



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

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

OAHU

AUTHORIZE ONE (1)-YEAR HOLDOVER OF HARBOR LEASE NO. H-87-27 TO PAR HAWAII REFINING, LLC, SUCCESSOR TO PACIFIC RESOURCES TERMINALS, INC., FOR NON-EXCLUSIVE SUBSURFACE PIPELINE EASEMENTS FOR THE DISTRIBUTION OF PETROLEUM PRODUCTS, SITUATED AT PIERS 31-34, HONOLULU HARBOR, OAHU, TAX MAP KEY NO. (1) 1-5-036:001 (P), GOVERNOR'S EXECUTIVE ORDER NO. 2903

LEGAL REFERENCE:

Sections 171-6, 171-11, 171-13, 171-17, 171-35, 171-36, 171-40, and 171-59, Hawaii Revised Statutes, as amended.

APPLICANT:

Par Hawaii Refining, LLC (Applicant), is a domestic limited liability company whose mailing address is 825 Town & Country Lane Ste 1500, Houston, Texas 77024.

CHARACTER OF USE:

Easement area used for the construction, installation, maintenance, use and repair of non-exclusive subsurface fuel pipelines for the distribution of petroleum products.

ONE (1)-YEAR HOLDOVER PERIOD:

August 1, 2022, to July 31, 2023

LOCATION:

Portion of governmental lands at Piers 31-34, Honolulu Harbor, Oahu, Tax Map Key No. (1) 1-5-036:001 (P), Governor's Executive Order No. 2903, as shown on the attached map labeled Exhibit B.

AREA: See attached Exhibits A and B

The lease area comprised of the following portions:

- Easement A: 333 square feet
- Easement B: 180 square feet
- Easement C: 2,115 square feet
- Easement D, Parts 1-3: 5,744 square feet

CONSIDERATION:

One (1)-year holdover: annual rent of \$10,817.00.

ZONING:

State Land Use Commission: Urban
City and County of Honolulu: I-3 (Waterfront Industrial District)

TRUST LAND STATUS:

Land acquired after Statehood (non-ceded).

CURRENT USE STATUS:

Encumbered by Harbor Lease No. H-87-27 that will expire on July 31, 2022.

LAND TITLE STATUS:

Acquired by the Department of Transportation, Harbors Division (DOTH), through eminent domain proceedings; issuance of Governor's Executive Order No. 2903.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Environmental Quality Control requirements pursuant to Section 11-200.1, Hawaii Administrative Rules (HAR), which exempts the following:

“Exemption Class 1: Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing.”

The DOTH deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with Section 11-200.1-16(b), HAR. The exemption

declaration for the action described above is based on the Exemption List for the DOTH, reviewed, and concurred to by the Environmental Council on February 1, 2022.

REMARKS:

The Applicant is a limited liability company with headquarters on the island of Oahu. It is the only refinery in the state and its products are sold at over 100 retail locations on the islands of Oahu, Maui, and Hawaii. In addition to consumer sales of gasoline and diesel fuel, the Applicant also provides jet and marine fuel to the aviation and maritime industries, which serve the State of Hawaii as well as Trans-Pacific transportation routes.

Currently, the DOTH is working with the Department of the Attorney General on assignment of this Lease from the original Lessee, Pacific Resources Terminals, Inc., through the various entities (as shown in Exhibit C) to the current successor, Par Hawaii Refining, LLC.

RECOMMENDATION:

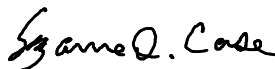
That the Board authorize a one (1)-year holdover for Harbor Lease no. H-87-27 for the period of August 1, 2022, to July 31, 2023, under the terms and conditions cited above, which are referenced herein and further subject to the following: (1) The standard terms and conditions of the most current holdover of lease form, 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 Director of Transportation to best serve the interests of the State.

