



**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](http://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 WATER & LAND**

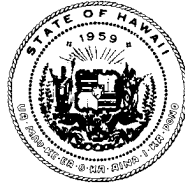
March 14, 2014 at 9:45 a.m.  
State Capitol, Room 325

In consideration of  
**H.C.R. 15**  
**APPROVING THE SALE OF THE LEASED FEE INTEREST**  
**IN 41-669 INOAOLE STREET, WAIMANALO, HAWAII.**

Chair Evans and Members of the House Committee on Water & Land.

DBEDT supports H.C.R. 15, a part of the Administration's legislative package. HHFDC is seeking legislative approval to sell the leased fee interest in this single family home to its leasehold owner. This home was built in 1974 as part of the 190-unit Hale Aupuni affordable for-sale development, and is one of only 22 units in this development that remain in leasehold. 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  
**Craig K. Hirai**  
Hawaii Housing Finance and Development Corporation  
Before the

**HOUSE COMMITTEE ON WATER & LAND**

March 14, 2014 at 9:45 a.m.  
State Capitol, Room 325

In consideration of  
**H.C.R. 15**  
**APPROVING THE SALE OF THE LEASED FEE INTEREST IN 41-669 INOAOLE  
STREET, WAIMANALO, HAWAII.**

The HHFDC supports H.C.R. 15. HHFDC is seeking legislative approval to sell the leased fee interest in this single family home to its leasehold owner.

The property at 41-669 Inoaole Street is a single family home built in 1974 as part of Hale Aupuni, a 190-unit affordable for-sale housing development. The fair market value of the leased fee interest in the property was appraised at \$46,900 as of July 1, 2013.

A title search conducted by Title Guaranty of Hawaii on July 25, 2013, determined that as of August 15, 1895, the parcel was part of the Government (Crown) Land of Waimanalo, and that HHFDC's predecessor agency, the Hawaii Housing Authority, acquired title to it through Grant No. S-15,206, dated September 5, 1974.

HHFDC conducted a public meeting on the proposed sale on August 7, 2013, at Waimanalo School cafeteria, Waimanalo, Hawaii, following publication of notice in the Honolulu Star-Advertiser newspaper on August 2 and 5, 2013. There was no objection to the proposed sale raised at that time, or at any time since then.

HHFDC has also kept the Office of Hawaiian Affairs informed of these findings and our intent to sell the leased fee interest in this parcel during the interim. A draft of the concurrent resolution was provided to OHA on September 17, 2013.

The attached documents provide more information on this single family parcel to the Committee:

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

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



Address **41-669 Inoaole St**  
**Waimanalo, HI 96795**





Address **41 Inoaole Street**

Address is approximate

41-669 Inoaole Street  
Waimanalo, Hawaii



# TITLE GUARANTY OF HAWAII

INCORPORATED

235 QUEEN STREET  
HONOLULU, HAWAII 96813

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Phone No. (808) 539-7743

Residential Title

Fax No. (808) 533-5870

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Lorna Kametani, Housing Sales Coordinator  
HHFDC-Real Estate Services Section  
677 Queen Street, Suite 300  
Honolulu, Hawaii 96813

(1) 4-1-033-020      Re: TMK (1) 4-1-033-020

## 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) 4-1-033-020, containing an area of 4,411 square feet, and find that the land as of August 15, 1895 was a portion of the Government Land of Waimanalo.

1. Land is classified as Government Land as of August 15, 1895.
2. HAWAII HOUSING AUTHORITY acquired title through Grant No. S-15,206, as attached.

Dated July 25, 2013

Inquiries concerning this report  
Should be directed to  
Justin Lee  
Email: [jmlee@tghawaii.com](mailto:jmlee@tghawaii.com)  
Fax (808) 533-5870  
Telephone (808) 539-7743  
Refer to Order No. 201336663

STATE OF HAWAII

**Land Patent No.** S-15,206(Grant)  
Issued OnSALE 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 May 10, 1974,

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

HAWAII HOUSING AUTHORITY,  
a Hawaii corporation and body public,  
hereinafter called the "PATENTEE",

for the consideration of ONE DOLLAR (\$1.00),

*all of the land situate at* WAIMANALO, KOOLAUPOKO, OAHU, HAWAII, being a portion of the Government Land of Waimanalo, situated on the southerly side of Kalaniana'ole Highway, Adjacent to Waimanalo School, more particularly described in Exhibit "A" and delineated on Exhibit "B", both of which are attached hereto and made a part hereof, said exhibits being, respectively, a survey description and survey map prepared by the Survey Division, Department of Accounting and General Services, State of Hawaii, both being designated C.S.F. No. 17,127 and dated June 21, 1974.

