

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

August 25th, 2023

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

Oahu-2024

Annual Renewal of Revocable Permits for Oahu. See Exhibit 2 for list of Revocable Permits.

HRS CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

In accordance with the Exemption List for the Department of Land and Natural Resources (DLNR), approved by the Environmental Council on November 10, 2020, the subject action is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1, “Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing.” See **Exhibit 1** attached.

BACKGROUND:

At the end of each calendar year, Land Division reviews its list of current Revocable Permits (RPs) issued statewide and determines which ones to recommend to the Board of Land and Natural Resources (Board) for renewal for the upcoming year. Generally, those RPs in good standing will be recommended for renewal, unless the Board has approved a different disposition for the land covered by a particular permit.

In the past, staff brought all RPs to the Board for renewal in one submittal. At its meeting on December 11, 2015, under Agenda Item D-14, as amended, the Board directed staff to submit RP renewals by county over four meetings, with an explanation of why an RP is the appropriate disposition and how the rent was set. At its meeting on June 24, 2016, under Agenda Item D-7, the Board further approved the recommendations of the DLNR Revocable Permit Task Force, as amended, requesting all divisions notate any non-compliance issues and pending litigation in the renewal submittal. In accordance with these directives, staff is submitting the RPs on Oahu, including the additional information the Board requested.

REMARKS:

The list of RPs on Oahu that staff recommends be renewed for 2024 is attached as **Exhibit 2**. Included in the exhibit are the RP number, permittee names, tax map keys, land trust status, original commencement date of the permit, character of use, land area, annual rent, method by which staff set the rent and the rationale behind the issuance of an RP. Another version of this table is attached as **Exhibit 2A**, which orders the RPs by type (discussed below) instead of by the RP number Exhibit 2 uses. Yet Another version of this table is attached as **Exhibit 3** and highlights changes to the comments on the permits that have occurred since the last Board action on the approval of RPs for Oahu on October 28, 2022, under agenda Item D-11, as amended. A general location map of the RPs to be renewed is attached as **Exhibit 4**.

At its meeting on October 13, 2017, under agenda item D-4, as amended, the Board approved interim rents for the annual renewal of the RPs on Oahu for calendar year 2018. Staff procured a contract with James Hallstrom of The Hallstrom Group/CBRE, Inc. (Appraiser) for appraisal services to assist in valuing the rent to charge for the use of State lands underlying RPs statewide as of January 1, 2018, and ground rent discounts for tenancy and use restriction, if any, for 35 of the 70 RPs on Oahu active at the time. The Portfolio Appraisal Report (PAR) was completed on January 15, 2018. The Appraiser recommended increasing rents after 2018 by 2-3% for each year, depending upon demand for the properties.

Since receipt of the PAR, staff has recommended rental adjustments for the properties that were covered by the PAR each year except 2021 when no rent increases were made due to the impacts of COVID-19. At the present time, 26 of the RPs covered by the PAR are still active and 21 of those RPs have been brought to market rates. The other five RPs covered by the PAR have not been brought to market rents for the following reasons:

- RP7242 to Luluku Banana Growers Coop: This RP is for cultivation of banana. The PAR set the 2018 rent at \$28,500.00 per annum. Staff is recommending an annual rent of \$12,998.40 for 2024, which is a 10% increase over 2023 rents. As noted in Exhibit 2, staff planned on recommending this RP be set aside to DOA pursuant to Act 90, Session Laws of Hawaii 2003 (Act 90), but DOA has thus far rejected the parcel because it is landlocked.

- RP7517 to Olomana Golf Links, Inc.: This RP is located between Olomana Golf Course and Kalaniana'ole Highway. The PAR set the 2018 rent at \$23,460.00 per annum. Staff is recommending an annual rent of \$16,256.76 for 2024, which is a 10% increase over 2023 rent. As noted in Exhibit 2, at its meeting of May 26, 2023, under agenda Item D-6, as amended, the Board authorized staff to negotiate a development agreement for the extension of the associated golf course lease under General Lease No. S-4095 to Olomana Golf Links, Inc. This RP serves the golf course under that lease.
- RP7851 to Jacob Hines: This RP is being used for residence purposes on 0.8 acre. The PAR set the 2018 rent at \$11,303.00 per annum. Staff is recommending an annual rent of \$9,467.04 for 2024, which is a 10% increase over 2023 rents. As noted in Exhibit 2, the parcel under the RP has a substandard lot size.
- RP7883 to Roland & Daralynn Higgins: This RP is being used for residence purposes on 0.187 acre. At its meeting on June 22, 2018, under agenda item D-7, the Board instructed staff to maintain the rent at \$3,992.88 per annum until a long-term disposition can be determined, notwithstanding the indicated annual market rent (\$18,240.00 per annum). There is no access from a public road.
- RP7907 to Sugarland Farms, Inc.: This RP is being used for agriculture on 131.7 acres. The PAR set the 2018 rent at \$32,934.00 per annum. Staff is recommending an annual rent of \$31,383.96 for 2024, which is a 10% increase over 2023 rents. As noted in Exhibit 2, potential for future development makes property unsuitable for long-term agricultural lease.

