

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

October 23, 2020

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

Oahu

Annual Renewal of Revocable Permits on the Island of Oahu. See Exhibit 2 for list of Revocable Permits.

HRS CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

In accordance with the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on March 3, 2020, the subject action is exempt from the preparation of an environmental assessment pursuant to Exemption Class 1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing." See Exhibit 1 attached.

BACKGROUND:

At the end of each calendar year, Land Division reviews its list of current revocable permits issued statewide and determines which ones to recommend to the Board of Land and Natural Resources (Board) for renewal for the upcoming year. Generally, those revocable permits in good standing will be recommended for renewal, unless the Board has approved a different disposition for the land covered by a particular permit.

In the past, staff brought all revocable permits to the Board for renewal in one submittal. At its meeting on December 11, 2015, under Agenda Item D-14, as amended, the Board directed staff to submit revocable permit renewals by county over four meetings, with an explanation of why a revocable permit is the appropriate disposition and how the rent was set. At its meeting on June 24, 2016, under Agenda Item D-7, the Board further approved the recommendations of the Department of Land and Natural Resources Revocable Permit Task Force, as amended, requesting all divisions notate any non-

compliance issues and pending litigation in the renewal template. In accordance with these directives, staff is submitting the Oahu revocable permits, including the additional information the Board requested.

REMARKS:

The list of revocable permits for Oahu that staff recommends be renewed for 2021 is attached as Exhibit 2. The exhibit is in the table format with information that includes revocable permit number, permittee names, tax map keys, land trust status, original commencement date of the permit, character of use, land area, annual rent, method by which staff set the rent and the rationale behind the issuance of a revocable permit. Another version of this table is attached as Exhibit 3 and highlights changes to the comments on the permits and comments that have occurred since the last Board action on the approval of Oahu revocable permits on August 23, 2019, under agenda Item D-5. A general location map of the revocable permits to be renewed is attached as Exhibit 4.

RP 7915 (Resort Trust Hawaii, LLC) and RP 7570 (Hawaii Motorsports Assn. Inc.) have some complex issues the Oahu District Land Office will bring to the Board separately from this renewal.

2016-2018

At its meeting on August 26, 2016, under Agenda Item D-11, the Board approved interim rents for the annual renewal of the revocable permits on Oahu for calendar year 2017.

Staff procured a contract with James Hallstrom of The Hallstrom Group/CBRE, Inc. (Appraiser) for appraisal services to assist in valuing the rent to charge for the use of State lands underlying revocable permits statewide as of January 1, 2018, and ground rent discounts for tenancy and use restriction, if any, for 31 of the 63 Oahu revocable permits. The Portfolio Appraisal Report (PAR) was completed on January 15, 2018.

2019

The Appraiser recommended increasing 2019's rents by 2-3%, depending upon demand for the properties, over those indicated in the PAR. Staff thereafter recommended setting the 2019 Oahu revocable permit annual rents by the following categories:

- Category A: Revocable permits (RPs) valued by the PAR indicating an increase in the annual rent. Staff recommended increasing the 2018 Indicated Annual Market Rent by 10% for 2019.

- Category B: RPs valued by the PAR indicating a decrease in the annual rent. Staff recommended increasing the annual rent by 3% over the PAR's Indicated Annual Market Rent.
- Category C: RPs not valued by the PAR: Staff recommended increasing the 2019 annual rent by 3% over 2018's annual rent.
- Category D: RPs where the PAR's Indicated Annual Market Rent increased by less than 10% over 2018's annual rent. Staff recommended a 3% increase.
- Category E: For Special cases, regardless of whether included in the PAR or otherwise. Staff's recommendations for this category were discussed further in the 2018 submittal.

With respect to the revocable permits in Category A, the Indicated Annual Market Rents from the PAR increased from a low of 7% to a high of 1,000%. Staff felt that immediately implementing these rents would cause some permittees to cancel their permits, resulting not only in the loss of revenue, but also forcing the Division to expend resources to maintain these lands. Staff viewed the 10% annual increases for these permits as a means for the Division to achieve rents closer to market over a short period of time, without causing a major disruption to the occupancy of and revenue generated from these lands.

## 2020

For 2020, staff continued efforts to bring RP rents in line with market rates, or to rents following the Board's minimum rents policy where applicable. Thus, based upon Appraiser's 2018 opinion that the escalation factor would be 2-3% over PAR per year, staff recommended increasing 2020 rents by 3-10% over 2019 rents, or when applicable, staff followed the minimum rent policy of at least \$480 per year. Staff segregated the RP's into the following types to set annual RP rents for 2020.

- (Type 1): Where the RP was valued by PAR and the rent has since been brought to market rates, the 2020 rent was increased by 3% over the 2019 rent.
- (Type 2): Where the RP was valued by PAR but the rent remained below market rates, the rent was increased by 3-10% over the 2019 rents, with the anticipation that rents would continue to increase per annum, until market rents are achieved. Some RPs warranted increases larger than 10% and those were designated as Type 5 RPs (Special circumstances)
- (Type 3): Where the RP was not valued by PAR and the 2019 rent was under \$480 per annum, the 2020 rent was increased to \$480 per annum per the Board's minimum rent policy. If permittee was a government entity, no rent was charged.



- (Type 4): Where the RP was not valued by PAR and the RP rent was already at or exceeded the minimum rent policy of \$480 per annum, the 2020 rent was increased by 3% over the 2019 rent.
- (Type 5): RPs in this category involved special circumstances and did not fit within Types 1-4 above. They were discussed individually in the Board action of August 23, 2019, under agenda Item D-5, Ex 2.

2021

Staff is recommending no rent increases for 2021 due to the economic downturn associated with the COVID-19 pandemic but anticipates recommending increases in future years and therefore has retained the “Type” classification in Exhibit 2.

