

DAVID Y. IGE
GOVERNOR



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

JADE T. BUTAY
DIRECTOR

Deputy Directors
ROSS M. HIGASHI
EDUARDO P. MANGLALLAN
EDWIN H. SNIFFEN

IN REPLY REFER TO:
HWY-RM 3.97540

September 8, 2022

VIA ESIGN: suzanne.case@hawaii.gov

TO: SUZANNE D. CASE, CHAIRPERSON
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: JADE T. BUTAY 
DIRECTOR OF TRANSPORTATION

SUBJECT: LAND BOARD SUBMITTAL
REQUEST FOR AUTHORIZATION TO CONVEY LANDS MANAGED BY
THE DEPARTMENT OF TRANSPORTATION TO THE FEDERAL
HIGHWAYS ADMINISTRATION FOR THE PURPOSE OF RELEASE TO
THE DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES FOR
THE CONSTRUCTION OF A NEW OAHU COMMUNITY CORRECTIONAL
CENTER, ROUTE H-1 INTERSTATE HIGHWAY
FEDERAL AID PROJECT NO. I-H1-1(41)
HALAWA INTERCHANGE AT HALAWA, EWA, OAHU, HAWAII
TAX MAP KEY NO. (1) 9-9-10: INTERSTATE HIGHWAY (PORTION)

We respectfully request your approval and signature to the enclosed submittal. Also enclosed are the Land Court map and Right-of-Way maps for the requested area. Please include this request in your next Land Board Meeting Agenda.

Should you have any questions, please contact Kemamo Ho, Right-of-Way Agent, of our Highways Division, Right-of-Way Branch at (808) 692-7322 or by email at kemamo.kl.ho@hawaii.gov.

Enclosures

DAVID Y. IGE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
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HONOLULU, HAWAII 96813-5097

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IN REPLY REFER TO:
HWY-RM 3.97541

September 8, 2022

Ms. Suzanne D. Case, Chairperson
Board of Land and Natural Resources
Kalanimoku Building
1151 Punchbowl Street, Room 130
Honolulu, Hawaii 96813

Dear Ms. Case:

OAHU

Authorizing the Department of Transportation (DOT) to convey Lot 5-A-1-A-2-B-2-3, Parcels 233B and 234, Interstate Highway, Federal Aid Project No. I-H1-1(41), Halawa Interchange at Aiea and Halawa, Ewa, Oahu, Hawaii.

REQUEST:

Authorization to convey subject property from DOT to the Federal Highways Administration (FHWA) for release to the Department of Accounting and General Services (DAGS) for the construction of a new Oahu Community Correctional Center.

LEGAL REFERENCE:

Section 171-95 and other applicable sections of Chapter 171, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

The Property is a portion of Interstate Highway, Federal Aid Project No. I-H1-1(41), Halawa Interchange at Aiea, and Halawa, Ewa, Oahu, Hawaii and is situated on the mauka side of Kalanianaʻole Highway between Bay Street and Maunalua Avenue.

AREA:

Approximately 2.539 acres, more or less, as correctly delineated in DOT, Highways Division Right-of-Way map. Tax Map Key No. (1) 9-9-10: Interstate Highway (Portion).

ITEM M-12

ZONING:

P-1

LAND TITLE STATUS:

Ceded, Department of Hawaiian Home Lands 30% entitlement lands pursuant to the Hawaii State Constitution:

YES ____ NO X

CURRENT USE STATUS:

The area is currently occupied by the Department of Agriculture, Animal Quarantine Station and not used for highway purposes. The area has fencing surrounding the perimeter of the property.

COMMENCEMENT DATE:

Upon receipt of all approvals from the Board of Land and Natural Resources and full execution of the quitclaim deed.

COMPENSATION:

Gratis. The use of the property by DAGS is by a government agency for public use and is exempt from any fair market values requirements, pursuant to 23 Code of Federal Regulations 710.403 (d)(1).

LIENS AND/OR ENCUMBRANCES:

None.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8, Hawaii Administrative Rules, the use by DAGS is exempt from the preparation of an Environmental Assessment based on the Comprehensive Exemption List for DOT dated November 15, 2000.

REMARKS:

In accordance with HRS Section 171-95 relating to Disposition to government, governmental agencies and public agencies, DOT will issue a Deed of Partial Release for the listed properties to FHWA.

