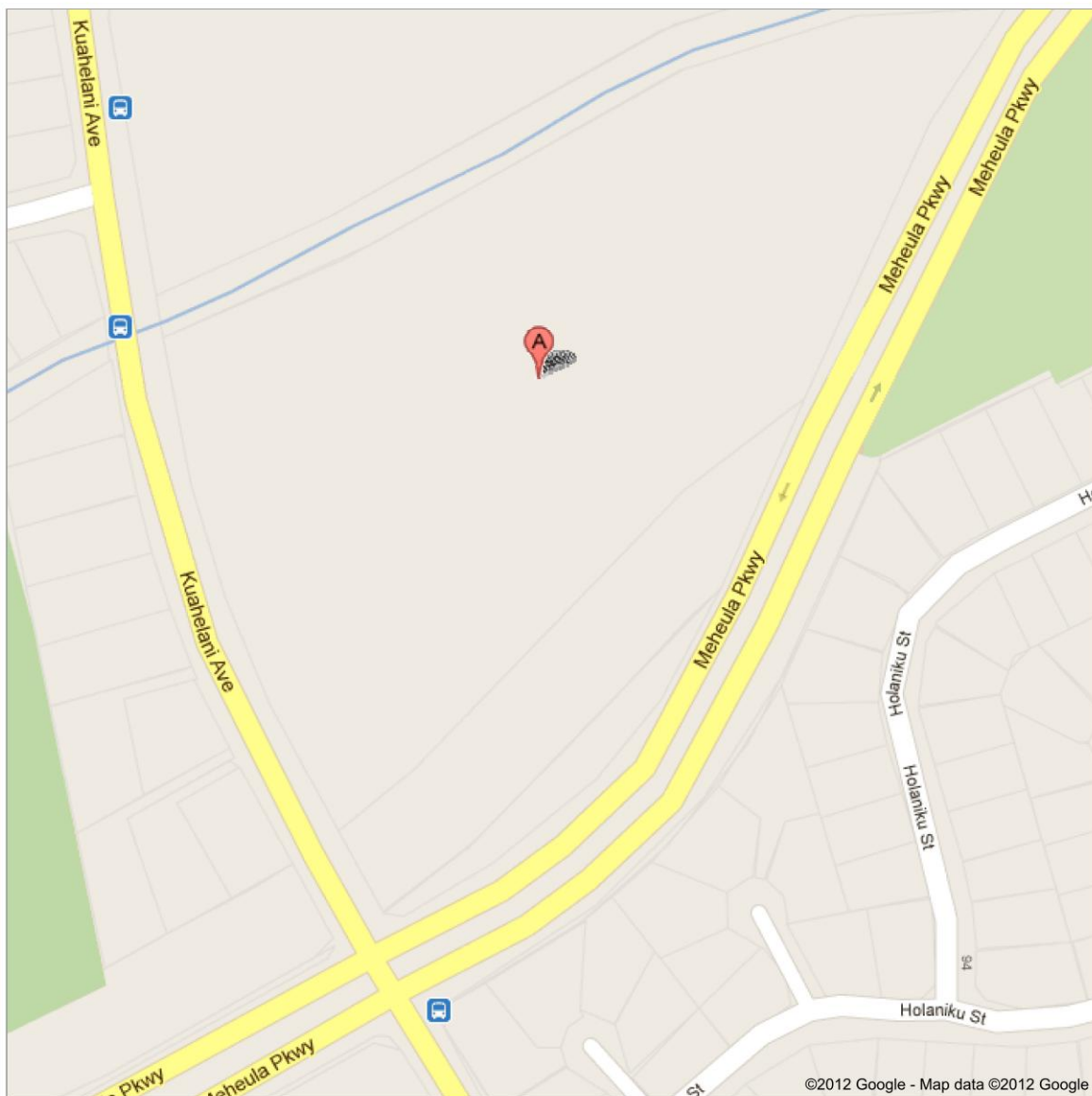
HHFDC conducted a public meeting on the proposed sale on September 5, 2012, at Mililani High School, Mililani, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 30 and September 2, 2012. There was no objection to the proposed sale raised at that time. HHFDC has 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.

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 eia ka

John Li
ma ke mo kuleana Nui malalo o ke Aio 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 Aio nui a ke Aio i kaha
lokomauki i ho'oholo ai maluna o ko Hawaii Pae Aina, i na kama, *Japon*, i kahi i kahi, a no ka mea
ho'opē Ahi 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 *Cable*

Charmal ma Kachalla ma Lachopai, a'pili ma Maiana, a'pili
AK 1st Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 2d Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 3d Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 4th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 5th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 6th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 7th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 8th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 9th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 10th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
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AK 15th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 16th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 17th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 18th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 19th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o
AK 20th Kom 8700 ma ka palena o Maiana a'pili i ka olelo malalo o

Uo ka-nama ana i na u.

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. Tekaulaha.

5.00

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

Hele 8241 Ioane Ii

P. P. 573

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

Oia ka makou i hooko nei no Ioane Ii, ke kuleana hoo hoo maia iho oke
Aho Aloha. Iho aku mai oia i ke ke Ahupuaa Kapahulu, aia ia ua kupa
ia i ka Palapala oia Aloha. Ua hoi mai na kuleana o na kamahele

woodson1-Jonathan

From: mailinglist@capitol.hawaii.gov
Sent: Wednesday, April 17, 2013 3:42 PM
To: HSGtestimony
Cc: sumeravallejo@yahoo.com
Subject: Submitted testimony for SCR12 on Apr 18, 2013 10:00AM

SCR12

Submitted on: 4/17/2013

Testimony for HSG on Apr 18, 2013 10:00AM in Conference Room 329

Submitted By	Organization	Testifier Position	Present at Hearing
Jeannie Vallejo	Individual	Support	No

Comments: I request my fee be available for purchase. Thank you for your consideration.

Please note that testimony submitted less than 24 hours prior to the hearing, improperly identified, or directed to the incorrect office, may not be posted online or distributed to the committee prior to the convening of the public hearing.

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