

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

August 12, 2022

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

Ref: GL 5261

OAHU

Report on Prior Board Action dated August 13, 2021, Item D-3, as Amended, Rescind Prior Board Action of April 25, 1997, Item D-5, as Amended, Request Board Approval, Extension of Time, Completion, Tenant Improvements, General Lease No. S-5261, Sand Island Business Association, Sand Island Industrial Park, Honolulu, Oahu, TMK: 1-5-41.

Issuance of Interim Revocable Permit to Sand Island Business Association (SIBA) for Office Trailer and Parking Purposes, Sand Island Industrial Park, Honolulu, Oahu, Tax Map Key: (1) 1-5-041:077 or portion.

Amendment of General Lease No. S-5261, SIBA, Lessees, Sand Island, Honolulu, Oahu. See Exhibit 1 for list of Tax Map Key parcel numbers.

The purpose of the amendment is to change SIBA's obligations with respect to the dedication of infrastructure improvements under the lease so that SIBA may retain control over such infrastructure until five years prior to lease termination on the condition that SIBA provide sufficient bonding to guarantee the dedication of the improvements to the City and County of Honolulu at lease expiration or earlier termination.

As requested by the Board at its meeting of August 13, 2021, this is a report on the status of the bonds, revocable permit and discussions with the County agencies on the infrastructure not yet dedicated.

BACKGROUND:

The Sand Island Business Association (SIBA) is an Internal Revenue Code (IRC) Section 501(c)4¹ tax exempt entity that holds General Lease No. S-5261 issued in 1992 covering 67.64 acres of State lands for the Sand Island Business Park. SIBA sublets almost all of the leased land to tenants operating 85 businesses with approximately 3,000 employees. Most of the businesses are land-intensive industrial uses with limited employee parking, resulting in employees parking illegally on-street and double parking in the subdivision.

¹ The staff submittal of August 13, 2021, Item D-3, incorrectly referred to SIBA as an IRC Section 501(c)3 entity. But the correct IRC citation is Section 501(c)4, which includes civic leagues, social welfare organizations, and local associations of employees.

Previously, employees also parked on the last remaining undeveloped parcel in the industrial park, which is designated as Lot 113 on File Plan 2102 for the subdivision. Unauthorized parking on Lot 113 largely stopped after staff sent a letter to SIBA in September 2020 demanding that SIBA adhere to the lease conditions regarding use of the lot.

On August 13, 2021, item D-3, staff recommended the Board, among other things, take the following actions: (1) authorize the issuance of a revocable permit to SIBA for Lot 113 for its office trailer and parking for SIBA staff; and (2) amend the master lease provision that requires SIBA to dedicate infrastructure to the City and County of Honolulu.²

The Board approved staff's recommendation regarding the issuance of a revocable permit as described above. In addition, the Board approved, as amended, staff's recommendation to amend the lease to allow dedication of infrastructure near the end of the lease term on the condition that SIBA post a bond covering the cost of dedication. The Board amended the staff recommendation as follows:

SIBA shall procure and pay for an engineering study evaluating and estimating the costs to bring all infrastructure not yet dedicated and owned by the City and County of Honolulu (City) and not previously evaluated and studied within the last five years (i.e., sewer and drainage system) up to standards acceptable for dedication to the City. The engineering study and the costs estimated therein shall be subject to review and approval by the Department. The costs approved by the Department shall be added to the costs of the roadway improvements required for dedication presently estimated at \$2,733,500. A contingency shall be built into the improvement costs in the amount of 10% for the road right of way and 50% for the sewer and drainage work. The Department and SIBA shall consult with the City regarding whether the City will accept dedication of the sewer and drainage systems without the roads. The Department and SIBA shall also consult with the City regarding whether it will accept dedication of aged infrastructure. Staff shall return to the Board and report on the outcome of its consultation with the City before the amendments authorized by this action are finalized.

