

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

July 8, 2022

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

PSF No.:20OD-031

Oahu

Amend Prior Board Action of November 13, 2020, Item D-10; Request for Mutual Cancellation of General Lease Nos. S-3896 and S-3904, as amended; and Issuance of Two (2) Perpetual, Non-Exclusive Easements to Hawaiian Electric Company, Inc. for Overhead and Underground Utility Easement Purposes, Kapalama and Kalihi, Honolulu, Oahu, Tax Map Key (1) 1-5-034: portions of 004 Tax Map Key: (1) 1-3-008: portions of 004 and 005.

The purpose of the amendment is to correct the area of General Lease No. 3904 and future Perpetual, Non-Exclusive Easement to Hawaiian Electric Company, Inc. that will replace the lease.

REMARKS:

After the Board's meeting of November 13, 2020,¹ in which General Lease No. S-3904 was reported as encumbering 20,273 square feet, staff requested the Department of Accounting and General Services, Survey Office ("DAGS") to prepare the map and description for the requested easement. DAGS brought to staff's attention that portions of the easement areas were actually conveyed to the City and County of Honolulu on April 3, 1968 by Land Office Deed S-24,544 (as shown on attached survey map identified as **EXHIBIT A**). The revised easement area is 19,028 square feet as compared to 20,273 square feet reported in the 2020 submittal.

An independent appraisal determined the one-time payment for 20,273 square feet easement area at \$114,000.

Since the requested easement area now stands at 19,028 square feet, staff recommends that the Board amend its prior action by reducing the requested easement area to 19,028 square feet. In addition, staff recommends the Board authorize the adjustment of the appraised value as follows:

¹ 2020 submittal can be downloaded from <https://dlnr.hawaii.gov/wp-content/uploads/2020/11/D-10.pdf>

19,028 square feet/20,273 square feet x \$114,000 = \$106,999, say \$107,000.

RECOMMENDATION: That the Board:

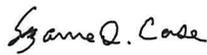
1. Amend its prior Board action of November 13, 2020, under Agenda Item D-10, by revising the easement area to 19,028 square feet for a one-time payment at \$107,000; and
2. Affirm that, except as amended hereby, all terms and conditions listed in its November 13, 2020 approval shall remain the same.

Respectfully Submitted,



Patti E. Miyashiro
Land Agent

APPROVED FOR SUBMITTAL:



Suzanne D. Case, Chairperson



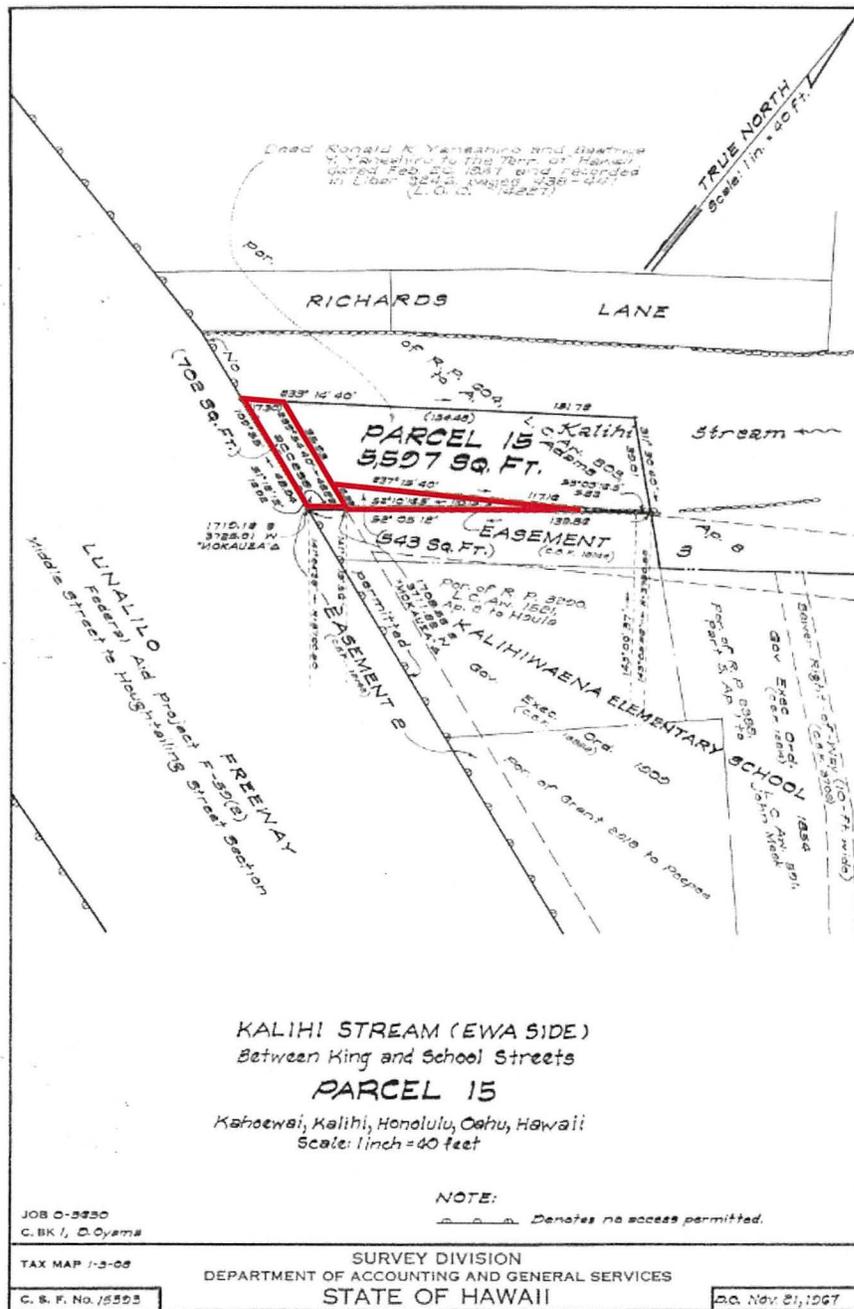


Figure 1: Area conveyed to C&C of Honolulu by Land Office Deed S-24,544.
Portions of Easements 2 & 3 to be reduced outlined in **RED**

EXHIBIT A