Ms. Suzanne D. Case, Chairperson
September 8, 2022
Page 3

HWY-RM 3.97541

RECOMMENDATION:

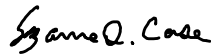
That the Board authorize the Partial Release of the Property to FHWA, who will then convey the Property to DAGS.

Sincerely,



JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE, Chairperson

Enclosures

EXHIBIT A-1

DESCRIPTION
Halawa Animal Quarantine Station
Lot 5-A-1-A-2-B-3

Real property situate at Halawa, Ewa, Oahu, Hawaii

Being all of Lot 5-A-1-A-2-B-3 as shown on Map 230 of Land Court Application 966, and more particularly described as follows:

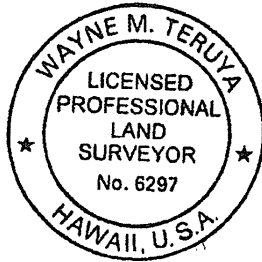
Beginning at the northwest corner of this parcel of land, along the south side of Lot 185 as shown on Map 115 of Land Court Application 966, and also being the northeasterly corner of Lot 605 as shown on Map 232 of Land Court Application 966, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 2,908.45 feet North and 734.21 feet West, thence running by azimuths measured clockwise from True South:

1. 258° 30' 698.09 feet along the south side of said Lot 185 and Lot 186 as shown on Map 115 of Land Court Application 966;

Thence along the middle of stream for the next two (2) courses, the direct azimuths and distances between points along said middle of stream being:

- | | | |
|----|---|--|
| 2. | 20° 50' | 159.24 feet; |
| 3. | 53° 46' | 48.03 feet; |
| 4. | 84° 35' 10" | 16.22 feet along said Lot 605; |
| 5. | 73° 35' 10" | 300.00 feet along said Lot 605; |
| 6. | 83° 35' 10" | 219.11 feet along said Lot 605; |
| 7. | Thence along said Lot 605, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:
128° 35' 10" 70.71 feet; | |
| 8. | 173° 35' 10" | 105.37 feet along said Lot 605, to the point of beginning and containing an area of 106,997 square feet. |

DESCRIPTION
HALAWA ANIMAL QUARANTINE STATION
LOT 5-A-1-A-2-B-3
PAGE 2 OF 2



ParEn, Inc.
dba PARK ENGINEERING


Wayne M. Teruya
Licensed Professional Land Surveyor
Certificate Number 6297
Expiration Date 04/22

Suite 1500, Pacific Park Plaza
711 Kapiolani Boulevard
Honolulu, Hawaii 96813

April 6, 2022

Tax Map Key: (1) 9-9-10: Interstate Highway (Por.)

EXHIBIT A-2

INTERSTATE HIGHWAY
Federal Aid Project No. I-H1-1(41)
Halawa Interchange

PARCEL 234

Being all of Lot 186 as shown on Map 115 of Land Court Application 966, and more particularly described as follows:

Land situate at Halawa, Ewa, Oahu, Hawaii

Beginning at the northeast corner of this parcel of land, on the south side of Lot 184-F-2 as shown on Map 266 of Land Court Application 966, and also being the southwest corner of Lot 5-A-4-B as shown on Map 119 of Land Court Application 966, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 3,058.83 feet North and 43.92 feet West, thence running by azimuths measured clockwise from True South:

1. Thence along middle of stream, the direct azimuth and distance being:
29° 00' 12.80 feet;
2. 78° 30' 555.68 feet along the northerly side of Lot 5-A-1-A-2-B-3 as shown on Map 230 of Land Court Application 966;
3. 257° 30' 40" 564.07 feet along said Lot 184-F-2 as shown on Map 266 of Land Court Application 966, to the point of beginning and containing an area of 2,704 square feet or 0.062 acre.



ParEn, Inc.
dba PARK ENGINEERING


Wayne M. Teruya
Licensed Professional Land Surveyor
Certificate Number 6297
Expiration Date 04/24

Suite 1500, Pacific Park Plaza
711 Kapiolani Boulevard
Honolulu, Hawaii 96813
June 27, 2022

Tax Map Key: (1) 9-9-10: Interstate Highway (Por.)

