

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:
HWY-RM 3.95254

May 28, 2019

Ms. Suzanne Case
Board of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

HAWAII:

Conveyance of Remnant, Lot 8-C-2 of Land Court Application 477, Map 22, Iwilei, Honolulu, Oahu, Tax Map Key: (1) 1-5-13: Right-of-Way

REQUEST:

Authorization to convey subject property, designated as Lot 8-C-2 of Land Court Application 477, Map 22, Iwilei, Honolulu, Oahu, Tax Map Key: (1) 1-5-13: Right-of-Way to Lowe's Home Centers, LLC, by Quitclaim Deed.

LEGAL REFERENCE:

Section 171-95 and other applicable sections of Chapter 171, Hawaii Revised Statutes, as amended.

LOCATION:

The Property is a remnant abutting the Nimitz Highway right-of-way, designated as Lot 8-C-2 of Land Court Application 477, Map 22, situated at Iwilei, Honolulu, Island of Oahu, Hawaii. The subject remnant abuts the Nimitz Lowe's Home Improvement store and Bale Warehouse on Nimitz Highway.

AREA:

Approximately 6545 square feet, more or less, as correctly delineated on Land Court Application 477, Map 22 (subject to confirmation by the Department of Transportation, Design Branch, Cadastral Section).

ZONING:

Not applicable.

ITEM M-17

LAND TITLE STATUS:

Ceded, DHHL 30% entitlement lands pursuant to the Hawaii State Constitution:

YES _____ NO X

CURRENT USE STATUS:

Highway remnant.

COMMENCEMENT DATE:

Execution date of Quitclaim Deed.

COMPENSATION:

Fair market value based on appraisal of \$81,500.00.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Not applicable.

REMARKS:

The Department of Transportation (DOT) will be transferring remnant Lot 8-C-2 to Lowe's Home Centers, LLC.

RECOMMENDATION:

That the Board authorizes the Conveyance of Remnant to Lowe's Home Centers, LLC, for access purposes, subject to the following:

1. The standard terms and conditions of the most current deed form;
2. Review and approval by the Department of the Attorney General;
3. Such other terms and conditions as may be prescribed by the DOT Director to best serve the interests of the State; and

4. The Property shall be conveyed in an "as is" condition and the State makes no warranty or representation about its condition or the presence of hazardous materials on, under or about the same.


Should you have any questions, please contact Jerry Hiyakumoto, Right-of-Way Agent, of our Highways Division, Right-of-Way Branch at (808) 692-7338 or by email at jerry.j.hiyakumoto@hawaii.gov.

Sincerely,

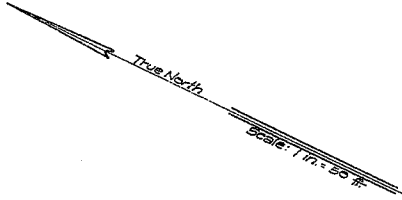


JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:

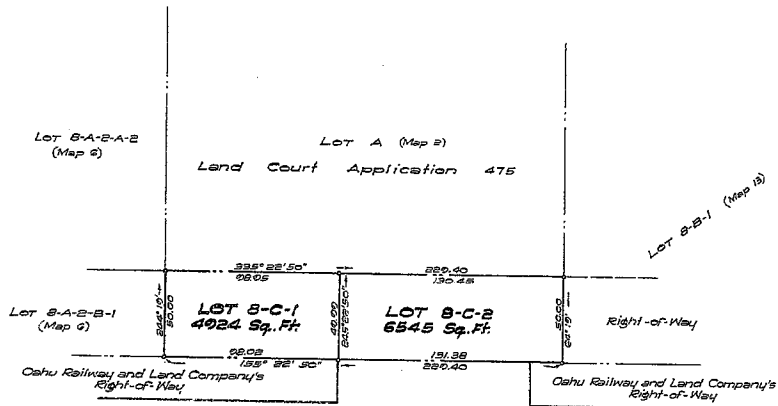


SUZANNE D. CASE, Chairperson



LAND COURT
TERRITORY OF HAWAII
LAND COURT APPLICATION 477

SUBDIVISION OF LOT 8-C
AS SHOWN ON MAP 2
INTO LOTS 8-C-1 AND 8-C-2
AT IWILEI, HONOLULU, OAHU, T. H.



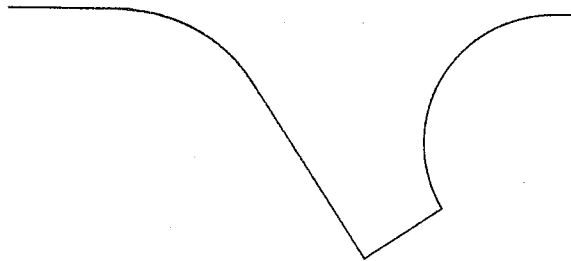
TERRITORY OF HAWAII
DEPARTMENT OF PUBLIC WORKS
DIVISION OF SURVEYS AND RIGHTS OF WAY
BY: *J. J. [Signature]*
Surveyor and Maker of Plan
Registered Professional Surveyor
Certificate Number 219

October 22, 1951
Honolulu, T. H.

APPROVED:
BY: *[Signature]*
Superintendent of Public Works.

OWNER: HAWAIIAN PINEAPPLE COMPANY, LIMITED
OWNER'S CERTIFICATE OF TITLE: 16,394

NIMITZ HIGHWAY



AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED DECEMBER 13, 1951. - - -
BY ORDER OF THE COURT:

[Signature]
REGISTRAR OF THE LAND COURT

Filed Dec. 6, 1951
[Signature]
Registrar