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 enter, sever, prospect for, mine and remove such minerals by deep mining, strip mining, drilling and any other means whatsoever, and to occupy and use so much of the surface of the land as may be required therefor. "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, in, on or under the land; provided, that "minerals" shall not include sand, gravel, rock or other material suitable for use and when used in road construction.

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 said land as may be required in the exercise of this reserved right.

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.

THE PATENTEE covenants, for itself, its successors and assigns, that the use and enjoyment of the land herein granted shall not be in support of any policy which discriminates against anyone based upon race, creed, color or national origin.

**TO HAVE AND TO HOLD** said granted land unto the said

HAWAII HOUSING AUTHORITY,  
a Hawaii corporation and body politic,

its successors and assigns forever, subject, however, to the reservations and covenant herein set forth.

**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 5th day of September, 1974.

STATE OF HAWAII  
Board of Land and Natural Resources

By [Signature]  
Chairman and Member

APPROVED AS TO FORM:  
[Signature]  
Deputy Attorney General  
Dated: 21-74

By [Signature]  
Member

Written by: mm

Proofed by: .....





## STATE OF HAWAII

SURVEY DIVISION

DEPT. OF ACCOUNTING AND GENERAL SERVICES  
HONOLULUc.s.f. No. 17,127

June 21, 1974

## PORTION OF THE GOVERNMENT LAND OF WAIMANALO

Situating on the southerly side of Kalaniana'ole Highway  
Adjacent to Waimanalo School

Waimanalo, Koolaupoko, Oahu, Hawaii

Beginning at the northwest corner of this parcel of land, the northeast corner of Waimanalo School (Governor's Executive Order 1521), and on the southerly side of Kalaniana'ole Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAILUA" being 13,556.64 feet South and 20,885.08 feet East, as shown on Government Survey Registered Map 2681, thence running by azimuths measured clockwise from True South:

1. 279° 06' 416.91 feet along the southerly side of Kalaniana'ole Highway;
2. Thence along the southerly side of Kalaniana'ole Highway, on a curve to the right with a radius of 775.00 feet, the chord azimuth and distance being:  
291° 58' 58" 345.58 feet;

Thence along the middle of stream, along Government Land for the next twelve (12) courses, the direct azimuths and distances between points in the middle of said stream being:

3. 3° 34' 178.75 feet;
4. 345° 04' 283.89 feet;
5. 338° 01' 205.71 feet;
6. 356° 14' 394.63 feet;
7. 27° 02' 85.88 feet;
8. 44° 55' 30" 68.67 feet;
9. 57° 08' 30" 148.77 feet;
10. 90° 04' 108.87 feet;
11. 116° 53' 30" 107.24 feet;

EXHIBIT "A"

C.S.F. No. 17,127

June 21, 1974

12. 119° 10' 275.86 feet;  
 13. 116° 51' 30" 265.35 feet;  
 14. 115° 02' 30" 189.29 feet;  
 15. 189° 06' 1068.76 feet along Waimanalo School  
 (Governor's Executive Orders  
 1648 and 1521) to the point  
 of beginning and containing  
 an Area of 25.523 Acres.