Respectfully submitted,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member
Board of Land and Natural Resources

REVISED
DESCRIPTION OF
CENTERLINE OF EASEMENT "A"
FOR FUEL LINES PURPOSES
(5-FT. WIDE)

ALL that certain piece or parcel of land being an easement 5-Ft. wide, being 2.50 feet on both sides of the centerline and being a portion of Lot 3-A-1, Section "A" of Land Court Consolidation 82.

Situate at Kapalama and Kaholaloa, Honolulu, Oahu, Hawaii.

Beginning at the northerly end of this easement and being on the westerly boundary of an Easement for Petroleum Storage Facility, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 863.37 feet North and 9,605.04 feet West and thence running by azimuths measured clockwise from true South:

1. 28° 01' 30" 6.15 feet along the remainder of Lot 3-A-1, Sec. "A", Ld. Ct. Cons. 82;
2. 118° 01' 30" 60.50 feet along the remainder of Lot 3-A-1, Sec. "A", Ld. Ct. Cons. 82 and containing an area of 333 square feet.

WALTER P. THOMPSON, INC.

Honolulu, Hawaii
May 20, 1986

By 
Registered Professional
Land Surveyor 3627-S

EXHIBIT "A"

REVISED
DESCRIPTION OF
CENTERLINE OF EASEMENT "B"
FOR FUEL LINE PURPOSES
(3-FT. WIDE)

ALL that certain piece or parcel of land being an easement 3-Ft. wide, being 1.50 feet on both sides of the centerline and being a portion of Lot 3-A-1, Section "A" of Land Court Consolidation 82.

Situate at Kapalama and Kaholaloa, Honolulu, Oahu, Hawaii.

Beginning at the northerly end of this easement and being on the centerline of Easement "A", the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 879.67 feet North and 9,645.85 feet West and thence running by azimuths measured clockwise from true South:

1. 28° 01' 30" 60.00 feet along the remainder of Lot 3-A-1, Sec. "A", Ld. Ct. Cons. 82 and containing an area of 180 square feet.

WALTER P. THOMPSON, INC.

Honolulu, Hawaii
May 20, 1986

By 
Registered Professional
Land Surveyor 3627-S

EXHIBIT "A"

DESCRIPTION OF
CENTERLINE OF EASEMENT "C"
FOR FUEL LINE PURPOSES
(5-FT. WIDE)

ALL that certain piece or parcel of land being an easement 5-Ft. wide, being 2.50 feet on both sides of the centerline and being a portion of Lot 3-A-1, Section "A" of Land Court Consolidation 82.

Situate at Kapalama and Kaholaloa, Honolulu, Oahu, Hawaii.

Beginning at the south end of this easement the direct azimuths and distances from the West corner of Lot 3-A-1, Section "A" of Land Court Consolidation 82 being

(a) 304° 32' 507.13 feet and
(b) 212° 54' 30" 11.58 feet to the
point of beginning and thence running by azimuths measured clockwise from true South.:

1. 124° 32' 57.74 feet along the remainder of Lot 3-A-1, Sec. "A", Ld. Ct. Cons. 82;
2. 162° 14' 30" 55.06 feet along the remainder of Lot 3-A-1, Sec. "A", Ld. Ct. Cons. 82;
3. 30° 17' 310.15 feet along the remainder of Lot 3-A-1, Sec. "A", Ld. Ct. Cons. 82 to the south boundary line of H. I. R. I. Easement for Petroleum Storage Facility and containing an area of 2,115 square feet.

WALTER P. THOMPSON, INC.

Honolulu, Hawaii
February 7, 1986

By *James R. Thompson*
Registered Professional
Land Surveyor 3627-S

EXHIBIT "A"

R E V I S E D

DESCRIPTION OF
CENTERLINE OF EASEMENT "D"
FOR FUEL LINE PURPOSES
(5-FT. WIDE)

ALL that certain piece or parcel of land being portions of
Lots 3-A-1 and 3-B, Section "A" of Land Court Consolidation 82.

Situate at Kapalama and Kaholaloa, Honolulu, Oahu, Hawaii.