Other RPs on Exhibit 2 were not covered by the 2018 PAR. A handful of these RPs are for agricultural uses on Oahu. With the recent change in administrations, there is a renewed push for the transfer of agricultural lands to DOA pursuant to Act 90. Land Division plans to work with DOA to see if DOA will accept the transfer of these agricultural RPs. To the extent DOA accepts transfer of the lands, DOA will then be responsible for setting appropriate rents under its statutes and rules, which are not required to be set at market rates. Land Division does not believe it is an efficient use of Land Division staff time to prepare agricultural parcels for lease at public auction (a time-consuming process) if DOA will assume management of the RPs. As far as auctions of State lands are concerned, Land Division intends to prioritize the sale of leases for commercial purposes.

To the extent DOA is not open to the transfer of any of the RPs on Exhibit 2, Land Division is not inclined to procure a further portfolio appraisal review of these types of permits because the cost of the appraisal review would likely not

justify any increased rent for these permits even in the long term. The 2018 PAR cost DLNR \$446,000 in Special Land and Development Fund monies and evaluated only 113 of the DLNR Land Division's approximately 300 statewide RPs. If a particular agricultural RP is not accepted for transfer by DOA but is identified as one in which multiple potential users are interested, Land Division could prepare such parcels for auction lease on a case-by-case basis. But again, Land Division's priority in the near term is on the auction of leases for the commercially zoned lands in its inventory.

At last year's meeting on the renewal of Oahu RPs (October 28, 2022, under agenda Item D-11, as amended), the Board was asked about the conversion of pier RPs to long-term dispositions. In short, the permittees for the remaining three (3) RPs for pier purposes have not shown any interest in conversion and have not responded to letters sent by the Oahu District Land Office (ODLO) requesting permittees to contact ODLO. ODLO is prepared to come back to the Board with a recommendation for long-term dispositions but needs the permittees' cooperation to do so. Those RPs are:

- RP6331 for AOA O Kauhale Beach Cove.
- RP7587 for Peter Kunstadter
- RP7590 Robert Sawinski

Similar to previous years, for 2024 the RP renewals are divided into four types with different rental adjustments, where applicable, as follows:

- Type 1: Where the RP was valued by PAR and the rent has since been brought to market rates, the 2024 rent will be increased by 3% over the 2023 rent.
- Type 2: Where the RP was valued by PAR, but the rent remains below market rates, the 2024 rent will be increased by 10% - 20% over the 2023 rents, with the anticipation that rents would continue to increase per annum, until market rents are achieved.
- Type 3: RPs issued to government agencies where the rent is gratis.
- Type 4: RPs in this category involved special circumstances and did not fit within Types 1-3 above. They are discussed individually in Exhibit 2 attached.

Since the last renewal of the RPs on Oahu on October 28, 2022, the following permits have either been cancelled or are in the process of cancellation before the end of calendar year 2023.

RP #	Permittee	Area ac.	TMK #	Monthly Rent	Cancelled On	Use	Remarks
5408	Michael Muller	0.016	(1)4-1-001:011-A	\$71.08	3/13/2023	Pier/Dock	Replaced by 55-year Easement
7643	Savio KC Operating Co.	0.045	(1)2-3-018:045-0000	\$ 720.35	2/28/2023	Parking	Abutting private property was sold.
7782	Antone Carrillo	0.40	(1)8-7-001:029-0000	\$825.33	Pending	Residential	Permittee deceased

The following State and City and County of Honolulu (CCOH) agencies were consulted on this action with the results indicated:

Agency:	Comment:
DLNR Division of Forestry and Wildlife (DOFAW)	No response by suspense date.
Office of Conservation and Coastal Lands	Responded, see Comment Responses
Division of State Parks	No response by suspense date.
Hawaii State Historic Preservation Division	No response by suspense date.
Engineering Division	No response by suspense date.
Oahu District Land Office	Responded, see Exhibit 2
Commission on Water Resource Mgt.	No response by suspense date.
Department of Hawaiian Home Lands	No response by suspense date.
Department of Agriculture (DOA)	No response by suspense date.
Office of Hawaiian Affairs	No response by suspense date.
CCOH Planning Department	No response by suspense date.
CCOH Department of Parks and Recreation	No response by suspense date.
CCOH Department of Water Supply	Responded, see Comment Responses

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed dispositions as provided by Chapter 343, Hawaii Revised Statutes and Chapter 11-200.1, Hawaii Administration Rules, the dispositions will probably have minimal or no significant effect on the environment and are therefore exempt from the preparation of an environmental assessment.
2. Based on staff’s testimony and facts presented, find that approving the

revocable permits under conditions and rent set forth herein will serve the best interests of the State.