EXHIBIT A -3

INTERSTATE HIGHWAY
Federal Aid Project No. I-H1-1(41)
Halawa Interchange

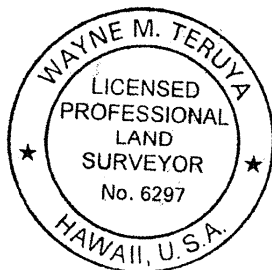
PARCEL 233-B REVISION 1

Being a portion of Lot 185 as shown on Map 115 of Land Court Application 966,
and more particularly described as follows:

Land situate at Halawa, Ewa, Oahu, Hawaii

Beginning at the southwest corner of this parcel of land, on the south side of said Lot 185, and also being the northwesterly corner of Lot 5-A-1-A-2-B-3 as shown on Map 230 of Land Court Application 966, the coordinates of said point of beginning referred to Government Survey Triangulation Station "SALT LAKE" being 2,908.45 feet North and 734.21 feet West, thence running by azimuths measured clockwise from True South:

1. 173° 35' 10" 12.63 feet along the remainder of said Lot 185;
2. 263° 35' 10" 141.85 feet along the south side of Lot 184-F-2 as shown on Map 266 of Land Court Application 966;
3. 78° 30' 142.41 feet along the northerly side of said Lot 5-A-1-A-2-B-3 as shown on Map 230 of Land Court Application 966, to the point of beginning containing an area of 895 square feet or 0.021 acre.