The following State and City & County of Honolulu agencies were consulted on this action with the results indicated:

Agency	Comment
Division of Forest and Wildlife	No comment
Office of Conservation and Coastal Lands	No comment
State Parks	No response by suspense date
Historic Preservation	No response by suspense date
Engineering	No comment
Oahu District Land Office	No objections
Commission on Water Resource Management	No response by suspense date
Division of Conservation and Resources Enforcement	No comment
Department of Hawaiian Homelands	No response by suspense date
Department of Agriculture	No comment
Agribusiness Development Corporation	No objections
Office of Hawaiian Affairs	No response by suspense date
C&C Department of Planning and Permitting	No comment
C&C Department of Facility Maintenance	No response by suspense date



Agency	Comment
C&C Department of Parks and Recreation	No Comment
Board of Water Supply	No response by suspense date

Since the last renewal of the Oahu revocable permits on August 23, 2019, the following permits have been cancelled:

RP#	Permittee	Area (ac.)	TMK: (1)	Monthly Rent	Cancelled on	Use	Remarks
5762	Lima, Samuel & Catherine	1.247	8-5-004:034, 043, 044	480.00	October 2020	Pasture & Access	Samuel Lima passed away. Catherine and daughter to seek new permit.
7743	People & Pet Park	1.461	3-1-042:012	Gratis	January 2020	Dog Park	Converted to lease GL6147
7854	Lucero, Gary	0.28	9-4-049:062	1,305.58	April 2020	Storage	Permittee passed
7855	Kamaka, Sr., Jonathan Kaholokai	0.031	9-4-049:062	1,459.00	No later than 12/31/20	Storage	Staff needs to locate this person and conduct site visit.

**RECOMMENDATION:**

That the Board:

1. Declare that, after considering the potential effect of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, Hawaii Administrative Rules, this project will probably have a minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
2. Approve the continuation of the revocable permits listed in Exhibit 2 on a month to month basis for another one-year period through December 31, 2021 except for permits that are in arrears of rental payment for more the 60 days and / or have been approved for forfeiture by a separate Board action. Permits in arrears of rental for 60 days or more and / or approved by the Board for forfeiture shall not be renewed; and
3. Reserve and delegate to the Chairperson the right and authority at any time to review and adjust the rental charges for any of the revocable permits listed in Exhibit 2 any time

from and after January 1, 2021, where such adjustments will best serve the interests of the State.

Respectfully Submitted,

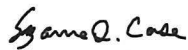


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Michael Ferreira  
Land Agent V

APPROVED FOR SUBMITTAL:

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Suzanne D. Case, Chairperson

# EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR.

Project Title: Annual Renewal of Revocable Permits on the Island of Oahu.

Project / Reference No.: Not applicable.

Project Location: Various locations on the Island of Oahu.

Project Description: Renew existing revocable permits for a term of one year.

Chap. 343 Trigger(s): Use of State Land.

Exemption Class No.: In accordance with the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on March 3 2020, the subject request for issuance for right-of-entry is exempt from the preparation of an environmental assessment pursuant to Exemption Class 1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing." Item 45: "Permits, licenses, registrations, and rights of entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing."

The annual renewal of existing revocable permits on State lands involves the continuation of existing uses on the lands. No change in use is authorized by the renewal.

Cumulative Impact of Planned Successive Actions in Same Place Significant? No, the requested locations have been used for same uses since the permits were granted.

Action May Have Significant Impact on Particularly Sensitive Environment? No.

Analysis: The request pertains to renewing the revocable permits for Oahu. Staff believes that the request would involve negligible or no expansion or change in use of the subject location beyond that previously existing.

Consulted Parties Agencies listed in submittal.

**EXHIBIT 1**



# **EXEMPTION NOTIFICATION**

Recommendation:

That the Board find this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

**EXHIBIT 1**

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
OAHU											
rp3954	5	AMERICAN LEGION DEPT OF HAWAII	(1) 2-3-034:001-0000	5(a)	10/11/1966	American Legion clubhouse	0.181	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was set at \$480 and 2020 rent was the same.</li> <li>•The organization is a 501 (c)(19), and is not eligible for a direct lease under HRS 171-43, which requires 501 (c)(1) or 501 (c)(3) status. staff does not expect the permittee can transform its organization to a 501(c)(1) or (3) soon, though staff understands the permittee is working toward the goal. Staff has no objection to keep this permit until the appropriate time, in view of the services provided by the organization to the veteran community.</li> </ul>
rp5408	4	MULLER, C. MICHAEL	(1) 4-4-001:011-A	5(b)	9/1/1977	Pier/Dock	0.016	\$ 804.00	\$ 804.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year and 2020 rent was increased 3% over 2019.</li> <li>•At its meeting on 1/13/17, under agenda item D-14, the Board approved the grant of a term, non-exclusive easement to permittee. On April 12, 2019, item D-8, the Board approved additional easement area. Still pending are legal description and map of the easement area to be provided by permittee, and legislative resolution required under Section 171-53(c), HRS. staff recommends renewal of the subject RP.</li> </ul>
rp5557	2	YAMASHIRO, INC., ED	(1) 1-2-021:042-0000	5(b)	5/1/1978	Storage of trucks, trailers, and construction equipment	0.964	\$ 43,794.96	\$ 43,794.96	\$ 43,260.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•No access to parcel from public road.</li> </ul>

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of revenue, amount per event. Some 2020-21 rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp5563	3	CITY & COUNTY OF HONOLULU	(1) 9-2-005:014-0001	5(b)	3/4/1978	Radio communication	0	\$ -	\$ -		<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•Permittee is a governmental entity. Legal Access to the subject site needs to be verified.</li> <li>• Zoned conservation - SPA 03-29 &amp; 13-58 on file with OCCL</li> </ul>
rp6331	5	AOAO KAUAHALE BEACH COVE	(1) 4-5-003:002-A	5(b)	4/1/1986	Pier/Dock	0.147	\$ 2,526.00	\$ 2,526.00	\$ 2,318.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•Staff managed to get in touch with the property manager of AOAO on August 20, 2020. Situation was explained to the property manager and she would relay to the AOAO on a decision to convert RP to easement. Staff recommends renewal of the subject RP.</li> <li>•CDUP OA-600 on file with OCCL.</li> </ul>
rp7018	4	GRANDE, THOMAS R.	(1) 4-1-010:016-0000	5(b)	8/1/1996	Landscaping	0.21	\$ 688.92	\$ 688.92		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent increased 3% over 2019.</li> <li>•No access to property from public road. Annual rental makes selling the lease at public auction impracticable.</li> </ul>
rp7188	2	DOONWOOD ENGINEERING, INC.	(1) 1-2-021:044-0000	5(b)	11/1/1999	Base yard for storage of engineering equipment	0.037	\$ 7,626.00	\$ 7,626.00	\$ 9,662.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•No access to parcel from public road and lack of infrastructure.</li> </ul>



Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7242	2	LULUKU BANANA GROWERS COOP	(1) 4-2-010:001-0000	Acq. after 8/59	9/1/2000	Cultivation of banana	190	\$ 9,765.96	\$ 9,765.96	\$ 28,500.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•Usable acreage well below the 190-acre permit area. Much of permit area slope, road, or highly vegetated.</li> <li>•ODLO to work with DOFAW on the long term planning for the permit area in conjunction with the adjoining forest reserve.</li> <li>•Zoned agriculture, conservation - OA:616; 1748; 2143; &amp; 3611 on file with OCCL</li> </ul>
rp7367	1	AOAO OF KEMOO BY THE LAKE	(1) 7-3-012:011-0000	5(b)	4/1/2004	Residential parking	0.39	\$ 1,952.04	\$ 1,952.04	\$ 1,840.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•Federal covenants placed on the property limit its use to parking. Staff will look into a public auction. In May 2020, the AOAO submitted an application seeking a direct lease of the land. However, staff needs to verify AOAO's non-profit status.</li> </ul>
rp7470	2	JSR EQUIPMENT, INC.	(1) 1-2-021:036-0000	5(b)	1/1/2010	Base yard, office, and storage	1.424	\$ 48,981.00	\$ 48,981.00	\$ 52,743.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•There is no access to the parcel from public road.</li> </ul>
rp7477	3	YANAGIHARA, RAYMOND T.	(1) 4-5-006-039-0000	5(b)	1/1/2010	Home gardening	0.077	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•Parcel is located on Kaneohe Bay with no access from public road.</li> </ul>

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of revenue, amount per event. Some 2020-21 rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7478	3	DE MAURO, JOSEPH	(1) 9-4-010:100-0000	5(b)	1/1/2010	Cultivation of banana	0.413	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•No access to parcel from public road.</li> </ul>
rp7489	4	HAWAIIAN ELECTRIC CO INC	(1) 9-2-005:014-0001	5(b)	1/1/2010	Microwave communication station	0	\$ 12,308.04	\$ 12,308.04		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019.</li> <li>•RP covers only a portion of the parcel. Legal access to the site needs to be verified.</li> <li>•Zoned conservation - SPA 03-29 &amp; 13-58 on file with OCCL</li> </ul>
rp7501	3	CANSIBOG, ROBERTA	(1) 8-7-001:033-0000	5(b)	1/1/2010	Maintenance and parking of boat trailer	0.424	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•Part of the parcel is prone to intermittent flooding.</li> </ul>
rp7514	1	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:046-0000	5(b)	1/1/2010	Unloading of laundry, storage of bins	0.047	\$ 1,674.96	\$ 1,674.96	\$ 1,579.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR, plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•No access to parcel from public road.</li> </ul>
rp7517	2	OLOMANA GOLF LINKS, INC.	(1) 4-1-013:012-0000	5(b)	10/1/2010	Golf course nursery operations	4.77	\$ 12,213.96	\$ 12,213.96	\$ 23,460.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•This parcel is located between Kalaniana'ole Hwy. and Olomana Golf Course. Staff will sell a lease at public auction upon the expiration of gl4095 underlying the golf course.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7520	3	MIZUTA, ROBIN T.	(1) 4-1-010:049-0000	5(b)	2/1/2010	Landscaping and access to private property	0.2	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•The parcel sits between a public road and permittee's property and provides access to permittee's property as well as other private land owners. A long-term disposition of the parcel or sale as a remnant is impracticable due to the access requirements of the other private property owners.</li> </ul>
rp7560	5	MOUNT WILSON FM BROADCASTERS, INC.	(1) 3-6-004:026-0000	5(b)	7/1/2010	FM radio transmission facility	0.079	\$ 122,595.00	\$ 122,595.00	\$ 41,400.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased by 3% over 2019. Permittee has taken a sandwich position on the site and collects additional revenue from the other users of the site, accordingly following CBRE's escalation opinion, a rent increase was justified in the prior year.</li> <li>•Land Div. manages parcel for DOFAW. Set aside to DOFAW pursuant to EO 4409.</li> <li>•Zoned conservation - OA 139 on file with OCCL</li> </ul>



Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of revenue, amount per event. Some 2020-21 rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7561	1	HONOLULU POLO CLUB, INC.	(1) 4-1-009:262-0000	5(b)	11/1/2010	Polo field and youth athletic programs	34.5	\$ 8,142.00	\$ 8,142.00	\$ 7,675.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to 2018 PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•ODLO staff is in communication with permittee about a long-term direct lease. The most recent communication occurred in May 2019.</li> </ul>
rp7566	5	HILTON HAWAIIAN VILLAGE, LLC, JOINT VENTURE	(1) 2-6-008:029-0000	5(a)	3/4/2010	Pier/Dock	0.09	\$ 494,348.40	\$ 494,348.40		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased by 3% over 2019. Per RP executed March 4, 2010 the rent is set at a base rent or \$1.50 per passenger, whichever is greater.</li> <li>•At its meeting on 10/27/17, under agenda item D-8, the Board agreed to keep the revocable permit in place for this property due to questions over the ownership of the improvements.</li> <li>•Zoned conservation - pier built in 1958, which is prior to the rules taking effect and therefore is a permitted nonconforming use pursuant to Hawaii Revised Statutes Section 183C-5</li> </ul>