3. Approve the continuation of the revocable permits listed in Exhibit 2 and at the rents set forth in such exhibit on a month-to-month basis effective January 1, 2024 for another one-year period through December 31, 2024, except for permits that are in arrears of rental payment for more than 60 days and/or have been approved for forfeiture by a separate Board action. Permits in arrears of rental for 60 days or more and/or approved by the Board for forfeiture shall not be renewed, and,
4. Reserve and delegate to the Chairperson the right and authority at any time to review and adjust the rental charges for any of the revocable permits listed in Exhibit 2 any time from and after January 1, 2024, where such adjustments will best serve the interests of the State.

Respectfully Submitted,



Aug 14, 2023

Michael Ferreira
Land Agent

APPROVED FOR SUBMITTAL:



Aug 14, 2023

Dawn N. S. Chang, Chairperson *RT*

EXHIBIT 1

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR.

Project Title: Annual Renewal of Revocable Permits for Oahu.

Project / Reference No.: Not applicable.

Project Location: Various locations on the Island of Oahu.

Project Description: Renew existing revocable permits for a term of one year.

Chap. 343 Trigger(s): Use of State Land.

Exemption Class No.: In accordance with HAR § 11-200.1-15 and the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on November 10, 2020, the subject request for issuance for right-of-entry is exempt from the preparation of an environmental assessment pursuant to General Exemption Type 1, "Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving negligible or no expansion or change of use beyond that previously existing." Part 1, Item 44: "Permits, licenses, registrations, and rights of entry issued by the Department that are routine in nature, involving negligible impacts beyond that previously existing". The annual renewal of existing revocable permits on State lands involves the continuation of existing uses on the lands. No change in use is authorized by the renewal.

Cumulative Impact of Planned Successive Actions in Same Place Significant? No, the requested locations have been used for same uses since the permits were granted.

Action May Have Significant Impact on Particularly Sensitive Environment? No. There are no particularly sensitive environmental issues involved with the proposed use of the property.

Analysis: The request pertains to renewing the revocable permits for Oahu. Staff believes that the request would involve negligible or no expansion or change in use of the subject location beyond that previously existing.

Consulted Parties Agencies listed in submittal.

Recommendation: That the Board find this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

EXHIBIT 1

EXHIBIT 2

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp3954	4	AMERICAN LEGION DEPT OF HAWAII	(1) 2-3-034:001-0000	5(a)	10/11/1966	American Legion clubhouse, Urban	0.181	\$ 480.00	\$ 480.00		<ul style="list-style-type: none"> •Rent for 2022-2023 rent was \$480 per year. Staff recommends keeping 2024 rent the same. •The organization is a 501 (c)(19), and is not eligible for a direct lease under HRS 171 - 43, which requires 501 (c)(l) or 501 (c)(3) status. Staff does not expect the permittee can transform its organization to a 501(c)(l) or (3) soon, though staff understands the permittee is working toward the goal. Staff has no objection to keep this permit until the appropriate time, in view of the services provided by the organization to the veteran community.
rp5557	1	YAMASHIRO, INC., ED	(1) 1-2-021:042-0000	5(b)	5/1/1978	Storage of trucks, trailers, and construction equipment, Urban	0.964	\$ 46,462.08	\$ 47,856.00	\$ 43,260.00	<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to parcel from public road.
rp5563	3	CITY & COUNTY OF HONOLULU	(1) 9-2-049:015	5(b)	3/4/1978	Radio communication, Conservation	0.00	\$ -			<ul style="list-style-type: none"> •Gratis. •Permittee is a governmental entity. Legal Access to the subject site needs to be verified. • Zoned conservation - SPA 03-29 & 13-58 on file with OCCL