PART 1

Beginning at the west end of this easement, the same being
the east end of the centerline of HIRI Easement F (3-Ft. wide),
the coordinates of said point of beginning referred to Government
Survey Triangulation Station "PUNCHBOWL" being 387.23 feet North
and 9,507.44 feet West, and thence running by azimuths measured
clockwise from true South:

1. 304° 32' 1,117.67 feet along the remainder of
Lots 3-A-1 and 3-B,
Section "A", Ld. Ct.
Cons. 82 to the westerly
boundary of Land Court
Application 1063 and
containing an area of
5,588 square feet.

PART 2

Beginning at the northerly end of this easement, the same
being a point on the centerline of PART 1 of this easement, the
coordinates of said point of beginning referred to Government
Survey Triangulation Station "PUNCHBOWL" being 299.02 feet North
and 9,379.26 feet West and thence running by azimuths measured
clockwise from true South:

EXHIBIT "A"

1. 34° 32'

15.57 feet along the remainder of Lot 3-A-1, Sec. "A", Ld. Ct. Cons. 82 to the south boundary line of Lot 3-A-1 and containing an area of 78 square feet.

PART 3

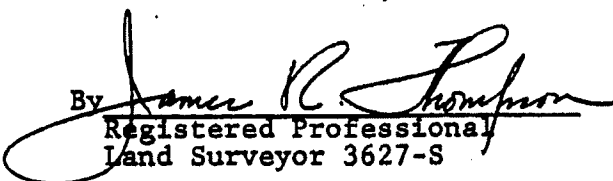
Beginning at the northerly end of this easement, the same being a point on the centerline of PART 1 of this easement, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 185.64 feet North and 9,214.50 feet West and thence running by azimuths measured clockwise from true South:

1. 34° 32'

15.57 feet along the remainder of Lot 3-A-1, Sec. "A", Ld. Ct. Cons. 82 to the south boundary line of Lot 3-A-1 and containing an area of 78 square feet.

WALTER P. THOMPSON, INC.

Honolulu, Hawaii
September 19, 1986

By 
Registered Professional
Land Surveyor 3627-S

EASEMENT "A"