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of revenue, amount per event. Some 2020-21 rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7579	4	AUWAIOLIMU CONGREGATIONAL CHURCH	(1) 2-2-14:17,26	5(b)	6/1/2010	Church	0.199	\$ 570.96	\$ 570.96		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019.</li> <li>• Staff met with permittee on 5/9/18 about the steps necessary to receive a long-term direct lease. The permittee is seeking to obtain non-profit status and is working on completing the relevant paperwork. Staff is in communication with the permittee on the conversion.</li> </ul>
rp7587	3	KUNSTADTER, PETER	(1) 3-6-001:025-A	5(b)	5/1/2010	Pier/Dock	0.006	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•Staff has written to permittee about converting to a term easement, but has not received a response. Staff visited the property trying to establish contact with the permittee, but efforts have been unsuccessful. Staff will continue to attempt to contact permittee about converting the permit to a long-term disposition.</li> </ul>
rp7590	3	SAWINSKI, ROBERT G & RAY-JEN	(1) 4-6-022:026-A	5(b)	7/1/2010	Pier/Dock	0.004	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•Staff discussed conversion with the permittee. Permittee was not interested. Staff suggests keeping the present status of this RP.</li> </ul>

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of revenue, amount per event. Some 2020-21 rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7600	3	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending map from DAGS Survey.</li> </ul>
rp7601	3	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-8-001:054-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•At its meeting on 2/23/18, under agenda item D-10, the Board approved the issuance of perpetual, non-exclusive easement. HECO was reminded to provide map and description.</li> </ul>
rp7602	3	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-10, 4-1-25	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non-exclusive easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.</li> </ul>



Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7604	3	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:000-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non-exclusive easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.</li> </ul>
rp7605	3	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-013:022-0000	5(b)	5/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•At its meeting of 5/24/19, under agenda item D-7, the Board approved issuance of perpetual non-exclusive easement for utility purposes to replace the subject RP. Pending the DAGS Survey Division to provide the easement map.</li> </ul>
rp7606	3	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending the map from DAGS Survey.</li> </ul>

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7607	3	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-9-006:6, 26	5(b)	6/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non-exclusive easement for utility purposes to replace the subject RP. Pending HECO to provide the map and legal description of the easement area.</li> <li>•Zoned agriculture, conservation - OA-2807 on file with OCCL</li> </ul>
rp7643	1	SAVIO KC OPERATING COMPANY	(1) 2-3-018:045-0000	5(b)	1/1/2011	Parking for Commercial Building	0.045	\$ 8,148.00	\$ 8,148.00	\$ 7,680.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•Substandard parcel size.</li> </ul>
rp7688	4	ROSLINDALE, INC.	(1) 7-3-012:011-0000	5(b)	6/1/2011	Parking for Commercial Building	0.117	\$ 585.96	\$ 585.96		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019.</li> <li>•Federal covenants placed on the property limit its use to parking. Staff will evaluate whether sale of the lease at public auction is possible for this parcel. The presence of this RP helped eliminate the problem of unauthorized activities. Staff suggests keeping the present status of this RP.</li> </ul>

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of revenue, amount per event. Some 2020-21 rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7714	1	FUKUSHIMA, RALPH	(1) 4-1-013:011-0000	5(b)	7/1/2011	Pasture	56.35	\$ 7,171.92	\$ 7,171.92	\$ 6,760.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90. Pending the DAGS Survey Division to provide the set aside map.</li> <li>•Zoned agriculture, conservation, urban - OA 1871 on file with OCCL</li> </ul>
rp7717	3	RAPOZA, GEORGE, JUNE, WESLEY & DESIREE	(1) 6-8-002:017-0000	Acq. after 8/59	8/1/2011	Pasture	32.05	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to \$480 following the minimum rent policy.</li> <li>•Parcel is landlocked. DOFAW is interested in having the property set aside.</li> </ul>
rp7725	1	PESTANA CORP. DBA BOB'S EQUIPMENT	(1) 1-2-021:040-0000	5(b)	8/1/2011	Base yard, including sales and rental of construction equipment	1.102	\$ 47,997.96	\$ 47,997.96	\$ 45,243.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>• No access to parcel from public road.</li> </ul>
rp7748	2	ROBERT'S CENTRAL LAUPAHOEHOE INC.	(1) 1-2-021:041-0000	5(b)	9/1/2011	Parking of buses	1.745	\$ 57,510.96	\$ 57,510.96	\$ 70,110.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•No access to parcel from public road.</li> </ul>



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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7782	2	CARRILLO, ANTONE	(1) 8-7-001:029-0000	Acq. after 8/59	9/1/2011	Residential	0.4	\$ 9,903.96	\$ 9,903.96	\$ 23,400.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019.</li> <li>•The subject parcel was leased to Antone Pereira from 1947 [GL3197] until the lease expired in 1968. Mr. Pereira became permit holder [RP 5273] until his death in 1989, and then his wife became the permittee [RP6691]. Mrs. Pereira died in 2004 and her grandson is now the permittee. ODLO does not recommend transferring the subject parcel to another government agency, cancelling the RP, or auctioning a long term lease.</li> </ul>
rp7832	1	PRECAST, INC. AND RAYLYNN REBAR, LLC	(1) 1-2-021:045-0000	5(b)	8/1/2013	Storage of finished precast concrete products	0.97	\$ 31,041.96	\$ 31,041.96	\$ 29,200.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.</li> </ul>
rp7835	1	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	(1) 1-2-021:037-0000	5(b)	8/1/2013	Storage, parking, roadway and office	0.674	\$ 19,155.96	\$ 19,155.96	\$ 18,056.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•No access to parcel from public road, parking use.</li> </ul>
rp7851	2	HINES, JACOB KALEO	(1) 4-1-018:050-0000	5(b)	2/1/2015	Residential	0.8	\$ 7,590.00	\$ 7,590.00	\$ 10,303.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019.</li> <li>•Substandard lot size.</li> </ul>



Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7853	2	LUM, ERNEST	(1) 9-4-049:062-0000	5(a)	3/1/2017	Storage for general contractor	0.625	\$ 35,340.00	\$ 35,340.00	\$ 39,567.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019.</li> <li>•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.</li> </ul>
rp7856	2	KAI CONSTRUCTION HAWAII, INC.	(1) 9-4-049:062-0000	5(a)	3/1/2017	Office and storage for general contractor	0.031	\$ 17,508.00	\$ 17,508.00	\$ 19,116.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.</li> </ul>
rp7857	2	WISNIEWSKI, JOHN	(1) 9-4-09:062-0000	5(a)	3/1/2017	Auto glass replacement business	0.032	\$ 17,773.92	\$ 17,773.92	\$ 20,790.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.</li> </ul>

