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
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 Kalanianaole 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.
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-I

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.)
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-1-A-2-B-3 as shown on Map 119 of Land Court Application 966, the coordinates of said point of beginning referred to Government Survey Trigulation 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.)