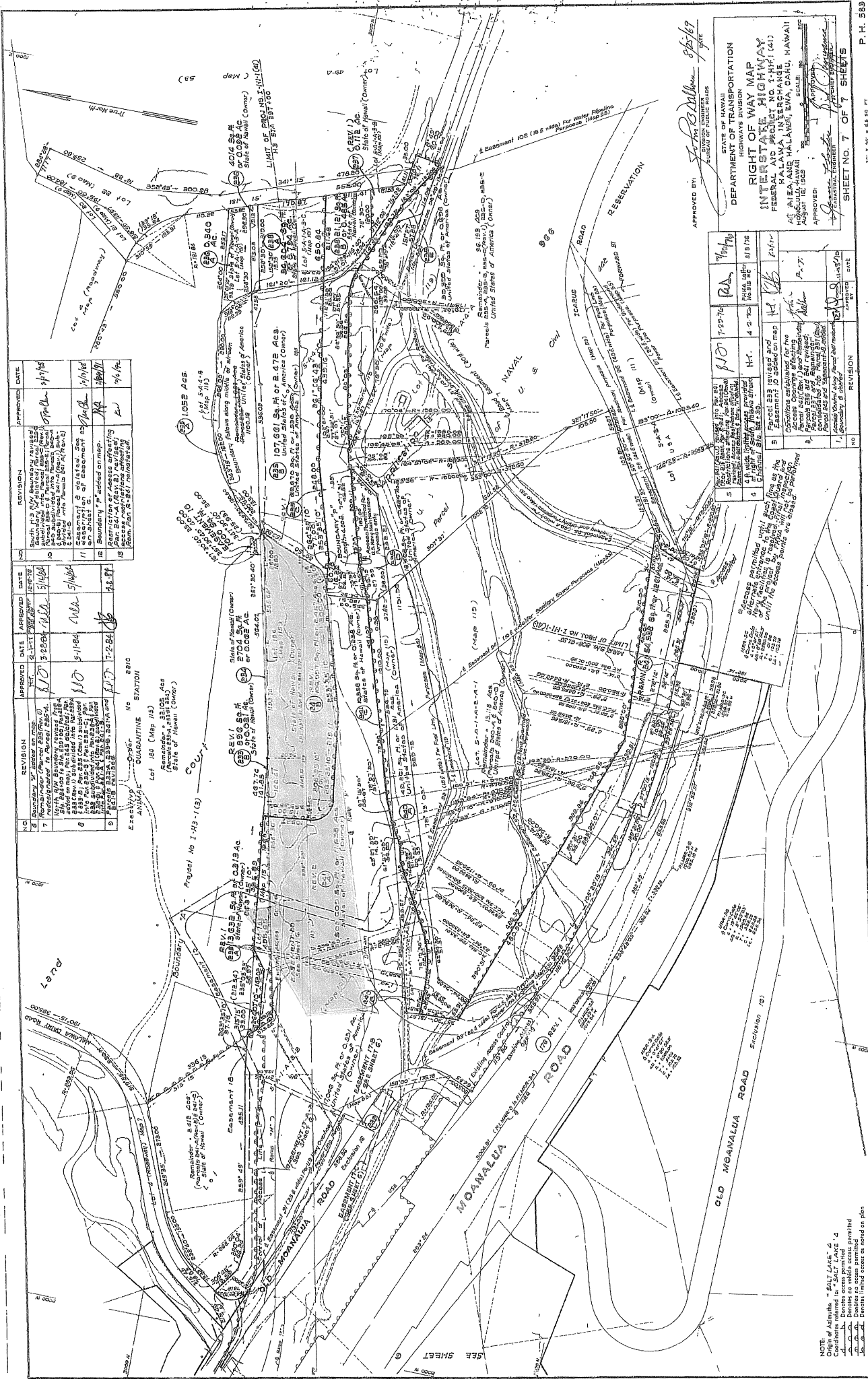


ParEn, Inc.
dba PARK ENGINEERING


Wayne M. Teruya
Licensed Professional Land Surveyor
Certificate Number 6297
Expiration Date 04/24

Suite 1500, Pacific Park Plaza
711 Kapiolani Boulevard
Honolulu, Hawaii 96813
June 30, 2022

Tax Map Key: (1) 9-9-10: Interstate Highway (Por.)



NOTE:
Origin of Azimuth: "SALT LAKE" Δ
Coordinates referred to: "SALT LAKE" Δ
Denotes access permitted
Denotes no vehicle access permitted
Denotes no access permitted
Denotes limited access as noted on plan

TAX MAP KEY 5-9-10

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EXHIBIT B-2

MAP 230

LAND COURT STATE OF HAWAII LAND COURT APPLICATION 966

SUBDIVISION OF LOT 5-A-1-A-2-B
AS SHOWN ON MAP 101
INTO LOTS 5-A-1-A-2-B-1, 5-A-1-A-2-B-2
5-A-1-A-2-B-3, 5-A-1-A-2-B-4 AND 5-A-1-A-2-B-5
DESIGNATION OF EASEMENT 442
AFFECTING LOTS 5-A-1-A-2-B-1 AND 5-A-1-A-2-B-2
DESIGNATION OF EASEMENTS 443 AND 444
AFFECTING LOT 5-A-1-A-2-B-2
DESIGNATION OF RESTRICTION OF ACCESS RIGHTS
AFFECTING LOTS 5-A-1-A-2-B-3 AND 5-A-1-A-2-B-4
CANCELLATION OF EASEMENT 279 AS SHOWN ON MAP 161 AFFECTING LOT 499
AT HALAWA, EWA, OAHU, HAWAII

COMMUNITY PLANNING INC.
HARRY K. MATTING
REAL ESTATE BROKER
Certificate Number 2717
Land Court Certificate Number 129