Note: Permits showing "0" annual rent may be gratis, or subject to a non-fixed rental amount, e.g. % of revenue, amount per event. Some 2020-21 rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7858	2	TACHIBANA PAINTING LLC	(1) 9-4-049:062-0000	5(a)	3/1/2017	Office and storage for painting contractor	0.31	\$ 20,280.00	\$ 20,280.00	\$ 19,116.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.</li> </ul>
rp7859	2	WISNIEWSKI, JOHN	(1) 9-4-049:062-0000	5(a)	11//2017	Auto glass replacement business	0.017	\$ 10,254.00	\$ 10,254.00	\$ 11,269.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased 10% over 2019.</li> <li>•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.</li> </ul>
rp7860	2	ALFONSO, VIDAL	(1) 9-4-049:062-0000	5(a)	3/1/2017	Auto body shop	0.031	\$ 17,508.00	\$ 17,508.00	\$ 20,412.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019.</li> <li>•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.</li> </ul>
rp7883	5	HIGGINS, ROLAND AND DARALYNN	(1) 3-8-004:080, 056	5(b)	9/1/2018	Residence purposes	0.187	\$ 3,992.88	\$ 3,992.88		<ul style="list-style-type: none"> <li>• 2019 rent was set by the Board at its meeting on June 22, 2018, under agenda item D-7. Per Board instruction 2020 rent shall remain unchanged until a long term disposition can be decided, notwithstanding the indicated annual market rent.</li> <li>•No access from public road.</li> </ul>

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7893	1	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:045-0000	5(b)	11/1/2016	Employee parking	3.53	\$ 36,889.92	\$ 36,889.92	\$ 34,772.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•Irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.</li> </ul>
rp7896	4	PU'A FOUNDATION AND HUI MAHI'AI	(1) 4-1-008:por 072, 075	5(b)	11/1/2016	Community farming	7.613	\$ 516.96	\$ 516.96		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019.</li> <li>•Site is not a legally subdivided lot and lacks proper legal access. The revocable permit is meant to be in place until a direct lease can be issued.</li> </ul>
rp7898	1	AOAO 1942/1946 PAUOA ROAD, INC.	(1) 2-2-010:021-0000	5(b)	1/1/2017	Residential parking	0.053	\$ 1,941.00	\$ 1,941.00	\$ 1,830.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•No access to parcel from public road.</li> </ul>
rp7899	2	NAKOA, MARY	(1) 8-6-002:005-0000	5(e)	3/1/2017	Horse paddock	6.407	\$ 2,880.96	\$ 2,880.96	\$ 2,716.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased to PAR plus 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•This irregularly shaped low-lying pasture sits adjacent to the Ma'ili'iili flood control channel. It is often exposed to water causing wet and muddy conditions due to inadequate drainage infrastructure.</li> </ul>



Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2020 Annual Rent	Proposed 2021 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7900	2	BENN, CO-TRUSTEES, ET AL, LIANA LAU AND CHARLES	(1) 2-2-010:021-0000	5(b)	1/11/2018	Residential parking	0.083	\$ 2,335.96	\$ 2,335.96	\$ 2,610.00	<ul style="list-style-type: none"> <li>•The 2019 rent is based on rent of an adjacent RP, which the Board previously approved as part of the 2018 Oahu RP renewal. 2020 rent was increased 10% over 2019.</li> <li>•No access to parcel from public road.</li> </ul>
rp7907	2	SUGARLAND FARMS, INC.	(1) 9-1-16:8, (1) 9-1-18:5	Acq. after 8/59	2/1/2018	Agriculture	131.7	\$ 23,578.92	\$ 23,578.92	\$ 32,934.00	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. 2020 rent was increased by 10% over 2019.</li> <li>•Potential for future development makes property unsuitable for long term agricultural lease.</li> </ul>
rp7910	4	TEXIERA, RICHARD R. AND KATHLEEN V.	(1) 4-1-013:022-0000	5(b)	3/27/2018	Pasture and stabling of horses	6.86	\$ 2,040.96	\$ 2,040.96		<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. 2020 rent was increased 3% over 2019.</li> <li>•At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to DOA per Act 90. Staff will continue to work with the DOA to complete the set aside. Pending the DAGS Survey Division to provide the set aside map.</li> </ul>



Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp3954	AMERICAN LEGION DEPT OF HAWAII	<ul style="list-style-type: none"> <li>•2019 rent was set at \$480. <del>Staff recommends</del> <u>and</u> 2020 rents of \$480 <u>rent was the same</u>.</li> <li>•The organization is a 501 (c)(19), and is therefore not eligible for a direct lease under HRS 171-43, which requires 501 (c)(1) or 501 (c)(3) status.</li> <li>•<del>Permittee provides</del> <u>staff does not expect the permittee can transform its organization to a 501(c)(1) or (3) soon, though staff understands the permittee is working toward the goal. Staff has no objection to keep this permit until the appropriate time, in view of the services provided by the organization</u> to the veteran community. <del>Staff recommends renewing the RP and that the Board adopt nominal rent (\$480) for this RP.</del></li> </ul>
rp5408	MULLER, C. MICHAEL	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del> <u>and 2020 rent by was increased</u> 3% over 2019's. <u>2019.</u></li> <li>•At its meeting on 1/13/17, under agenda item D-14, the Board approved the grant of a term, non-exclusive easement to permittee. On April 12, 2019, item D-8, the Board approved additional easement area. <del>DAGS Survey is checking with the surveyor hired by the permittee on a map discrepancy.</del> <u>Still pending are legal description and map of the easement area to be provided by permittee, and legislative resolution required under Section 171-53(c), HRS. staff recommends renewal of the subject RP.</u></li> </ul>
rp5557	YAMASHIRO, INC., ED	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. <del>Staff recommends increasing 2020's</del> <u>2020 rent by was increased</u> 10% over 2019's <del>to bring rents in line with market rents</del> <u>2019.</u></li> <li>•No access to parcel from public road.</li> </ul>
rp5563	CITY & COUNTY OF HONOLULU	<ul style="list-style-type: none"> <li>•Gratis.</li> <li>•Permittee is a governmental entity. Legal Access to the subject site needs to be verified.</li> <li>•Zoned conservation - SPA 03-29 &amp; 13-58 on file with OCCL</li> </ul>
rp5762	LIMA, SAMUEL & CATHERINE	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's rent to \$480, following the minimum rent policy.</li> <li>•<del>Parcels are irregularly shaped and provide access to permittee's landlocked kuleana lands.</del> At its meeting on 11/10/16, under agenda item D-13, the Board</li> </ul>