REMARKS:

DEDICATION OF INFRASTRUCTURE:

Subsequent to the Board meeting, Land Division reached out to the Department of Planning and Permitting (DPP) and received a response dated May 20, 2022 (**Exhibit A**). Staff summarizes DPP's response as follows:

² Board submittal can be downloaded from <https://dlnr.hawaii.gov/wp-content/uploads/2021/08/D-3.pdf>

- Roads - as long as the roads remain under private control, the subdivision cannot be finalized, and dedication will be postponed indefinitely.
- Sewers - Department of Environmental Services (ENV) is currently reviewing the condition of the sewers and may require additional work to meet City standards. Overall, ENV does not object to the proposed transfer to ENV via possible interim easements or some other agreement.
- Drainage - Department of Facility Maintenance will not accept the dedication of the drainage system without dedication of the roads.
- Waterlines – Board of Water Supply (BWS) certified the water system but DPP not sure whether BWS will require easements or some other agreement until the time of subdivision dedication.³
- Based on the DPP letter, the City is willing to accept dedication at a later date provided that all required subdivision improvements meet City standards at the time of dedication.

Following DPP's responses, Land Division also sent a letter to SIBA dated May 26, 2022 (**Exhibit B**) relaying DPP's position. In the same letter, Land Division additionally requested SIBA to provide the engineering study and bonds required by the Board action in August 2021. There were various emails back and forth between staff and SIBA about the urgency for posting the interim bond pending the engineering study, the delivery of the executed the revocable permit with the required insurance and payment of back rent.⁴ By an email dated July 15, 2022, SIBA advised that its consultant had started work on the engineering study for the sewer and drainage improvements and that SIBA was waiting for the pricing of the infrastructure bond.

³ Staff notes that the Board authorized the issuance of two separate easements to BWS for the waterlines and water meters within the industrial park under Land Office Deed Nos. S-29,054 and S-29,145.

⁴ As an example, as recent as July 14, 2022, staff sent the following email to the executive director of SIBA:
Dear Mr. Holt:

We take no position on the proposal from SIBA's contractor.

As you know, almost a year ago on August 13, 2021, the Board conditioned the delay by SIBA of dedicating certain infrastructure to the County on SIBA delivering to the State an engineering study (acceptable to the State) that evaluates the infrastructure not yet dedicated to the County as had been required by GL5261.

Thus, we need an engineering study to evaluate the costs necessary to maintain, upgrade or replace (if necessary) existing infrastructure (not yet dedicated) to standards acceptable by the County for dedication. SIBA needs to assure the proposal and work product meets those standards. As to timing, it's already a year since the Board asked for the study, so it's already late. We intend to go back to the Board next month to report on the status of the bond, the revocable permit, rent and the discussions on dedication with the County. Hopefully SIBA will have the study completed by then.

Regards,

Russell Y. Tsuji
Administrator

REVOCABLE PERMIT:

The 2021 Board action also authorized the issuance of an interim revocable permit to SIBA over portion of Lot 113 for office trailer and parking purposes. Around May 11, 2022, Revocable Permit No. S-7949 (RP) was sent to SIBA with a request that SIBA sign and return the RP with payment. The RP covers 5,603 square feet at a monthly rent of \$2,830 effective from August 13, 2021 and \$2,915 from January 1, 2022. The first 1,000 square feet of the permit area is rent-free due to the master lease language discussed in the August 13, 2021 submittal.

For the Board's information, the monthly rent came from the 2019 appraisal for the entire Lot 113 when the State was discussing the long-term disposition for Lot 113 with SIBA. Staff believes the rental amount is fair notwithstanding the fact that SIBA has been occupying Lot 113 for a long time.

On July 25, 2022, SIBA returned the signed RP together with the applicable payment of back rent and the required insurance. RP S-7949 will commence retroactively on August 13, 2021.