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp6331	1	AOAO KAUAHALE BEACH COVE	(1) 4-5-003:011	5(b)	4/1/1986	Pier/Dock, Urban	0.147	\$ 2,679.84	\$ 2,760.24	\$ 2,318.00	<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Despite prior failed attempts to communicate with the permittee, staff sent one last letter reqsting a response. • Staff recommends renewal of the subject RP. •CDUP OA-600 on file with OCCL.
rp7018	4	GRANDE, THOMAS R.	(1) 4-1-010:016-0000	5(b)	8/1/1996	Landscaping, Agriculture	0.21	\$ 730.80	\$ 752.76		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to property from public road. Selling the lease at public auction is a low priority Staff due to low rental likely to result.
rp7188	1	DOONWOOD ENGINEERING, INC.	(1) 1-2-021:044-0000	5(b)	11/1/1999	Base yard for storage of engineering equipment, Urban	0.037	\$ 9,951.84	\$ 10,250.40	\$ 9,662.00	<ul style="list-style-type: none"> •2022 rent was increased to the 2018 AMR. 2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to parcel from public road and lack of infrastructure.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7242	2	LULUKU BANANA GROWERS COOP	(1) 4-2-010:001-0000	Acq. after 8/59	9/1/2000	Cultivation of banana, Conservation 99%, Agriculture 1%	190	\$ 11,816.76	\$ 12,998.40	\$ 28,500.00	<ul style="list-style-type: none"> •2023 rent was increased 10% over 2022 notwithstanding the 2018 AMR. Staff recommends increasing 2024 rent by 10% over 2023 rent •Usable acreage well below the 190 acre permit area. Much of permit area slope, road, or highly vegetated. •No current plan to change the present arrangement yet. Continue to discuss with DOFAW. •Zoned agriculture, conservation - OA:616; 1748; 2143; & 3611 on file with OCCL •In the past, DOA rejected parcel as having no access/ landlocked. • Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
rp7367	1	AOAO OF KEMOO BY THE LAKE	(1) 7-3-012:011-0000	5(b)	4/1/2004	Residential parking, Urban	0.39	\$ 2,070.96	\$ 2,133.12	\$ 1,840.00	<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Same federal covenants as reported previously about the limited use for parking. AOAO was not responsive toward obtaining a long term lease. Staff believes the costs, e.g. appraisal and consideration, involved in securing a long term lease could be the detrimental factor.
rp7470	1	JSR EQUIPMENT, INC.	(1) 1-2-021:036-0000	5(b)	1/1/2010	Base yard, office, and storage, Urban	1.424	\$ 55,495.56	\$ 57,160.44	\$ 52,743.00	<ul style="list-style-type: none"> •2023 rent was increased 3% over 2022. Staff recommends increasing 2024 rent 3% over 2023 rent. •There is no access to the parcel from public road.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