## EXHIBIT 3

Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
		approved the transfer of the subject parcel to the DOA per Act 90. Staff will continue to work with DOA to accomplish the set aside.
rp6331	AOAO KAUHALE BEACH COVE	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends 2020's rent be 2018's <u>was increased to</u> PAR increased <u>plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•Staff has not had success in contacting <u>managed to get in touch with the property manager of</u> AOAO's Board <u>on August 20, 2020. Situation was explained to the property manager and she would relay to the AOAO on a decision to convert RP to easement. Staff recommends renewal of the subject RP. A follow up letter is being prepared for the AOAO regarding converting the RP to an easement.</u></li> <li>•CDUP OA-600 on file with OCCL.</li> </ul>
rp7018	GRANDE, THOMAS R.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>increased</u> 3% over 2019's <u>2019</u>.</li> <li>•No access to property from public road. Annual rental makes selling the lease at public auction impracticable. The permittee withdrew his request to purchase the remnant, which was originally scheduled to go before the Board on May 11, 2018.</li> </ul>
rp7188	DOONWOOD ENGINEERING, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>•No access to parcel from public road and lack of infrastructure.</li> </ul>
rp7242	LULUKU BANANA GROWERS COOP	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>•Usable acreage well below the 190-acre permit area. Much of permit area slope, road, or highly vegetated.</li> <li>•ODLO to work with DOFAW on the long term planning for the permit area in conjunction with the adjoining forest reserve.</li> <li>•Zoned agriculture, conservation - OA:616; 1748; 2143; &amp; 3611 on file with OCCL</li> </ul>
rp7367	AOAO OF KEMOO BY THE LAKE	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends 2020's <u>2020</u> rent be 2018's PAR <u>was</u> increased <u>to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•Federal covenants placed on the property limit its use to parking. Staff will look</li> </ul>

## EXHIBIT 3



Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
		into a public auction. A letter is being prepared to the AOA regarding a possible conversion to a lease. <u>In May 2020, the AOA submitted an application seeking a direct lease of the land. However, staff needs to verify AOA's non-profit status.</u>
rp7470	JSR EQUIPMENT, INC.	<ul style="list-style-type: none"> <li>• 2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 10% over 2019's to bring rents in line with market rents <u>2019</u>.</li> <li>• There is no access to the parcel from public road.</li> </ul>
rp7477	YANAGIHARA, RAYMOND T.	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>• Parcel is located on Kaneohe Bay with no access from public road.</li> </ul>
rp7478	DE MAURO, JOSEPH	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>• No access to parcel from public road.</li> </ul>
rp7489	HAWAIIAN ELECTRIC CO INC	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 3% over 2019's. <u>2019</u>.</li> <li>• RP covers only a portion of the parcel. Legal access to the site needs to be verified.</li> <li>• Zoned conservation - SPA 03-29 &amp; 13-58 on file with OCCL</li> </ul>
rp7501	CANSIBOG, ROBERTA	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>• Part of the parcel is prone to intermittent flooding.</li> </ul>
rp7514	UNITED LAUNDRY SERVICES, INC.	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. Staff recommends 2020's <u>2020</u> rent be 2018's PAR <u>was increased to PAR, plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>• No access to parcel from public road.</li> </ul>
rp7517	OLOMANA GOLF LINKS, INC.	<ul style="list-style-type: none"> <li>• 2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>• This parcel is located between Kalaniana'ole Hwy. and Olomana Golf Course. Staff will sell a lease at public auction upon the expiration of gl4095 underlying the golf course.</li> </ul>

## EXHIBIT 3

Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7520	MIZUTA, ROBIN T.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>•The parcel sits between a public road and permittee's property and provides access to permittee's property as well as other private land owners. A long-term disposition of the parcel or sale as a remnant is impracticable due to the access requirements of the other private property owners.</li> </ul>
rp7560	MOUNT WILSON FM BROADCASTERS, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <u>was increased</u> by 3% <del>notwithstanding the Indicated Annual Market Rent over 2019</del>. Permittee has taken a sandwich position on the site and collects additional revenue from the other users of the site, accordingly following CBRE's escalation opinion, a rent increase <del>is</del><u>was</u> justified <u>in the prior year</u>.</li> <li>•Land Div. manages parcel for DOFAW. Set aside to DOFAW pursuant to EO 4409.</li> <li>•Zoned conservation - OA 139 on file with OCCL</li> </ul>
rp7561	HONOLULU POLO CLUB, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. <del>Staff recommends 2020's</del>2020 rent <del>be 2018's PAR</del><u>was increased to 2018 PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•ODLO staff is in communication with permittee about a long-term direct lease. The most recent communication occurred in May 2019.</li> </ul>
rp7566	HILTON HAWAIIAN VILLAGE, LLC, JOINT VENTURE	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <u>was increased</u> by 3% over <del>2019's</del>2019. Per RP executed March 4, 2010 the rent is set at a base rent or \$1.50 per passenger, whichever is greater.</li> <li>•At its meeting on 10/27/17, under agenda item D-8, the Board agreed to keep the revocable permit in place for this property due to questions over the ownership of the improvements.</li> <li>•Zoned conservation - pier built in 1958, winch is prior to the rules taking effect and therefore is a permitted nonconforming use pursuant to Hawaii Revised Statute<del>Statute</del> Section 183C-5</li> </ul>
rp7570	HAWAII MOTORSPORTS ASSN INC	<ul style="list-style-type: none"> <li>•<del>Staff recommends increasing 2020's rent by 3% over 2019's</del></li> <li>•<del>At its meeting on January 25, 2019, D-5, the Board authorized the issuance of a RFQ/RFP. LD and DOFAW have sent the bid packet to the AG for review.</del></li> </ul>
rp7579	AUWAIOLIMU CONGREGATIONAL CHURCH	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <del>by</del><u>was increased</u> 3% over <del>2019's</del>2019.</li> </ul>