Notwithstanding the above, a bond in the full amount required by the Board has not been posted to date for the delayed dedication of the infrastructure. As stated by staff in its letter to SIBA dated May 26, 2022:

"More than eight months have elapsed since the Board's action of August 13, 2021 and it is imperative that SIBA post an infrastructure bond with the State as soon as possible. Accordingly, as an interim measure until the studies requested above are submitted to us, please have SIBA post a bond in the amount of \$3,727,500, which represents the 2021 estimated cost of roadway repairs (\$2,485,000) plus a contingency of 50% (\$1,242,500). We are applying the 50% contingency to the roadway repair estimate for the interim bond because we have no estimates to date on the cost of bringing the subsurface infrastructure to City dedication standards. The bond must name the State of Hawaii, Department of Land and Natural Resources, as obligee, and be delivered to our office within 30 days of the date of this letter."

On the afternoon of July 26, 2022 SIBA delivered a bond in the lesser interim amount requested in staff's May 26, 2022 letter.

NEXT STEPS:

Once SIBA submits the required engineering study, Land Division will review the same, and will likely ask our Engineering Division (or procure an outside consultant) to review the report and analysis for sufficiency, completeness and accuracy. If the engineering report is found to be satisfactory and acceptable, Land Division will proceed to document

the amendment of lease delaying certain infrastructure dedication as was approved by the Board at its meeting of August 13, 2021, under agenda Item D-3, and ensure that bonding in the amount required by the Board is posted with the Department at all times during the lease.

Respectfully Submitted,

Barry Cheung

Barry Cheung
District Land Agent

APPROVED FOR SUBMITTAL:

Suzanne D. Case, Chairperson *for* RT

EXHIBIT A

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-8041DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.govRICK BLANGIARDI
MAYORDEAN UCHIDA
DIRECTORDAWN TAKEUCHI APUNA
DEPUTY DIRECTOR

May 20, 2022

Mr. Kevin Moore
Assistant Administrator
Department of Land and Natural Resources
Land Division
1151 Punchbowl Street, Room 220
Honolulu, Hawaii 96813

Dear Mr. Moore:

SUBJECT: Dedication of the Public Infrastructure and Roadway for the Sand Island Industrial Park at Sand Island, Oahu

This letter is in response to your email of May 17, 2022 in which you stated that the Department of Land and Natural Resources' Land Division manages the lease for the Sand Island Industrial Park. The lease requires our lessee, Sand Island Business Association (SIBA), to dedicate the infrastructure of the subdivision to the City and County of Honolulu (City) at an unspecified time. SIBA obtained the conditional approval of the Board of Land and Natural Resources (BLNR) to delay dedication of the internal roads of the subdivision until the end of the lease term (currently, the lease expires in 2047) so that SIBA could control access at night.

The BLNR requested that you contact the City to determine whether it would accept other infrastructure components, i.e. the sewer system and storm drains, while allowing SIBA to retain control of the roads.

The BLNR additionally requested that you ask the City whether it would accept dedication of aged infrastructure at the end of the lease term. You understand SIBA has had a bond posted with the City for dedication purposes for many years.

Excerpts from SIBA letter to Land Division dated February 9, 2015:

"Enclosed please find a copy of SIBA's construction improvement bond, No. [REDACTED] filed with the City and County of Honolulu; and evidence of premium payment to May 12, 2015. Said bond is for \$876,385.

The Department of Planning & Permitting, City & County of Honolulu, has informed SIBA that there is no time limit relative to when dedication should take place. The requirement is that at the time of dedication, infrastructure to be dedicated must meet city standards."

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At this time, the Land Division request input from The Department of Planning and Permitting (DPP) regarding partial dedication of the public infrastructure pending final subdivision approval, which would require dedication of the roadways that are part of the Sand Island Industrial Park.

Background:

The subdivision improvements were undergoing inspection and certification until around 1999, when SIBA pushed to keep the roads private and not go through dedication in order to maintain control over access to the industrial park at night. The problem is the subdivision sits on State of Hawaii (State) land and the lease to SIBA ultimately requires the road and infrastructure to be dedicated to the City. Be advised that as long as the roads remain under private control, the subdivision cannot be finalized and dedication will be postponed indefinitely.

