

DAVID Y. IGE  
GOVERNOR



JADE T. BUTAY  
DIRECTOR

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

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

IN REPLY REFER TO:

May 29, 2020

Ms. Suzanne D. Case, Chairperson  
Department of Land Natural Resources  
Main Office, Kalanimoku Building  
1151 Punchbowl Street, Room 130  
Honolulu, Hawaii 96813

Dear Ms. Case:

Subject: Land Board Submittal to Board of Land and Natural Resources  
Waimanalo, Koolaupoko, Oahu, State of Hawaii

OAHU

Acquisition of:

(1) Fee simple parcel to the Department of Transportation, Highways Division, for Highway Purposes, Relating to Kalaniana'ole Highway Improvements in Waimanalo, Olomana Golf Course to Poalima Street, Federal Aid Project No. NH-072-1(53), at Waimanalo, Koolaupoko, Oahu, State of Hawaii, Tax Map Key No. (1) 4-1-22: Portion of 001, together with designation of restriction of vehicular access rights affecting Lot 171-A.

APPLICANT:

DEPARTMENT OF TRANSPORTATION, Highways Division (DOT).

LEGAL REFERENCE:

Sections 107-10, 171-30, and Chapter 264, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of land relating to the Kalaniana'ole Highway Improvements in Waimanalo, Olomana Golf Course to Poalima Street, Federal Aid Project No. NH-072-1(53), at Waimanalo, Koolaupoko, Oahu, State of Hawaii, as shown and described on the enclosed map labeled collectively as Exhibit A.

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AREA:

Fee Simple Parcel:  
Right-of-Way Parcel 1 = 1,370 square feet

Tax Map Key No.:  
(1) 4-1-22: 001 (Portion)

ZONING:

Tax Map Key No. (1) 4-1-22: 001

Commercial

CURRENT USE STATUS:

Tax Map Key No. (1) 4-1-22: 001

No encumbrances

Current ownership is as noted on Exhibit A as follows:

Fee Simple Parcel:  
Right-of-Way Parcel 1  
= Spectrum Oceanic, LLC

Tax Map Key No.:  
(1) 4-1-22: 001 (Portion)

COMPENSATION:

DOT determined the compensation by an independent appraiser by report dated September 12, 2011. An administrative settlement between DOT and the owner was agreed and shown on letter dated December 6, 2012.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

A Chapter 343, Hawaii Revised Statutes Final Environmental Assessment and Finding of No Significant Impact for the proposed action was published by the State of Hawaii, Office of Environmental Quality Control on April 8, 2007.

REMARKS:

The DOT's proposed project includes the design, widening, corner rounding and construction of improvements along the existing Kalaniana'ole Highway / Poalima Street intersection. The project will alleviate the sharp angle on Poalima Street and Kalaniana'ole Highway and restrict access along Kalaniana'ole Highway.

As of September 1, 2018, the Department of the Attorney General has mandated the DOT to obtain Board approval for all acquisitions in accordance with Section 171-30, Hawaii Revised Statutes.


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RECOMMENDATION:

That the Board:

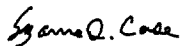
- A. Authorize the acquisition of the subject land under the terms and conditions cited above which are by this reference incorporated herein and further subject to the following:
1. The standard terms and conditions of the appropriate deed, as may be amended from time to time;
  2. Review and approval by the Department of the Attorney General; and
  3. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interest of the State.
- B. Authorize the acquisition even in the event of a change in the ownership of said parcel described herein and on the enclosed map labeled collectively as Exhibit A, under the terms and conditions cited above which are by this reference incorporated herein.

Sincerely,



JADE T. BUTAY  
Director of Transportation

APPROVED FOR SUBMITTAL:



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SUZANNE D. CASE, Chairperson

Enclosure

**KALANIANOLE HIGHWAY**  
Project No. STP-072-1(44)

2,162.17 S  
3,972.41 E  
279'06"  
120.00  
104.60  
6.00  
99'06"  
116.00  
110.00  
189.06

1,370 Sq. Ft.  
T.M.K.: (1) 4-1-22: Por. 1



Lot 4  
T.M.K.: (1) 4-1-22: 3

Lot 171  
T.M.K.: (1) 4-1-22: Por. 1  
Owner: Oceanic Time Warner Cable LLC

Lot 172  
T.M.K.: (1) 4-1-22: 11

Application  
1569

99'06"  
96.30  
45'19"  
8.17  
67.40  
38.30  
6.00

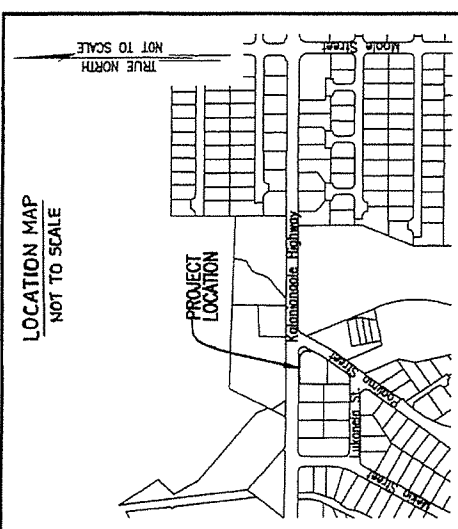
99'06"  
120.00  
104.60  
6.00  
99'06"  
116.00  
110.00  
189.06

**EXHIBIT A**

CentralPoint Surveying, Inc.  
By: *Ross K. Tanaka*  
Ross K. Tanaka  
Licensed Professional Land Surveyor  
Certificate Number 10744  
Expiration Date 04/12

ROSS K. TANAKA  
LICENSED PROFESSIONAL LAND SURVEYOR  
No. 10744  
HAWAII, U.S.A.

- NOTES:
1. Azimuths and coordinates are referred to Government Survey Triangulation Station "WAIMANALO RIDGE" Δ
  2. Denotes no vehicle access permitted



No	REVISION	APPROVED	DATE
3	Parcel 1 ownership has been changed.	<i>Mun</i>	3-24-14
2	35 ft. building setback line deleted per memo HWY-DS 2.5481 dated 2/19/14.	<i>L. Wu</i>	2-28-14
1	Project No. corrected to NH-072-1(53). Lot 171-B changed to Parcel 1.	<i>Mun</i>	1-29-11

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HIGHWAYS DIVISION

**RIGHT OF WAY MAP**  
**KALANIANOLE HIGHWAY**  
PROJECT NO. NH-072-1(53)  
MAP SHOWING PARCELS

AT WAIMANALO, KOOLAUPOKO, OAHU, HAWAII

HONOLULU, HAWAII  
JANUARY 3, 2011

APPROVED: *C.H. Jones*

FOR ADMINISTRATOR, HIGHWAY DIVISION

SCALE: 1" = 30 FT.

10' x 15" = 1.0 Sq. Ft.  
January 3, 2011