## EXHIBIT 3



Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> <li>• Staff met with permittee on 5/9/18 about the steps necessary to receive a long-term direct lease. The permittee is seeking to obtain non-profit status and is working on completing the relevant paperwork. Staff is in communication with the permittee on the conversion.</li> </ul>
rp7587	KUNSTADTER, PETER	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>• Staff has written to permittee about converting to a term easement, but has not received a response. Staff visited the property trying to establish contact with the permittee, but efforts have been unsuccessful. Staff will continue to attempt to contact permittee about converting the permit to a long-term disposition.</li> </ul>
rp7590	SAWINSKI, ROBERT G & RAY-JEN	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>• Staff discussed conversion with the permittee. Permittee was not interested. Staff suggests keeping the present status of this RP.</li> </ul>
rp7600	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>• At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending map from DAGS Survey.</li> </ul>
rp7601	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>• At its meeting on 2/23/18, under agenda item D-10, the Board approved the issuance of perpetual, non-exclusive easement. HECO was reminded to provide map and description.</li> </ul>
rp7602	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. <del>Staff recommends increasing 2020's</del>2020 rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>• <del>Staff plans to submit a request for</del></li> <li>• <u>At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non-exclusive easement in September 2019 Board meeting for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.</u></li> </ul>

## EXHIBIT 3

Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7604	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>•<del>Staff plans to submit a request for</del></li> <li>•<u>At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non-exclusive easement in September 2019 Board meeting for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.</u></li> </ul>
rp7605	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>•<del>Staff is currently working with permittee and</del></li> <li>•<u>At its meeting of 5/24/19, under agenda item D-7, the Board approved issuance of perpetual non-exclusive easement for utility purposes to replace the subject RP. Pending the DAGS Survey on Division to provide the easement map discrepancies. Following the resolution of the map discrepancies, staff will procure an appraisal.</u></li> </ul>
rp7606	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>•At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending the map from DAGS Survey.</li> </ul>
rp7607	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> to \$480, following the minimum rent policy.</li> <li>•<del>Staff plans to submit a request for</del></li> <li>•<u>At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non-exclusive easement in September 2019 Board meeting for utility purposes to replace the subject RP. Pending HECO to provide the map and legal description of the easement area.</u></li> <li>•Zoned agriculture, conservation - OA-2807 on file with OCCL</li> </ul>
rp7643	SAVIO KC OPERATING COMPANY	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends 2020's <u>2020</u> rent <del>be 2018's PAR</del> <u>was increased to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•Substandard parcel size.</li> </ul>

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Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
rp7688	ROSLINDALE, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 3% over 2019.</li> <li>•Federal covenants placed on the property limit its use to parking. Staff will evaluate whether sale of the lease at public auction is possible for this parcel. The presence of this RP helped eliminate the problem of unauthorized activities. Staff suggests keeping the present status of this RP.</li> </ul>
rp7714	FUKUSHIMA, RALPH	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends 2020's <u>2020</u> rent be 2018's PAR <u>was</u> increased <u>to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90. Staff will continue working with <u>Pending</u> the DOA on <u>DAGS Survey Division to provide the</u> set aside <u>map</u>.</li> <li>•Zoned agriculture, conservation, urban - OA 1871 on file with OCCL</li> </ul>
rp7717	RAPOZA, GEORGE, JUNE, WESLEY & DESIREE	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> to \$480; following the minimum rent policy.</li> <li>•Parcel is landlocked. DOFAW is interested in having the property set aside.</li> </ul>
rp7725	PESTANA CORP. DBA BOB'S EQUIPMENT	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. Staff recommends 2020's <u>2020</u> rent be 2018's PAR <u>was</u> increased <u>to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>• No access to parcel from public road.</li> </ul>
rp7743	PEOPLE AND PET PARK, INC.	<ul style="list-style-type: none"> <li>•<del>Gratis.</del></li> <li>•<del>At its meeting on March 8, 2019, D-7, the Board approved the issuance of a direct lease for this non-profit entity. Staff is pending map from DAGS Survey.</del></li> </ul>
rp7748	ROBERT'S CENTRAL LAUPAHOEHOE INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>•No access to parcel from public road.</li> </ul>
rp7782	CARRILLO, ANTONE	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> by 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>•The subject parcel was leased to Antone Pereira from 1947 [GL3197] until the lease expired in 1968. Mr. Pereira became permit holder [RP 5273] until his death</li> </ul>

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Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
		in 1989, and then his wife became the permittee [RP6691]. Mrs. Pereira died in 2004 and her grandson is <u>now</u> the permittee. ODLO does not recommend transferring the subject parcel to another government agency, cancelling the RP, or auctioning a long term lease.
rp7832	PRECAST, INC. AND RAYLYNN REBAR, LLC	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. <del>Staff recommends 2020's</del>2020 rent <del>be 2018's PAR</del> <u>was</u> increased <u>to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.</li> </ul>
rp7835	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 3% over the previous year. <del>Staff recommends 2020's</del>2020 rent <del>be 2018's PAR</del> <u>was</u> increased <u>to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•No access to parcel from public road, parking use.</li> </ul>
rp7851	HINES, JACOB KALEO	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's2020 rent <u>was increased</u> by 10% over 2019's, notwithstanding the Indicated Annual Market Rent. <u>2019</u>.</li> <li>•Substandard lot size.</li> </ul>
rp7853	LUM, ERNEST	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's2020 rent <u>was increased</u> by 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. <del>Staff plans to return to</del> <u>AG recently approved</u> the Board <u>auction packet. Planning</u> for some amendments of the prior approval before putting up the public auction which is anticipated to happen around Dec 2019/Jan 2020. The renewal of the RP will give staff time to finalize the <u>of</u> master lease document <u>in 2021</u>.</li> </ul>
rp7854	LUCERO, GARY	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's rent by 10% over 2019's, notwithstanding the Indicated Annual Market Rent.</li> <li>•At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. Staff plans to return to the Board for some amendments of the prior approval before putting up the public auction which is</li> </ul>