Analysis:

Under your proposal for partial dedication of the non-roadway infrastructure, it would be up to the individual agencies (i.e. Board of Water Supply [BWS], Department of Facility Maintenance [DFM], and Department of Environmental Services [ENV]) to determine if they would take over maintenance and operation of the system on an interim basis until the final subdivision is approved and all public infrastructure is dedicated. Our understanding is that BWS certified final completion of the water improvements but there is no final certification from ENV or our Civil Engineering Branch for DFM for the sewer system or the drainage system, respectively. Also, there doesn't seem to be any discussion with the agencies on how this interim arrangement would be implemented. For example, would easements that would allow each agency to access, operate, and maintain their respective systems have to be created from the State to each of the agencies for this interim period? Also, other non-government utility providers such as Hawaiian Electric and Hawaiian Telcom should be contacted as the existing road rights-of-ways are not public.

This is our understanding of the current positions of the respective agencies regarding taking over the respective systems on an interim basis until the subdivision is final:

- BWS apparently certified the water system, but not sure if they will require interim easements or some other agreement until the time of subdivision dedication.
- Regarding the status of ENV's acceptance of the sewers in the SIBA, ENV is currently reviewing the conditions of the sewers. ENV may require additional work to meet City standards, but overall, ENV does not object to the proposed transfer to ENV via possible interim easements or some other agreement. Once ENV has accepted ownership of the system, DPP will be able to take the sewer improvements off the list of certifications and/or re-inspections required for dedication of the SIBA subdivision improvements.
- DFM apparently does not want to accept the drainage system until the subdivision dedication, so the system will likely remain as is under SIBA responsibility for now.

Mr. Kevin Moore
May 20, 2022
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With respect to the potable water and sewer systems, SIBA would need to reach agreement with BWS and ENV based on recertification and/or certification by the respective agency of the condition of the water and sewer systems that it meets the City standards. Interim easements or some other agreement would need to be executed with the respective agency to allow access to the accepted systems to address on-going operational and maintenance requirements until the subdivision is dedicated to the City.

DFM will not accept interim responsibility of the drainage system until final subdivision dedication.

For eventual dedication at the end of the lease, aside from the water and sewer systems, SIBA will have to insure that all of the required subdivision improvements meet the City's standards at the time of dedication. The City's standards apply to but are not limited to the following:

1. Roads and sidewalks
2. Street lights
3. Street trees
4. Drainage systems

Finally, we would request a response to questions regarding the bond, specifically: What is the status of SIBA's construction improvement bond, number [REDACTED] filed with the City; and evidence of premium payment to May 12, 2015? Said bond is for \$876,385. For your information, the bond for \$876,385, which is 10% of the original bond amount, must remain in full force and effect until the City's final approval of all completed subdivision improvements in accordance with the bond conditions and subdivision regulations. The bond also ensures the submittal of as-built tracings, the dedication documents, and a repair and replacement bond in the amount of \$1,752,771, which is 10% of the original construction cost.

We are unaware of the current status of the bond. Could SIBA provide evidence that the bond is still in full force and effect?

We have provided you with a path forward should you decide to pursue interim arrangements on the transfer of the public infrastructure within the Sand Island Industrial Park. Should you have any questions or require any additional information, please feel free to contact me at (808) 768-8000.

Sincerely,


Dean Uchida
Director

EXHIBIT B

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU HAWAII 96809

May 26, 2022

Ref. No: GL 5261

Milton Holt, Executive Director
Sand Island Business Association
P.O. Box 17603
Honolulu, Hawaii 96817

Dear Mr. Holt:

Subject: General Lease No. S-5261, Sand Island Business Association
(SIBA), Lessee, Sand Island Industrial Park, Honolulu, Oahu,
Tax Map Key: (1) 5-041.

