

State of Hawai'i  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of State Parks  
Honolulu, Hawai'i

July 24, 2020

Board of and Natural Resources  
State of Hawai'i  
Honolulu, Hawai'i

Kaua'i

Forfeiture of General Lease No. SP-0144, Bradley and Margret Soria, Lessee, Recreation Residence Lot 71 of Waimea (Kona), Island of Kaua'i, Hawai'i, Tax Map Key: (4) 1-4-004:062.

APPLICANT:

Forfeiture of General Lease No. SP-0144, Bradley and Margaret Soria, Lessee.

LEGAL REFERENCE:

Section 171-39, Hawai'i Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated at Kōke'e State Park, Waimea (Kona), Kaua'i, Hawai'i, Tax Map Key: (4) 1-4-004:062 as shown on the attached map **Exhibit A**.

AREA:

Existing site is approximately .53 acres, more or less.

ZONING:

State Land Use District:	Conservation
County of Kaua'i LUO:	P-1

TRUST LAND STATUS:

Section 5(b) lands of Hawai'i Admission Act  
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: NO

CHARACTER OF USE:

Recreation Residence encumbered by Governor's Executive Order No. 2209

TERM OF LEASE:

20 years, commencing on January 1, 2009 and expiring on December 31, 2028.

ANNUAL RENT:

\$4,500.00 per annum

BACKGROUND:

Early in 2019, Parks staff conducted a partial inventory of the recreational cabins in Kōkeʻe and noted a number of issues with the subject property at Lot 71. Specifically, the condition of the improvements, the grounds, and the presence of trash and abandoned vehicles, the presence of animals and signs of continuous occupancy exceeding ninety (90) consecutive days. A second notice was mailed in October 2019 referencing the same issues above. After months of discussions with Bradley Soria, on February 11, 2020, Bradley Soria contacted State Parks to surrender his lease due to health issues. He handed the cabin key to Kauaʻi Superintendent, David Tsuchiya on February 22, 2020.

Below is the breakdown of the outstanding balance:

RENT: The Lessee has a rental balance due of \$750.00 which covers from January 1, 2020 through February 29, 2020. In addition, \$3.00 is due for water from January 1, 2020 through February 29, 2020. See **Exhibit B**.

REAL PROPERTY TAXES: State Parks received a statement from the County of Kauaʻi for real property taxes for TMK: (4) 1-4-004:062; Lot 71 in the amount of \$310.77 for Bradley Soria. See **Exhibit C**.

RECOMMENDATION: That the Board:

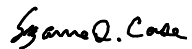
1. Authorize the cancellation of General Lease No. SP-0144 in the manner specified by law;
2. Terminate the lease and all rights of Lessee and all obligations of the Lessor effective immediately, provided that any and all obligations of the Lessee which have accrued up to said effective date or which are stated in the lease to survive termination shall endure past such termination date until duly fulfilled, and further provided that Lessor reserves all other rights and claims allowed by law; and
3. Authorize the Department of the Attorney General, the Department of Land and Natural Resources, or their agents to collect all monies due the State of Hawaiʻi under General Lease No. SP-0144 and to pursue all other rights and remedies as appropriate.