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Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7478	4	DE MAURO, JOSEPH	(1) 9-4-010:100-0000	5(b)	1/1/2010	Cultivation of banana, Urban	0.413	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to parcel from public road. •In the past, DOA rejected parcel as too small. • Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term. •Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
rp7489	4	HAWAIIAN ELECTRIC CO INC	(1) 9-2-005:014-0001	5(b)	1/1/2010	Microwave communication station	0	\$ 13,057.56	\$ 13,449.24		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •RP covers only a portion of the parcel. Legal access to the site is still an ongoing matter. •Zoned conservation - SPA 03-29 & 13-58 on file with OCCL
rp7501	4	CANSIBOG, ROBERTA	(1) 8-7-001:033-0000	5(b)	1/1/2010	Maintenance and parking of boat trailer, Urban	0.424	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Part of the parcel is prone to intermittent flooding.
rp7514	1	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:046-0000	5(b)	1/1/2010	Unloading of laundry, storage of bins, Urban	0.047	\$ 1,776.96	\$ 1,830.24	\$ 1,579.00	<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to parcel from public road.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7517	2	OLOMANA GOLF LINKS, INC.	(1) 4-1-013:012-0000	5(b)	10/1/2010	Golf course nursery operations, Urban	4.77	\$ 14,778.84	\$ 16,256.76	\$ 23,460.00	<ul style="list-style-type: none"> •2023 rent was increased 10% over 2022 notwithstanding the 2018 AMR. Staff recommends increasing rent 10% for 2024 over 2023 rent. •This parcel is located between Kalaniana'ole Hwy. and Olomana Golf Course. • Olomana Golf Links Inc. requested a second extension of GL No. S-4095 for 40 years commencing May 4, 2032 and expiring May 3, 2072. Board approved negotiation of development agreement on 5/26/2023 Item D-6 as amended. This RP serves the lease for the underlying golf course.
rp7520	4	MIZUTA, ROBIN T.	(1) 4-1-010:049-0000	5(b)	2/1/2010	Landscaping and access to private property, Agriculture	0.2	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •The parcel sits between a public road and permittee's property and provides access to permittee's property as well as other private land owners. A long-term disposition of the parcel or sale as a remnant is impracticable due to the access requirements of the other private property owners.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7561	1	HONOLULU POLO CLUB, INC.	(1) 4-1-009:262-0000	5(b)	11/1/2010	Polo field and youth athletic programs, Urban	34.5	\$ 8,637.96	\$ 8,897.04	\$ 7,675.00	<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Staff noted that the permittee may not be the typical non-profit entity that qualified for a direct lease under Section 171-43.1, HRS. Meanwhile, the parcel is in the flood zone. Any future use of this parcel beyond the existing use needs to be planned.
rp7566	4	HILTON HAWAIIAN VILLAGE, LLC, JOINT VENTURE	(1) 2-6-008:029-0000	5(a)	3/4/2010	Pier/Dock, Submerged	0.09	\$ 524,454.24	\$ 540,187.92		<ul style="list-style-type: none"> •2023 rent was increased 3% over 2022. Per RP executed March 4, 2010 the rent is set at a base rent or \$1.50 per passenger, whichever is greater. Staff recommends increasing 2024 rent 3% over 2023 rent. •At its meeting on 10/27/17, under agenda item D-8, the Board agreed to keep the revocable permit in place for this property due to questions over the ownership of the improvements. •Zoned conservation - pier built in 1958, which is prior to the rules taking effect and therefore is a permitted nonconforming use pursuant to Hawaii Revised Statute Section 183C-5
rp7570	4	HAWAII MOTORSPORTS ASSN INC	(1) 5-8-002:002-0000	5(b)	3/29/2010	Motorcycle and trail bike riding, Agriculture	449.72	\$ 1,792.80	\$ 1,846.56		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7579	4	AUWAIOLIMU CONGREGATIONAL CHURCH	(1) 2-2-14:17,26	5(b)	6/1/2010	Church, Urban	0.199	\$ 605.76	\$ 623.88		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •The permittee is seeking to obtain non-profit status and is working on completing the relevant paperwork. Staff is in communication with the permittee on the conversion.
rp7587	4	KUNSTADTER, PETER	(1) 3-6-001:025-A	5(b)	5/1/2010	Pier/Dock, Urban	0.006	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Staff has written to permittee about converting to a term easement, but has not received a response. Staff visited the property trying to establish contact with the permittee, but efforts have been unsuccessful. Staff suggests keeping the present status of this RP.
rp7590	4	SAWINSKI, ROBERT G & RAY-JEN	(1) 4-6-022:026-A	5(b)	7/1/2010	Pier/Dock, Urban	0.004	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Staff discussed conversion with the permittee. Permittee was not interested. Staff suggests keeping the present status of this RP.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7600	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires, Agriculture	0	\$ 509.28	\$ 524.52		•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending map from DAGS Survey.
rp7601	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-8-001:054-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires, Agriculture	0	\$ 509.28	\$ 524.52		•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •At its meeting on 2/23/18, under agenda item D-10, the Board approved the issuance of perpetual, non-exclusive easement. HECO was reminded to provide map and description.
rp7602	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:004-1-25	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires, Agriculture	0	\$ 509.28	\$ 524.52		•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. At its meeting of 11/18/19, under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7604	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:000-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires	0	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.
rp7605	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-013:022-0000	5(b)	5/1/2010	Maintenance of electrical equipment, utility poles, and wires, Urban	0	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •At its meeting of 5/24/19, under agenda item D-7, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending the DAGS Survey Division to provide the easement map.
rp7606	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 4-1-010:095-0000	5(b)	4/1/2010	Maintenance of electrical equipment, utility poles, and wires, Agriculture	0	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending the map from DAGS Survey.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7607	4	HAWAIIAN ELECTRIC COMPANY, INC.	(1) 5-9-006:006, 26	5(b)	6/1/2010	Maintenance of electrical equipment, utility poles, and wires, Conservation	0	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •At its meeting of 11/8/19, under agenda item D-13, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP . Pending HECO to provide the map and legal description of the easement area. •Zoned agriculture, conservation - OA-2807 on file with OCCL
rp7688	4	ROSLINDALE, INC.	(1) 7-3-012:011-0000	5(b)	6/1/2011	Parking for Commercial Building, Urban	0.117	\$ 621.60	\$ 640.20		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Federal covenants placed on the property limit its use to parking. Staff will evaluate whether sale of the lease at public auction is possible for this parcel. The presence of this RP helped eliminate the problem of unauthorized activities. Staff suggests keeping the present status of this RP.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7714	1	FUKUSHIMA, RALPH	(1) 4-1-013:011-0000	5(b)	7/1/2011	Pasture, 90% Conservation, 10% Urban	56.35	\$ 7,608.72	\$ 7,836.96	\$ 6,760.00	<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •At its meeting on 11/10 / 16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90. Pending the DAGS Survey Division to provide the set aside map. •Zoned agriculture, conservation, urban - OA 1871 on file with OCCL. •DOFAW has requested this RP remain with DLNR. • Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
rp7717	4	RAPOZA, GEORGE, JUNE, WESLEY & DESIREE	(1) 6-8-002:017-0000	Acq. after 8/59	8/1/2011	Pasture, Agriculture	32.05	\$ 509.28	\$ 524.52		<ul style="list-style-type: none"> •2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Parcel is landlocked. DOFAW is interested in having the property set aside to it. •In the past, DOA rejected parcel as having no access / land locked.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7725	1	PESTANA CORP. DBA BOB'S EQUIPMENT	(1) 1-2-021:040-0000	5(b)	8/1/2011	Base yard, including sales and rental of construction equipment, Urban	1.102	\$ 50,920.92	\$ 52,448.52	\$ 45,243.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to parcel from public road.
rp7748	1	ROBERT'S CENTRAL LAUPAHOEHOE INC.	(1) 1-2-021:041-0000	5(b)	9/1/2011	Parking of buses, Urban	1.745	\$ 72,203.04	\$ 74,369.16	\$ 70,110.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to parcel from public road.
rp7832	1	PRECAST, INC. AND RAYLYNN REBAR, LLC	(1) 1-2-021:045-0000	5(b)	8/1/2013	Storage of finished precast concrete products, Urban	0.97	\$ 32,932.32	\$ 33,920.28	\$ 29,200.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.
rp7835	1	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	(1) 1-2-021:037-0000	5(b)	8/1/2013	Storage, parking, roadway and office, uRban	0.674	\$ 20,322.60	\$ 20,932.32	\$ 18,056.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to parcel from public road, parking use.
rp7851	2	HINES, JACOB KALEO	(1) 4-1-018:050-0000	5(b)	2/1/2015	Residential, Agriculture	0.8	\$ 8,606.40	\$ 9,467.04	\$ 10,303.00	•2023 rent was increased 10% over 2022 notwithstanding the 2018 AMR. Staff recommends increasing rent 10% for 2024 over 2023 rent. •Substandard lot size.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7853	1	LUM, ERNEST	(1) 9-4-049:062-0000	5(a)	3/1/2017	Storage for general contractor, Urban	0.625	\$ 42,762.60	\$ 44,045.52	\$ 39,567.00	•2023 rent was increased by 10% over 2022. Rent is at market now according to 2018 AMR. • Staff recommends increasing 2024 rent 3% over 2023 rent. •AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease.
rp7856	1	KAI CONSTRUCTION HAWAII, INC.	(1) 9-4-049:062-0000	5(a)	3/1/2017	Office and storage for general contractor, Urban	0.031	\$ 19,836.60	\$ 20,431.68	\$ 19,116.00	•2023 rent was increased by 10% over 2022. Rent is at market now according to 2018 AMR. • Staff recommends increasing 2024 rent 3% over 2023 rent. •AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease.
rp7857	1	WISNIEWSKI, JOHN	(1) 9-4-09:062-0000	5(a)	3/1/2017	Auto glass replacement business, Urban	0.032	\$ 21,506.52	\$ 22,151.76	\$ 20,790.00	•2023 rent was increased by 10% over 2022. Rent is at market now according to 2018 AMR. • Staff recommends increasing 2024 rent 3% over 2023 rent. •AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7858	1	TACHIBANA PAINTING LLC	(1) 9-4-049:062-0000	5(a)	3/1/2017	Office and storage for painting contractor	0.31	\$ 21,515.04	\$ 22,160.52	\$ 19,116.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease.
rp7859	1	WISNIEWSKI, JOHN	(1) 9-4-049:062-0000	5(a)	11//2017	Auto glass replacement business	0.0167	\$ 12,407.40	\$ 12,779.64	\$ 11,269.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease.
rp7860	2	ALFONSO, VIDAL	(1) 9-4-049:062-0000	5(a)	3/1/2017	Auto body shop	0.031	\$ 21,184.68	\$ 21,820.20	\$ 20,412.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease.
rp7883	4	HIGGINS, ROLAND AND DARALYNN	(1) 3-8-004:080, 056	5(b)	9/1/2018	Residence purposes	0.1867	\$ 3,992.88	\$ 3,992.88	\$ 18,240.00	• 2020 rent was set by the Board at its meeting on June 22, 2018, under agenda item D-7. Per Board instruction 2020's rent shall remain unchanged until a long term disposition can be decided, notwithstanding the indicated annual market rent. •No access from public road.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7893	1	UNITED LAUNDRY SERVICES, INC.	(1) 1-2-021:045-0000	5(b)	11/1/2016	Employee parking	3.53	\$ 39,136.44	\$ 40,310.52	\$ 34,772.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.
rp7896	4	PU'A FOUNDATION AND HUI MAHI'AI	(1) 4-1-008:por 072, 075	5(b)	11/1/2016	Community farming, Agriculture	7.613	\$ 547.44	\$ 563.88		•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •Site is not a legally subdivided lot and lacks proper legal access. The revocable permit is meant to be in place until a direct lease can be issued.
rp7898	1	AOAO 1942/1946 PAUOA ROAD, INC.	(1) 2-2-010:021-0000	5(b)	1/1/2017	Residential parking, Urban	0.053	\$ 2,059.20	\$ 2,121.00	\$ 1,830.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •No access to parcel from public road.
rp7899	1	NAKOA, MARY	(1) 8-6-002:005-0000	5(e)	3/1/2017	Horse paddock, Agriculture	6.407	\$ 3,056.40	\$ 3,148.08	\$ 2,716.00	•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •This irregularly shaped low-lying pasture sits adjacent to the Ma'ili'ili flood control channel. It is often exposed to water causing wet and muddy conditions due to inadequate drainage infrastructure.