At its meeting of August 13, 2021, under agenda item D-3, the Board of Land and Natural Resources (Board) approved, as amended, staff's recommendation to modify the provisions of the subject lease relating to dedication of infrastructure. The Board's amended approval provides as follows:

Recommendations 1 and 2 stay the same. Recommendation 3 to incorporate staff's amendments as further modified below: [Leave the dollar amount in the proposed lease amendment language on page 12 of the submittal blank.]

SIBA shall procure and pay for an engineering study evaluating and estimating the costs to bring all infrastructure not yet dedicated and owned by the City and County of Honolulu (City) and not previously evaluated and studied within the last five years (i.e., sewer and drainage system) up to standards acceptable for dedication to the City.

The engineering study and the costs estimated therein shall be subject to review and approval by the Department. The costs approved by the Department shall be added to the costs of the roadway improvements required for dedication presently estimated at \$2,733,500. A contingency shall be built into the improvement costs in the amount of 10% for the road right of way and 50% for the sewer and drainage work.

The Department and SIBA shall consult with the City regarding whether the City will accept dedication of the sewer and drainage systems without the roads. The Department and SIBA shall also consult with the City regarding whether it will accept dedication of aged infrastructure. Staff shall return to the Board and report

EXHIBIT B

GL 5261

on the outcome of its consultation with the City before the amendments authorized by this action are finalized.

Pursuant to the Board's directive, Land Division and SIBA jointly contacted the City and County of Honolulu (City), Department of Environmental Services (DES), regarding the dedication of the sewers at the industrial park. DES indicated that it would be willing to accept dedication of the sewers by easement (without dedication of the roads above), but will first need some time to investigate the system. We understand SIBA has been in communication with DES and has submitted maps of the sewer system to DES as part of its review. However, because we do not know how long it will take DES to complete its review, we will need SIBA to commission an engineering study of the cost of bringing the sewers to City dedication standards and provide a copy of the resulting report to us within 120 days of the date of this letter. After DES completes its review and assuming it remains willing to accept the sewers,¹ we plan to recommend the Board authorize the issuance of an easement to the City covering the sewer system.

Land Division additionally contacted the City Department of Facility Maintenance (DFM) to inquire whether DFM would accept dedication of the drainage system in the industrial park without dedication of the roadways, and DFM responded in the negative. In view of DFM's position, we ask SIBA to provide an engineering report regarding the cost of bringing the drainage improvements to City dedication standards within 120 days of the date of this letter.

The State also wrote to the City Department of Planning and Permitting (DPP) regarding the City's position on accepting the dedication of aged infrastructure. DPP responded via its letter dated May 20, 2022 (copy enclosed). Based on the DPP letter, the City is willing to accept dedication at a later date provided that all required subdivision improvements meet City standards at the time of dedication. The applicable City standards include, but are not limited to:

1. Roads and sidewalks;
2. Streetlights;
3. Street trees; and
4. Drainage systems.

Please note the DPP letter requests SIBA to provide evidence that construction improvement bond number [REDACTED] is still in full force and effect. Please respond directly to DPP with a copy to us for our records.

Finally, in accordance with the amended Board action, we request SIBA to provide an updated report as of 2022 on the previously submitted 2019 engineering evaluation for the internal roads of the industrial park within 120 days of the date of this letter. As the Board directed, a contingency of 10% will need to be added to the cost determined in the report with respect to any road improvements required, and a contingency of 50% will need to be added to the costs determined in the reports with respect to any sewer and drainage improvements required.

More than eight months have elapsed since the Board's action of August 13, 2021 and it is imperative that SIBA post an infrastructure bond with the State as soon as possible. Accordingly, as an interim measure until the studies requested above are submitted to us, please have SIBA post

¹ It is possible that DES may require additional work on the sewers at SIBA's expense to meet City standards. See letter from the Department of Planning and Permitting discussed below.