Respectfully submitted,



CURT A. COTTRELL  
Administrator  
Division of State Parks

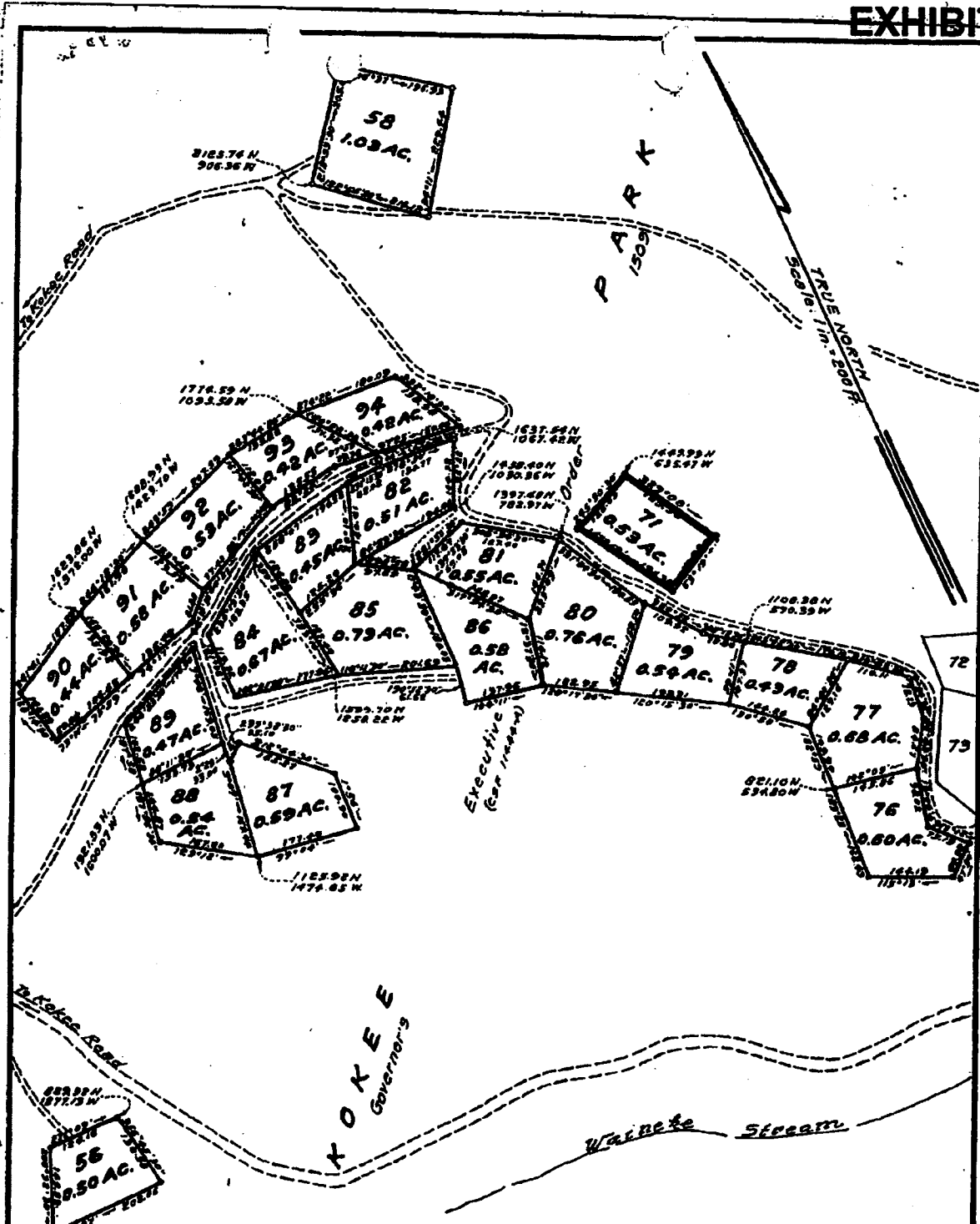
APPROVED FOR SUBMITTAL:



SUZANNE D. CASE  
Chairperson  
Board of Land and Natural Resources

ATTACHMENTS:

Exhibit A – Location  
Exhibit B – DLNR Rent Statement  
Exhibit C – Real Property Tax Statement



**KOKEE CAMP SITE LOTS**  
**LOTS 56, 58, 71, 76, 77, 78, 79, 80, 81, 82, 83,**  
**84, 85, 86, 87, 88, 89, 90, 91, 92, 93 AND 94**  
 Waimea, (Kona) Kauai, Hawaii.