REVOCABLE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7907	2	SUGARLAND FARMS, INC.	(1) 9-1-016:008, (1) 9-1-018:008,014	Acq. after 8/59	2/1/2018	Agriculture, Urban	131.73	\$ 28,530.48	\$ 31,383.48	\$ 32,934.00	•2023 rent was increased by 10% over 2022 not withstanding the 2018 AMR. Staff recommends increasing 2024 rent 10% over 2023 rent. •Potential for future development makes property unsuitable for long term agricultural lease.
rp7910	4	TEXIERA, RICHARD R. & KATHLEEN V.	(1) 4-1-013:022-0000	5(b)	3/27/2018	Pasture and stabling of horses, Urban	6.86	\$ 2,165.28	\$ 2,230.20		•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent. •At its meeting on 11/ 10/ 16, under agenda item D-13, the Board approved the transfer of the subject parcel to DOA per Act 90. Staff will continue to work with the DOA to complete the set aside. Pending the DAGS Survey Division to provide the set aside map. • DOA has identified RP for transfer to it. •While DOA conducts its due diligence, DLNR staff will not expend resources to sell lease at public auction. •DLNR staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.
rp7915	4	RESORTTRUST HAWAII, L.L.C.	(1) 3-5-023:041-0000	5(b)	1/1/2019	Recreational, Urban	1.28	\$ 17,304.00	\$ 17,823.12		•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.
rp7928	4	LIMA, CATHERINE C. & LIMA, GINGER K.	(1)8-5-004:034, 043, 044	5(b)	3/1/2021	Pasture, Agriculture	1.247	\$ 509.28	\$ 524.52		•2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.