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a bond in the amount of \$3,727,500, which represents the 2021 estimated cost of roadway repairs (\$2,485,000) plus a contingency of 50% (\$1,242,500). We are applying the 50% contingency to the roadway repair estimate for the interim bond because we have no estimates to date on the cost of bringing the subsurface infrastructure to City dedication standards. The bond must name the State of Hawaii, Department of Land and Natural Resources, as obligee, and be delivered to our office within 30 days of the date of this letter.

If you have any questions, please feel free to contact my staff Barry Cheung at [REDACTED] or email at [REDACTED] Thank you.

Sincerely,

Russell Tsuji

RDM

Russell Y. Tsuji
Administrator

Enclosure

EXHIBIT 1

SIBA LEASE LOTS
(by Lot Nos.)

Page 1 of 3

	A	B	C	D	E
1		File Plan 2102		Tax Map Info	
2	Tax Map Key	Lot No.	Area	New Lot No.	New Area
3	1-5-041:253	1	18,635		18,635
4	1-5-041:255	2	9,499		9,499
5	1-5-041:082	3	18,824		18,824
6	1-5-041:322	4	14,362		14,362
7	1-5-041:127	5	16,978		16,978
8	1-5-041:080	6	72,782		72,782
9	1-5-041:014	7	44,254		44,254
10	1-5-041:259	8	20,000		20,000
11	1-5-041:280	9	24,001		24,001
12	1-5-041:264	10	7,500		7,500
13	1-5-041:065	11	7,500		7,500
14	1-5-041:037	12	96,333		96,333
15	1-5-041:031	13	13,224		13,224
16	1-5-041:281	14	47,983		47,983
17	1-5-041:108	15	72,174		72,174
18	1-5-041:099	16	33,670	16-A	29,302
19	1-5-041:297	17	14,757	17-A	19,125
20	1-5-041:312	18	7,500		7,500
21	1-5-041:300	19	7,500		7,500
22	1-5-041:101	20	11,512		11,512
23	1-5-041:017	21	8,000		8,000
24	1-5-041:064	22	8,001		8,001
25	1-5-041:061	23	39,898		39,898
26	1-5-041:121	24	40,906		40,906
27	1-5-041:059	25	17,616		17,616
28	1-5-041:133	26	18,385		18,385
29	1-5-041:098	27	22,145	27-A	23,504
30	1-5-041:282	28	10,422		10,422
31	1-5-041:257	29	8,916		8,916
32	1-5-041:337	30	7,765		7,765
33	1-5-041:141	31	29,987	31-A	28,175
34	1-5-041:338	32	33,738	32-A	34,191
35	1-5-041:096	33	15,901		15,901
36	1-5-041:287	34	22,578		22,578
37	1-5-041:162	35	18,900		18,900
38	1-5-041:310	36	21,292		21,292
39	1-5-041:174	37	28,501		28,501
40	1-5-041:283	38	31,197		31,197
41	1-5-041:023	39	10,111		10,111
42	1-5-041:140	40	30,300		30,300
43	1-5-041:088	41	11,701		11,701
44	1-5-041:171	42	22,087		22,087

EXHIBIT 1

SIBA LEASE LOTS
(by Lot Nos.)