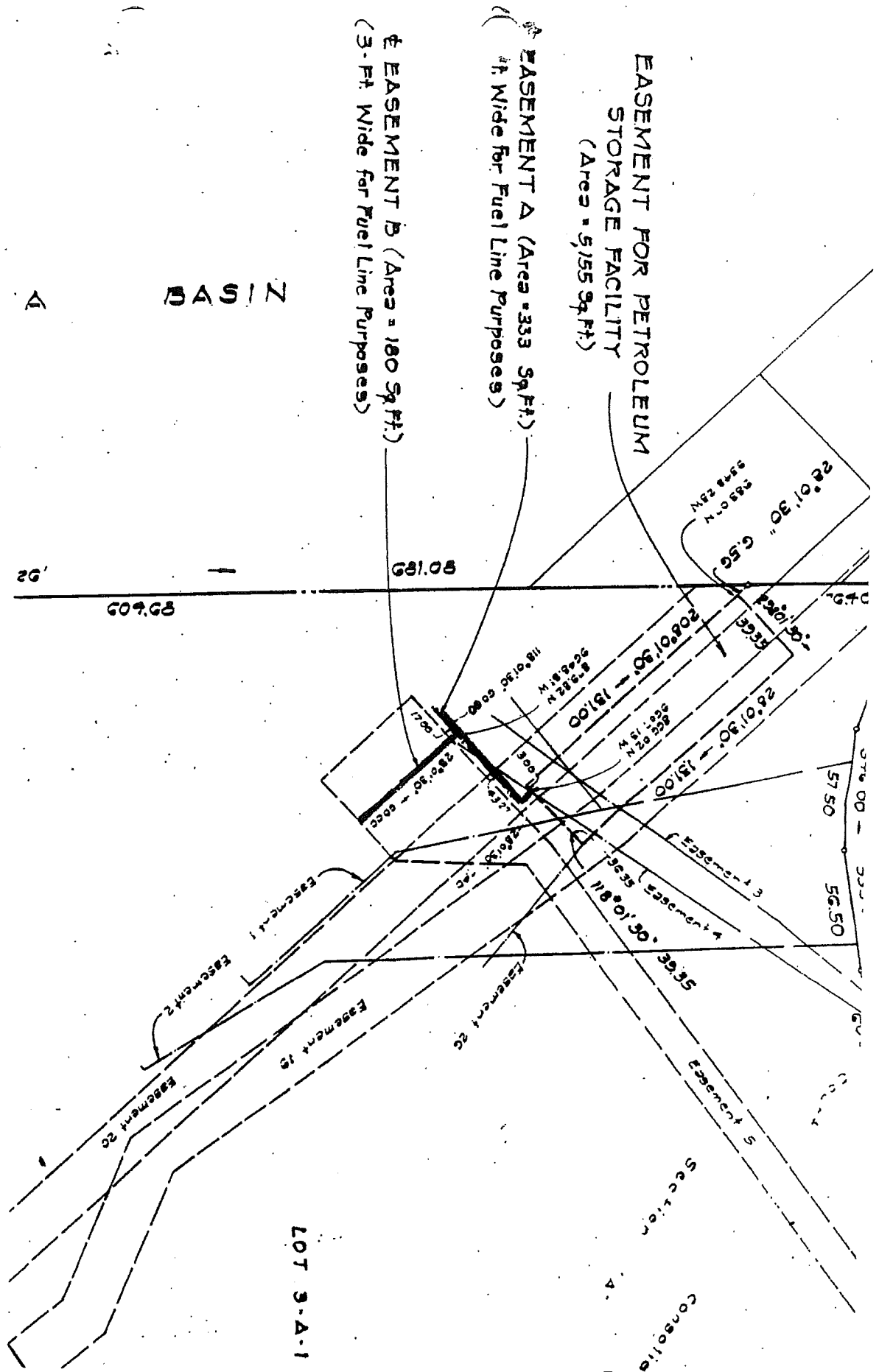
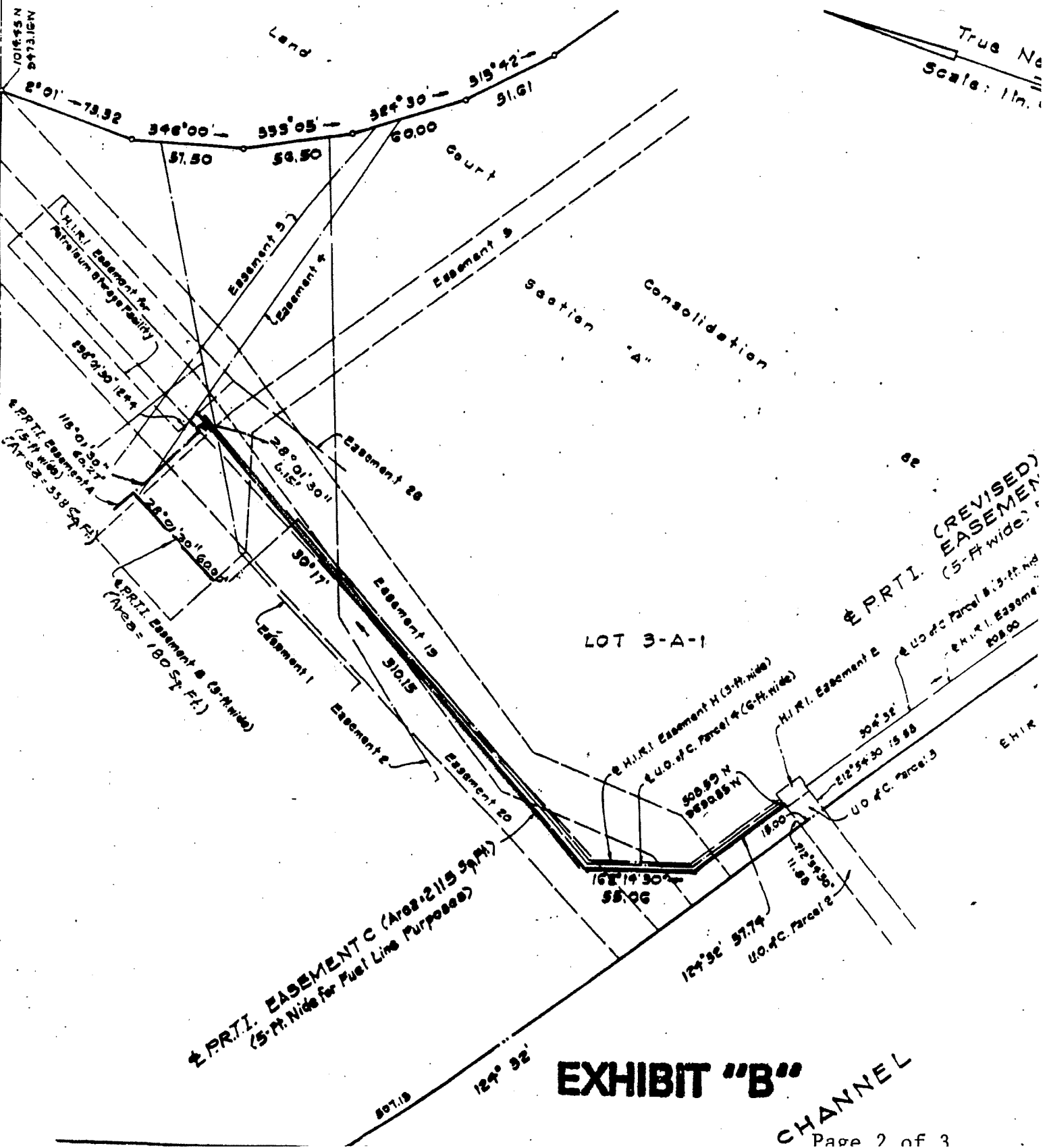