REVOCALE PERMIT MASTER LIST for Oahu 2023 for 2024

Note: Permits showing "0" annual rent may be gratis. Some rent figures have been rounded for monthly billing purposes.

Doc No.	Type	Permittee Name	TMK	Land Trust Status	Permit From	Char of Use	Area	2023 Annual Rent	Proposed 2024 Rent	Indicated Annual Market Rent 2018	Comments re rent amount and why no long-term disposition
rp7939	4	YAMAS AUTOMOTIVE REPAIR LLC	(1)-9-4-049:062-0000	5(b)	11/1/2021	Industrial, Urban	1,222 SF	\$ 16,138.08	\$ 16,622.28		•2023 rent increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.
rp7944	4	SANDALWOOD MOUNTAIN PROPERTIES	(1)2-2-010:021-0000	5(b)	3/1/2022	Parking, Urban	0.083	\$ 2,533.32	\$ 2,609.28		•2023 rent increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.
rp7949	4	SAND ISLAND BUSINESS ASSOCIATION	(1)1-5-041:077-0000	5(b)	8/13/2021	Office, Urban	0.129	\$ 36,028.80	\$ 37,109.64		•2023 rent increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.
rp7954	4	STEVEN ERNEST MACBRIDE & VALLERIE JEAN	(1)5-3-008:012A	5(b)	1/1/2023	Encroachment	0.044	\$ 3,672.00	\$ 3,782.16		•New RP in 2023. Staff recommends increasing rent 3% for 2024 over 2023 rent.
rp7956	4	JAMES MICHAEL ELHOFF, TRUSTEE	(1)4-5-047:051A	5(b)	3/1/2023	Encroachment	0.007	\$ 780.00	\$ 803.40		•New RP in 2023. Staff recommends increasing rent 3% for 2024 over 2023 rent.

