



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

January 13, 2023

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

Dear Ms. Chang:

OAHU:

Authorizing the Department of Transportation (DOT) to Dispose of Interstate Highway, Federal Aid Project No. I-H1-1(82), Keehi Interchange, Moanalua, Honolulu, Oahu, Hawaii, Tax Map Key (TMK) No. (1) 1-1-004: Portion of H1 Interstate, Parcel 59A, aka Land Court Lot Application 1074 Lot 940-B.

REQUEST:

Authorization to dispose of subject parcel, as described above and shown on the enclosed Right-of-Way Map, Land Court Map 608 and Tax Map Key Map to the abutting owner, K.J.L. Associates (KJL), owner of TMK No. (1) 1-1-004:076. The land is surplus to DOT's needs and DOT has no objection to the sale. Note: This request is in conjunction with a request to purchase another DOT parcel connected to KJL's parcel. This previous request was approved as Item 21 at the December 8, 2022, Board of Land and Natural Resources meeting.

LEGAL REFERENCE:

Section 171-52 and other applicable sections of Chapter 171, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

The parcel is located on the island of Oahu.

AREA:

Portion of H1 Interstate and Lagoon Drive: 14 square feet.

ITEM M-10

Ms. Dawn Chang, Chairperson
January 13, 2023
Page 2

HWY-RM 3.97797

ZONING:

The KJL's property, TMK No. (1) 1-1-004:076 is zoned as "Industrial".

LAND TITLE STATUS:

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

YES _____ NO X

CURRENT USE STATUS:

Right-of-Way Parcel 59A is currently being used as a portion of the paved lot of KJL's parking lot. KJL's property is being used by Aloha Kia for auto sales purposes. The remnant is surplus to the DOT's needs.

COMMENCEMENT DATE:

Upon transfer of title to the abutting owner.

COMPENSATION:

Remnant is to be disposed of in compliance with Section HRS 171-52 and is pending appraisal from a State approved and State of Hawaii licensed appraiser.

LIENS AND/OR ENCUMBRANCES:

None.

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

Not applicable. Parcel was part of the roadway and will become privately owned land upon transfer. Chapter 343, HRS, would not apply to any future development on the parcel as no State lands would be involved.

REMARKS:

The parcel was deemed surplus to the DOT's needs. The DOT has no objection to the disposal and transfer to an abutting property owner as prescribed by the Director in the best interest of the State of Hawaii. We have enclosed the TMK Map, Land Court Map, and Right-of-Way Map, for the referenced parcel.

RECOMMENDATION:

Authorize DOT to dispose of Interstate Highway, Federal Aid Project No. I-H1-1(82), Keehi Interchange, Moanalua, Honolulu, Oahu, Hawaii, TMK No. (1) 1-1-004: Portion of H1 Interstate Parcel 59A, aka Land Court Lot Application 1074 940-B in compliance with Section 171-52 and any reimbursement of the Federal Aid Project, in accordance with HRS, subject to the following:

1. The property will be conveyed to the owner through Quitclaim Deed;
2. Review and approval by the Department of the Attorney General;
3. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State;
4. The parcel shall be sold at fair market value to be determined by a licensed appraiser, chosen by the State of Hawaii;
5. The parcel shall be conveyed in an "as is" condition and the State makes no warranty or representation about its condition or the presence of hazardous materials on, under or about the same.

Sincerely,



EDWIN H. SNIFFEN
Director of Transportation

APPROVED FOR SUBMITTAL:



DAWN CHANG, Chairperson

Enclosures

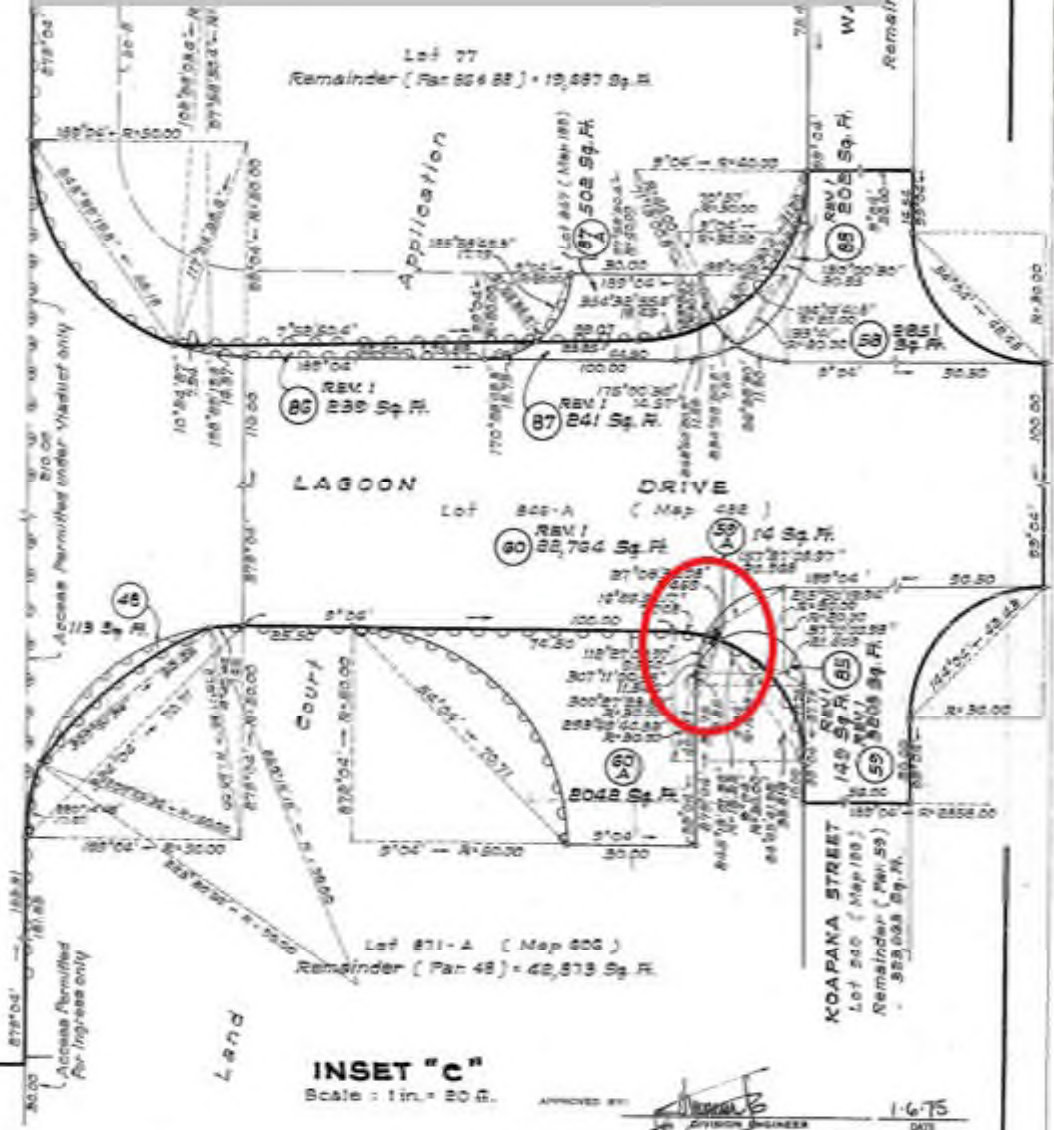
True North
Scale: 1 in. = 80 ft.

Portion of Right-of-Way Map 623-6 with Parcel 59 A (14 s.f.) highlighted

HIGHWAY

(9)

NIMITZ



INSET "C"
Scale: 1 in. = 80 ft.

APPROVED BY: *[Signature]* 1-6-75
DATE

NO.	REVISION	APPROVED	DATE	APPROVED	DATE
1	Parcels 59 & 60 subdivided into Parcels 59, 60, 61, 62 & 63 respectively & 59-A respectively. Parcel 67 New; 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 added to map.	H.T.	4-8-70	<i>[Signature]</i>	1/73
2	Parcels 62 and 63 deleted.	M.C.	5-15-70	<i>[Signature]</i>	1/73
3	Parcel 45, 50 & 51 added on map.	M.C.	5-15-70	<i>[Signature]</i>	1/73
4	Parcel 45 added on map.	D.W.C.	4-3-75	<i>[Signature]</i>	

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

RIGHT OF WAY MAP INTERSTATE HIGHWAY

FEDERAL AID PROJECT NO. I-19-(32)
KEEHI INTERCHANGE
AT MOANALUA, HONOLULU, OAHU, HAWAII

HONOLULU, HAWAII
OCTOBER 15, 1975

SCALE AS NOTED

APPROVED: *[Signature]* CHIEF ENGINEER
[Signature] CIVIL ENGINEER

SHEET NO. 6 OF 9 SHEETS



LAND COURT
STATE OF HAWAII
LAND COURT APPLICATION 1074
SUBDIVISION OF LOT 940
AS SHOWN ON MAP 126
INTO LOTS 940-A, 940-B AND 940-C
DESIGNATION OF EASEMENT 992
OVER AND ACROSS LOT 940-A
AND DESIGNATION OF RESTRICTION OF
VEHICLE ACCESS RIGHTS
AFFECTING LOT 940-B
AT MOANALUA, HONOLULU, OAHU, HAWAII

Honolulu, Hawaii
September 8, 1978



Richard M. ...
Registered Professional Surveyor 1968
State Court Surveyor 1968

Owners: Lillian Tam Lee and Kan Jung Luke,
Co-partners, doing business as
Loyalty Investments, a registered partnership
Owners' Certificate of Title: 84,115

Lot 940-B, aka
Right-of-Way
Parcel 59A

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED MARCH 25, 1980

IN ORDER OF THE COURT
James F. ...
REGISTERAR OF THE LAND COURT

Filed March 13, 1980 Paul Cyff ...

NOTE:
No vehicle access permitted
Area of Easement 992 - 10,000 Sq. Ft.