EXHIBIT "B"

Lot 1

True North
Scale: 1 in. = 100 ft



PRTI Easement C (Area: 2119 Sq. Ft.)
 (5-ft. Wide for Fuel Line Purpose)

EXHIBIT "B"

CHANNEL

Scale: 1 in. = 50 Ft.
True North

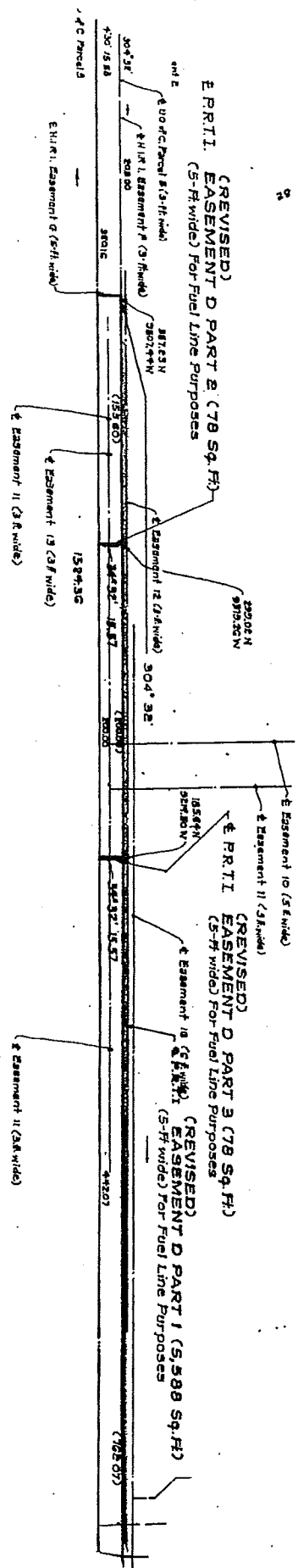


EXHIBIT "B"

Par Hawaii Refining, LLC fka Tesoro



Par Hawaii