Scale: 1 inch = 200 feet

JOB # 3626  
 C. BK

All corners marked with pipes  
 Coordinates referred to KOKEE &

TAX MAP 1-4-04  
 KAUAI FILE  
 FOLDER 3

Sheet 7 of 7 Sheets

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

A.T. Nov. 2, 1966

# EXHIBIT B

## DEPARTMENT OF LAND AND NATURAL RESOURCES



FISCAL OFFICE  
P.O. BOX 621 HONOLULU,  
HAWAII 96809-0621  
(808) 587-0353

DOCUMENT NUMBER

sp0144

DATE: 06/12/2020

TOTAL DUE: \$4,504.50

PLEASE DISREGARD THIS BILL IF PAYMENT HAS  
BEEN MADE

BRADLEY AND MARGARET SORIA  
P.O. BOX 843  
HANAPEPE, HI 96716

AMOUNT PAID: \_\_\_\_\_

PLEASE DETACH AND RETURN ABOVE PORTION WITH YOUR PAYMENT FOR PROPER CREDIT

Date	Description	Charges	Payments	Balance
	<b>Balance Forward</b>			-4.50
01/01/2020	1301 RENTALS,RECREATION AREAS (01/2020-12/2020)	3,600.00	0.00	3,595.50
01/01/2020	1421 FEES FOR SALE OF WATER (01/2020-03/2020)	4.50	0.00	3,600.00
01/01/2020	1725 RENT - RECREATION AREAS (01/2020-12/2020)	900.00	0.00	4,500.00
04/01/2020	1421 FEES FOR SALE OF WATER (04/2020-06/2020)	4.50	0.00	4,504.50

Please Make Check Payable To: "Land & Natural Resources"

PAST DUE AMOUNTS MAY BE SUBJECT TO A 1% PER MONTH FINANCE CHARGE AND A LATE FEE.

DOCUMENT  
NUMBER

sp0144

*Please excuse the delay in billing, we are currently transitioning to a new accounting system. Each charge represents the allocation of your lease payment. If your invoice contains what you believe to be a discrepancy, please notify us through email at [dlnr.landtenant@hawaii.gov](mailto:dlnr.landtenant@hawaii.gov) for our review. Thank you.*



**COUNTY OF KAUAI**  
**REAL PROPERTY TAX COLLECTION**  
 4444 RICE ST STE 463  
 LIHUE HI 96766  
 PHONE: (808) 241-4272  
 Website: www.kauaipropertytax.com  
 Online: www.kauai.gov/paypropertytax

**KAUAI**  
**REAL PROPERTY TAX BILL**



RP 4-1-4-004-062-0000-002  
**SORIA, BRADLEY**  
 PO BOX 843  
 HANAPEPE HI 96716

PAGE 1 OF 1

KEEP THIS PORTION FOR YOUR RECORDS  
 IMPORTANT INFORMATION ON REVERSE SIDE

TAX MAP KEY / PARCEL ID	PAYMENT DUE DATE	PRIOR YEAR(S)	CURRENT YEAR	TOTAL	AMOUNT DUE NOW
RP 4-1-4-004-062-0000-002	06/30/2020	\$0.00	\$310.77	\$310.77	\$310.77

DESCRIPTION	YEAR/ CYCLE	TAX DUE DATE	TAX	PENALTY	INTEREST	OTHER	TOTAL
REAL PROPERTY	2019 - 2	02/20/2020	271.65	27.17	11.95	0.00	310.77
			271.65	27.17	11.95	0.00	310.77
REAL PROPERTY TOTAL:			271.65	27.17	11.95	0.00	310.77

**PROPERTY OWNER:**  
 STATE OF HAWAII

**PROPERTY ADDRESS:**  
 LOT 71 KOKEE LOTS  
 WAIMEA 96796



**COUNTY OF KAUAI**  
**REAL PROPERTY TAX COLLECTION**  
 4444 RICE ST STE 463  
 LIHUE HI 96766

**REAL PROPERTY TAX BILL KAUAI**  
 Make checks payable to: **Director of Finance**  
 Please make check payable for real property taxes only  
 Note address change on reverse side

06/10/2020

TAX MAP KEY / PARCEL ID	PAYMENT DUE DATE	PRIOR YEAR(S)	CURRENT YEAR	TOTAL	AMOUNT DUE NOW
RP 4-1-4-004-062-0000-002	06/30/2020	\$0.00	\$310.77	\$310.77	\$310.77



AMOUNT PAID

\$

**SORIA, BRADLEY**  
 PO BOX 843  
 HANAPEPE HI 96716



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