## EXHIBIT 3



Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
		anticipated to happen around Dec 2019/Jan 2020. The renewal of the RP will give staff time to finalize the master lease document.
rp7855	KAMAKA, SR., JONATHAN KAHOLOKAI	<ul style="list-style-type: none"> <li>Staff is in communication with Permittee regarding the signing of the revocable permit. Subject premises was visited on August 12, 2019. Staff suggests using the same rate for RP 7856 which has the same permit area. Therefore, the 2020 rent should be \$17,508.00.</li> </ul>
rp7856	KAI CONSTRUCTION HAWAII, INC.	<ul style="list-style-type: none"> <li>2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. <del>Staff plans to return to</del> <u>AG recently approved</u> the Board <u>auction packet. Planning</u> for some amendments of the prior approval before putting up the public auction which is anticipated to happen around Dec 2019/Jan 2020. The renewal of the RP will give staff time to finalize the <del>of</del> master lease document <u>in 2021</u>.</li> </ul>
rp7857	WISNIEWSKI, JOHN	<ul style="list-style-type: none"> <li>2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. <del>Staff plans to return to</del> <u>AG recently approved</u> the Board <u>auction packet. Planning</u> for some amendments of the prior approval before putting up the public auction which is anticipated to happen around Dec 2019/Jan 2020. The renewal of the RP will give staff time to finalize the <del>of</del> master lease document <u>in 2021</u>.</li> </ul>
rp7858	TACHIBANA PAINTING LLC	<ul style="list-style-type: none"> <li>2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent by <u>was increased</u> 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. <del>Staff plans to return to</del> <u>AG recently approved</u> the Board <u>auction packet. Planning</u> for some amendments of the prior approval before putting up the public auction which is anticipated to happen</li> </ul>

## EXHIBIT 3

Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
		around Dec 2019/Jan 2020. The renewal of the RP will give staff time to finalize the <u>of</u> master lease document <u>in 2021</u> .
rp7859	WISNIEWSKI, JOHN	<ul style="list-style-type: none"> <li>• 2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>by was increased</u> 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>• At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. <del>Staff plans to return to</del> <u>AG recently approved</u> the Board <u>auction packet. Planning</u> for some amendments of the prior approval before putting up the public auction which is anticipated to happen around Dec 2019/Jan 2020. The renewal of the RP will give staff time to finalize the <u>of</u> master lease document <u>in 2021</u>.</li> </ul>
rp7860	ALFONSO, VIDAL	<ul style="list-style-type: none"> <li>• 2019 rent was increased 10% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>was increased</u> by 10% over 2019's, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>• At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. <del>Staff plans to return to</del> <u>AG recently approved</u> the Board <u>auction packet. Planning</u> for some amendments of the prior approval before putting up the public auction which is anticipated to happen around Dec 2019/Jan 2020. The renewal of the RP will give staff time to finalize the <u>of</u> master lease document <u>in 2021</u>.</li> </ul>
rp7883	HIGGINS, ROLAND AND DARALYNN	<ul style="list-style-type: none"> <li>• 2019 rent was set by the Board at its meeting on June 22, 2018, under agenda item D-7. Per Board instruction 2020's <u>2020</u> rent shall remain unchanged until a long term disposition can be decided, notwithstanding the indicated annual market rent.</li> <li>• No access from public road.</li> </ul>
rp7893	UNITED LAUNDRY SERVICES, INC.	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. <del>Staff recommends</del> 2020's <u>2020</u> rent <del>be</del> 2018's PAR <u>was increased to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>• Irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.</li> </ul>
rp7896	PU'A FOUNDATION AND HUI MAHI'AI	<ul style="list-style-type: none"> <li>• 2019 rent was increased 3% over the previous year. Staff recommends increasing 2020's <u>2020</u> rent <u>by was increased</u> 3% over 2019's <u>2019</u>.</li> </ul>

## EXHIBIT 3

Doc. No.	Permittee Name	Comments re rent amount and why no long-term disposition
		<ul style="list-style-type: none"> <li>•Site is not a legally subdivided lot and lacks proper legal access. The revocable permit is meant to be in place until a direct lease can be issued.</li> </ul>
rp7898	AOAO 1942/1946 PAUOA ROAD, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends <del>2020's</del> <u>2020</u> rent <del>be 2018's PAR</del> <u>was increased to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•No access to parcel from public road.</li> </ul>
rp7899	NAKOA, MARY	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends <del>2020's</del> <u>2020</u> rent <del>be 2018's PAR</del> <u>was increased to PAR plus</u> 3% per year, compounded annually, following CBRE's escalation opinion.</li> <li>•This irregularly shaped low-lying pasture sits adjacent to the Ma'ili'ili flood control channel. It is often exposed to water causing wet and muddy conditions due to inadequate drainage infrastructure.</li> </ul>
rp7900	BENN, CO-TRUSTEES, ET AL, LIANA LAU AND CHARLES	<ul style="list-style-type: none"> <li>•The 2019 rent is based on rent of an adjacent RP, which the Board previously approved as part of the 2018 Oahu RP renewal. Staff recommends increasing <del>2020's</del> <u>2020</u> rent <del>by</del> <u>was increased</u> 10% over <del>2019's</del>, notwithstanding the Indicated Annual Market Rent <u>2019</u>.</li> <li>•No access to parcel from public road.</li> </ul>
rp7907	SUGARLAND FARMS, INC.	<ul style="list-style-type: none"> <li>•2019 rent was increased 10% over the previous year. Staff recommends increasing <del>2020's</del> <u>2020</u> rent <u>was increased</u> by 10% over <del>2019's</del> <u>2019</u>.</li> <li>•Potential for future development makes property unsuitable for long term agricultural lease.</li> </ul>
rp7910	TEXIERA, RICHARD R. AND KATHLEEN V.	<ul style="list-style-type: none"> <li>•<del>2019's</del> <u>2019</u> rent was increased <del>by</del> 3% over the previous year. Staff recommends increasing <del>2020's</del> <u>2020</u> rent <del>by</del> <u>was increased</u> 3% over <del>2019's</del> <u>2019</u>.</li> <li>•At its meeting on 11/10/16, under agenda item D-13, the Board approved the transfer of the subject parcel to DOA per Act 90. Staff will continue to work with the DOA to complete the set aside. <u>Pending the DAGS Survey Division to provide the set aside map.</u></li> </ul>

## EXHIBIT 3