SURVEY DIVISION  
 DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
 STATE OF HAWAII

By: Ichiro Sakamoto

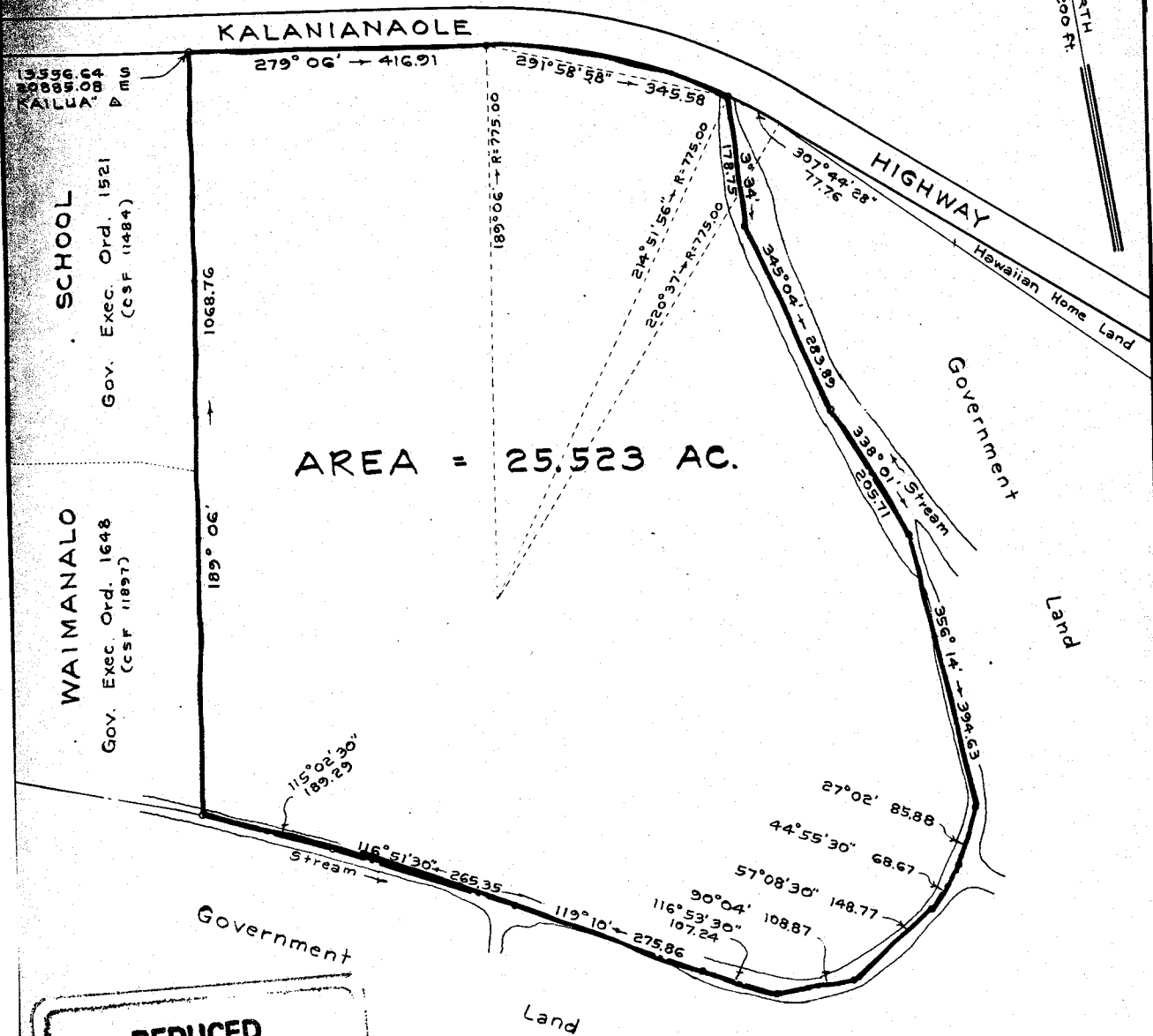
Ichiro Sakamoto  
 Land Surveyor

Compiled from  
 Gov't. Survey Records.

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UNITED STATES MILITARY RESERVATION  
(BELLOWS FIELD)

TRUE NORTH  
Scale: 1 in. = 200 ft.



**REDUCED  
NOT TO SCALE**

**PORTION OF THE GOVERNMENT LAND OF WAIMANALO**  
Situating on the southerly side of Kalaniana'ole Highway  
Adjacent to Waimanalo School  
Waimanalo, Koolaupoko, Oahu, Hawaii **EXHIBIT "B"**  
Scale: 1 inch = 200 feet

JOB 0-6191  
C. BK

TAX MAP 4-1-09

SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
**STATE OF HAWAII**

C. S. F. No. 17127

15 June 21, 1974