Subd. 499 was first shown
Honolulu, Oahu, Hawaii
November 16, 1992

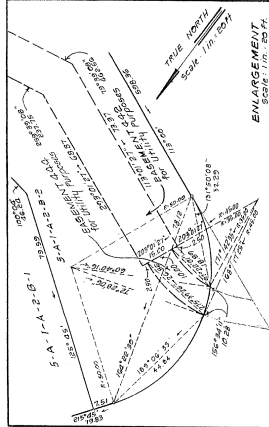
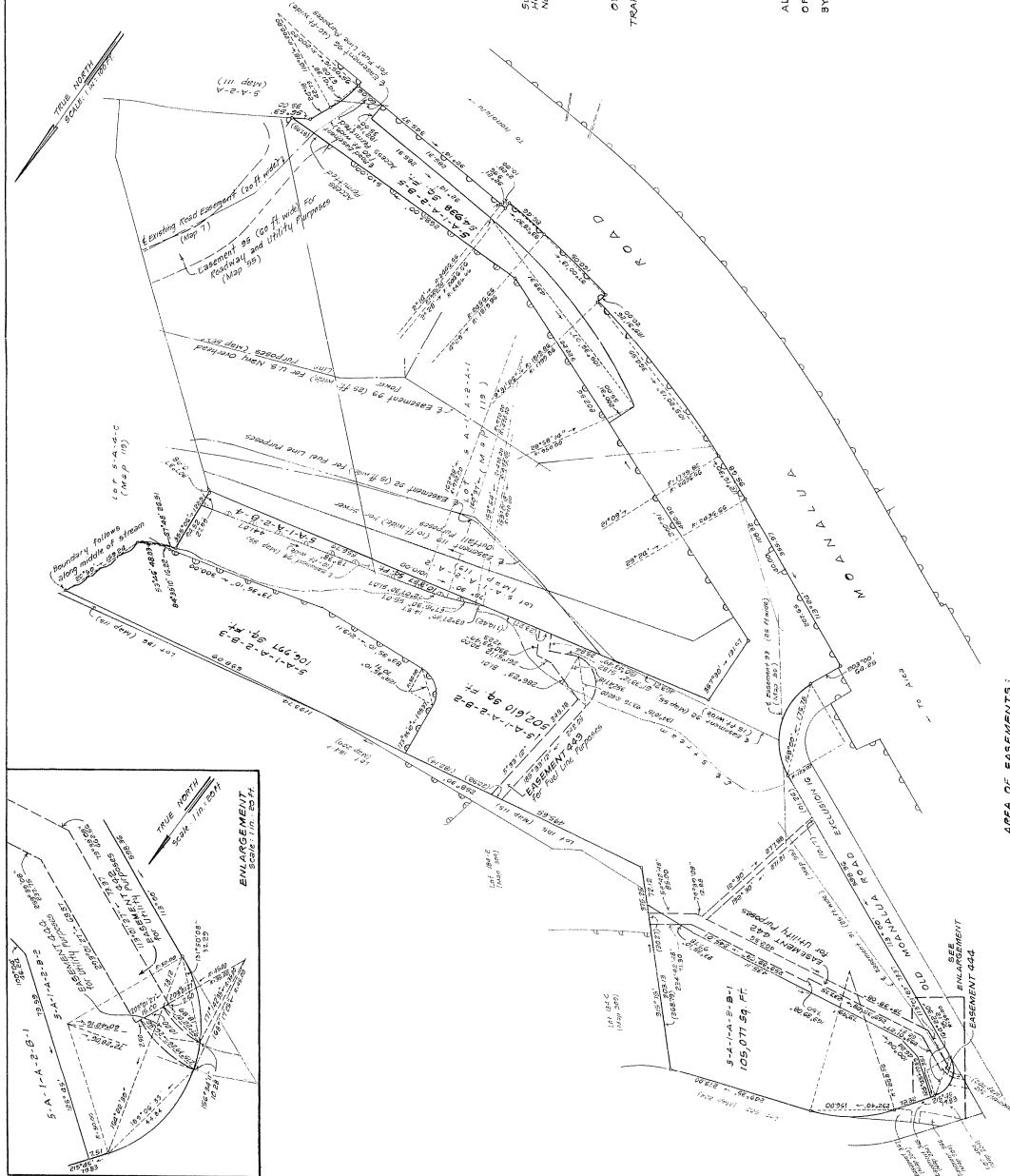
OWNER: State of Hawaii
TRANSFER CERTIFICATE OF TITLE: 125546

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED JANUARY 11, 1995
BY ORDER OF THE COURT