Page 2 of 3

	A	B	C	D	E
1		File Plan 2102		Tax Map Info	
2	Tax Map Key	Lot No.	Area	New Lot No.	New Area
45	1-5-041:100	43	21,000		21,000
46	1-5-041:019	44	20,509		20,509
47	1-5-041:086	45	12,073		12,073
48	1-5-041:295	46	7,590		7,590
49	1-5-041:026	47	11,732		11,732
50	1-5-041:094	48	7,500		7,500
51	1-5-041:192	49	7,500		7,500
52	1-5-041:248	50	17,019		17,019
53	1-5-041:027	51	32,757		32,757
54	1-5-041:119	52	10,980		10,980
55	1-5-041:302	53	10,349		10,349
56	1-5-041:046	54	13,029		13,029
57	1-5-041:039	55	15,378		15,378
58	1-5-041:268	56	56,466		56,466
59	1-5-041:199	57	20,414		20,414
60	1-5-041:290	58	7,500		7,500
61	1-5-041:291	59	7,525		7,525
62	1-5-041:288	60	16,828		16,828
63	1-5-041:267	61	18,959		18,959
64	1-5-041:298	62	7,500		7,500
65	1-5-041:311	63	8,500		8,500
66	1-5-041:294	64	7,500		7,500
67	1-5-041:250	65	8,501		8,501
68	1-5-041:251	66	17,000		17,000
69	1-5-041:328	67	10,201		10,201
70	1-5-041:252	68	24,277		24,277
71	1-5-041:305	69	11,370		11,370
72	1-5-041:097	70	9,405	70-A	24,449
73	1-5-041:095	71	15,044	71-A	10,680
74	1-5-041:342	72	25,000	72-A	10,320
75	1-5-041:303	73	42,231	73-A	46,231
76	1-5-041:128	74	7,503		7,503
77	1-5-041:093	75	7802*	Pumphouse under EO to C&C	
78	1-5-041:301	76	10,521		10,521
79	1-5-041:198	77	23,373		23,373
80	1-5-041:285	78	16,140		16,140
81	1-5-041:091	79	12,701		12,701
82	1-5-041:103	80	117,559		117,559
83	1-5-041:025	81	21,771		21,771
84	1-5-041:040	82	20,601		20,601
85	1-5-041:262	83	40,059		40,059
86	1-5-041:269	84	26,973		26,973

SIBA LEASE LOTS
(by Lot Nos.)

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	A	B	C	D	E
1		File Plan 2102		Tax Map Info	
2	Tax Map Key	Lot No.	Area	New Lot No.	New Area
87	1-5-041:278	85	11,003		11,003
88	1-5-041:256	86	10,000		10,000
89	1-5-041:277	87	31,071		31,071
90	1-5-041:339	88	7,515		7,515
91	1-5-041:260	89	79,052		79,052
92	1-5-041:275	90	76,259		76,259
93	1-5-041:154	91	21,822		21,822
94	1-5-041:270	92	29,754		29,754
95	1-5-041:271	93	33,060		33,060
96	1-5-041:272	94	7,600		7,600
97	1-5-041:178	95	56,912		56,912
98	1-5-041:315	96	36,608		36,608
99	1-5-041:107	97	80,000		80,000
100	1-5-041:034	98	19,759	98-A	14,800
101	1-5-041:326	99	14,800	99-A	19,759
102	1-5-041:153	100	13,313		13,313
103	1-5-041:066	101	18,103		18,103
104	1-5-041:157	102	19,505		19,505
105	1-5-041:273	103	35,535		35,535
106	1-5-041:299	104	12,718		12,718
107	1-5-041:261	105	23,556		23,556
108	1-5-041:340	106	12,946		12,946
109	1-5-041:341	107	12,031		12,031
110	1-5-041:274	108	18,300		18,300
111	1-5-041:083	109	14,801		14,801
112	1-5-041:172	110	13,900		13,900
113	1-5-041:325	111	17,301		17,301
114	1-5-041:319	112	13,001		13,001
115	1-5-041:077	113	56,471*	vacant lot	
116	Sand Island Parkway Road	114	174,763*	Under DOT Highways	
117	Makepono Street	115	10,253*		
118	Makepono Street	116	40,949*		
119	Mookela Place	117	38,566*		
120	Mikole Street	118	157,873*		
121	Makepono Street	119	15,544*		
122	Kilua Place	120	10,099*		
123	Ulupono Street	121	32,871*		
124	Paapu Street	122	17,461*		
125	Puuwai Street	123	66,528*		
126	Total area sf:		3,003,013		2,556,398
127	Total area acres:		68. 94		58. 69
128	*Lots 75 and 113-123 are excluded from the total land area under lease.				