Kristen Stansbury
AKINS REGISTRAR OF THE LAND COURT

File Entered 21, 1994
Kristen Stansbury, Deputy Registrar

81° 38' - 40' 39" E

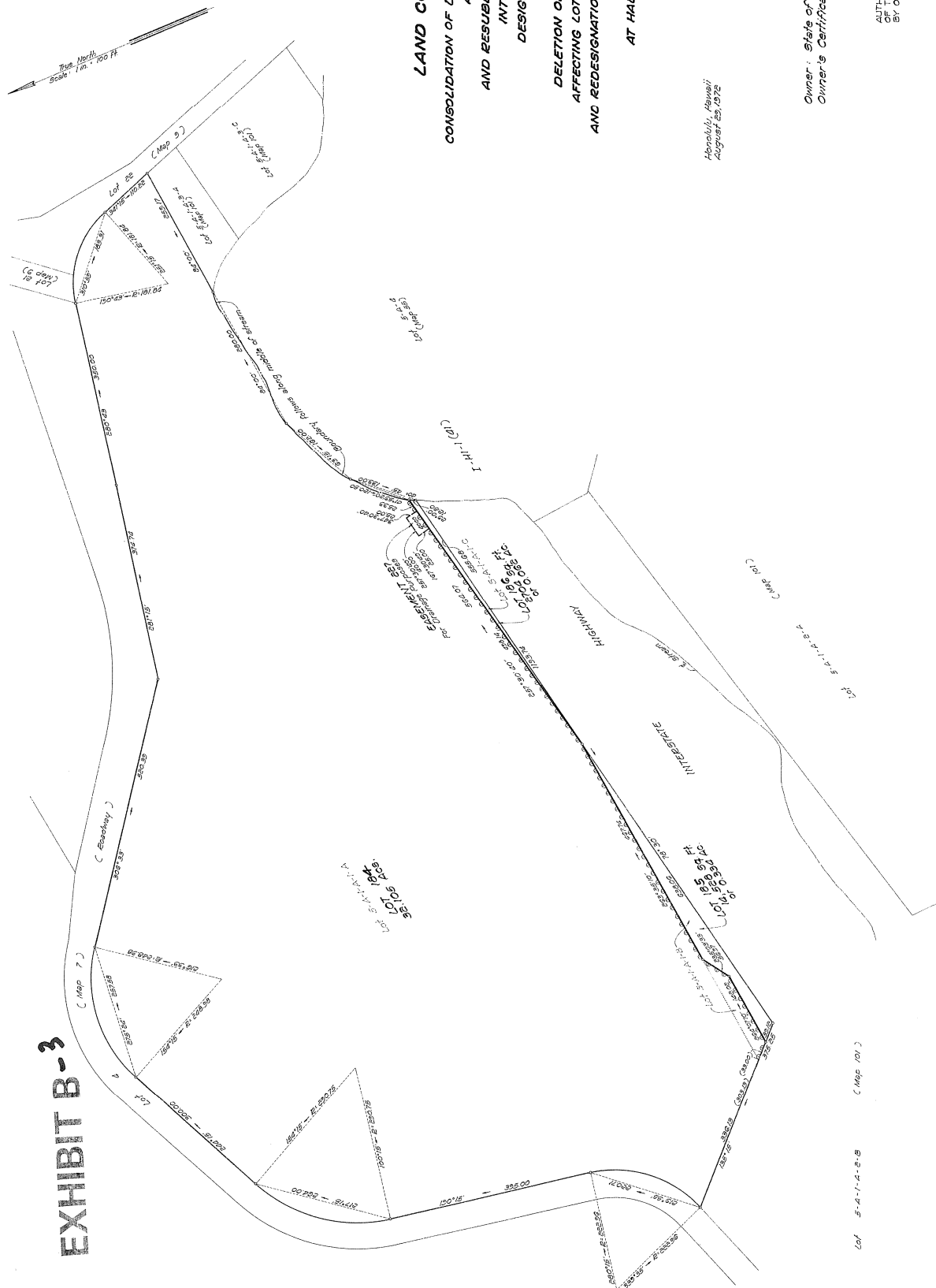


AREA OF EASEMENTS:
EASEMENT 442 : 14,461 Sq. Ft.
EASEMENT 443 : 10,468 Sq. Ft.
EASEMENT 444 : 234 Sq. Ft.

NOTE
--- denotes no vehicle access permitted
--- denotes vehicle access permitted
--- denotes no access permitted

Map Key 9-9-10
SUNSHINE

EXHIBIT B-3



LAND COURT
STATE OF HAWAII

LAND COURT APPLICATION 966

CONSOLIDATION OF LOTS 5-A-1-A-1-A, 5-A-1-A-1-B AND 5-A-1-A-1-C
AS SHOWN ON MAP 108

**AND RESUBDIVISION OF SAID CONSOLIDATION
INTO LOTS 184, 185 AND 186
DESIGNATION OF EASEMENT 227**

AFFECTING LOT 184

DELETION OF RESTRICTION OF ACCESS RIGHTS
AFFECTING LOT 5-A-1-A-1-A SHOWN ON MAP 108
AND REDESIGNATION OF RESTRICTION OF ACCESS RIGHTS
AFFECTING LOT 184

AT HALAWA, EWA, OAHU, HAWAII

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION



Honolulu, Hawaii
August 29, 1972

BY: W. J. J. J.
Registered Professional Surveyor 677
Land Court Surveyor 115

Owner: State of Hawaii
Owner's Certificate of Title: 100,514

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED APRIL 4, 1973.
BY ORDER OF THE COURT.

Isabel K. Espino
REGISTRAR OF THE LAND COURT

Filed March 22, 1973
Kaddalah K. Espinosa
Registrar

Parcels 233 (Gen'l), 234 and Easement 10
INTERSTATE HIGHWAY
Federal Aid Project No. I-41-1(d1)

[illegible]

Tax Map Key: 9-9-10:34

$$= 1^{\circ}.32'' + 47.93 \text{ m}$$