EXHIBIT 2A

OAHU 2024 REVOCABLE PERMIT LIST BY "TYPE", PAR VALUATION, GRATIS, NO PAR,

See exhibit 2 comments for status							
RP No.	TYPE	Permittee Name	Proposed 2024 Annual Rent	Indicated Annual Rent, PAR 2018	% Over or Under PAR - / +	% Increase from 2023-2024	Permit From
The following RPs (Type 1) are at or above the set forth in the 2018 PAR valuation							
rp5557	1	YAMASHIRO, INC., ED	\$ 47,856.00	\$ 43,260.00	111%	3%	5/1/1978
rp6331	1	AOAO KAUAHALE BEACH COVE	\$ 2,760.24	\$ 2,318.00	119%	3%	4/1/1986
rp7188	1	DOONWOOD ENGINEERING, INC.	\$ 10,250.40	\$ 9,662.00	106%	3%	11/1/1999
rp7367	1	AOAO OF KEMOO BY THE LAKE	\$ 2,133.12	\$ 1,840.00	116%	3%	4/1/2004
rp7470	1	JSR EQUIPMENT, INC.	\$ 57,160.44	\$ 52,743.00	108%	3%	1/1/2010
rp7514	1	UNITED LAUNDRY SERVICES, INC.	\$ 1,830.24	\$ 1,579.00	116%	3%	1/1/2010
rp7561	1	HONOLULU POLO CLUB, INC.	\$ 8,897.04	\$ 7,675.00	116%	3%	11/1/2010
rp7714	1	FUKUSHIMA, RALPH	\$ 7,836.96	\$ 6,760.00	116%	3%	7/1/2011
rp7725	1	PESTANA CORP. DBA BOB'S EQUIPMENT	\$ 52,448.52	\$ 45,243.00	116%	3%	8/1/2011
rp7748	1	ROBERT'S CENTRAL LAUPAHOEHOE INC.	\$ 74,369.16	\$ 70,110.00	106%	3%	9/1/2011
rp7832	1	PRECAST, INC. AND RAYLYNN REBAR, LLC	\$ 33,920.28	\$ 29,200.00	116%	3%	8/1/2013
rp7835	1	HARRY & JEANETTE WEINBERG, FOUND. INC.	\$ 20,932.32	\$ 18,056.00	116%	3%	8/1/2013
rp7853	1	LUM, ERNEST	\$ 44,045.52	\$ 39,567.00	111%	3%	3/1/2017
rp7856	1	KAI CONSTRUCTION HAWAII, INC.	\$ 20,431.68	\$ 19,116.00	107%	3%	3/1/2017
rp7857	1	WISNIEWSKI, JOHN	\$ 22,151.76	\$ 20,790.00	107%	3%	3/1/2017
rp7858	1	TACHIBANA PAINTING LLC	\$ 22,160.52	\$ 19,116.00	116%	3%	3/1/2017
rp7859	1	WISNIEWSKI, JOHN	\$ 12,779.64	\$ 11,269.00	113%	3%	11/1/2017
rp7893	1	UNITED LAUNDRY SERVICES, INC.	\$ 40,310.52	\$ 34,772.00	116%	3%	11/1/2016
rp7898	1	AOAO 1942/1946 PAUOA ROAD, INC.	\$ 2,121.00	\$ 1,830.00	116%	3%	1/1/2017
rp7899	1	NAKOA, MARY	\$ 3,148.08	\$ 2,716.00	116%	3%	3/1/2017
rp7860	1	ALFONSO, VIDAL	\$ 21,820.20	\$ 20,412.00	107%	3%	3/1/2017
The following RPs (Type 2) are not yet at market rents as set forth in the 2018 PAR valuation.							
rp7242	2	LULUKU BANANA GROWERS COOP	\$ 12,998.40	\$ 28,500.00	46%	10%	9/1/2000
rp7517	2	OLOMANA GOLF LINKS, INC.	\$ 16,256.76	\$ 23,460.00	69%	10%	10/1/2010
rp7851	2	HINES, JACOB KALEO	\$ 9,467.04	\$ 10,303.00	92%	10%	2/1/2015

OAHU 2024 REVOCABLE PERMIT LIST BY "TYPE", PAR VALUATION, GRATIS, NO PAR,

RP No.	TYPE	Permittee Name	Proposed 2024 Annual Rent	Indicated Annual Rent, PAR 2018	% Over or Under PAR - / +	% Increase from 2023-2024	Permit From
rp7883	4	*ROLAND & DARALYNN HIGGANS	\$ 3,992.88	\$ 18,240.00	22%	0%	9/1/2018
The following RP's (Type 3) are gratis to government agencies.							
RP5563	3	CITY & COUNTY OF HONOLULU	\$ -	\$ -	0%	0%	3/4/1978
All other RPs are Type 4, have no PAR valuation and are listed on Exhibit 2 and are being increased 3% per year.							
rp3954	4	AMERICAN LEGION DEPT OF HAWAII	\$ 480.00			3%	10/11/1966
rp7018	4	GRANDE, THOMAS R.	\$ 752.76			3%	8/1/1996
rp7478	4	DE MAURO, JOSEPH	\$ 524.52			3%	1/1/2010
rp7489	4	HAWAIIAN ELECTRIC CO INC	\$ 13,449.24			3%	1/1/2010
rp7501	4	CANSIBOG, ROBERTA	\$ 524.52			3%	1/1/2010
rp7520	4	MIZUTA, ROBIN T.	\$ 524.52			3%	2/1/2010
rp7566	4	HILTON HAWAIIAN VILLAGE, LLC,	\$ 540,187.92			3%	3/4/2010
rp7570	4	HAWAII MOTORSPORTS ASSN INC	\$ 1,846.56			3%	3/29/2010
rp7579	4	AUWAIOLIMU CONGREGATIONAL CHURCH	\$ 623.88			3%	6/1/2010
rp7587	4	KUNSTADTER, PETER	\$ 524.52			3%	5/1/2010
rp7590	4	SAWINSKI, ROBERT G & RAY-JEN	\$ 524.52			3%	7/1/2010
rp7600	4	HAWAIIAN ELECTRIC COMPANY, INC.	\$ 524.52			3%	4/1/2010
rp7601	4	HAWAIIAN ELECTRIC COMPANY, INC.	\$ 524.52			3%	4/1/2010
rp7602	4	HAWAIIAN ELECTRIC COMPANY, INC.	\$ 524.52			3%	4/1/2010
rp7604	4	HAWAIIAN ELECTRIC COMPANY, INC.	\$ 524.52			3%	4/1/2010
rp7605	4	HAWAIIAN ELECTRIC COMPANY, INC.	\$ 524.52			3%	5/1/2010
rp7606	4	HAWAIIAN ELECTRIC COMPANY, INC.	\$ 524.52			3%	4/1/2010
rp7607	4	HAWAIIAN ELECTRIC COMPANY, INC.	\$ 524.52			3%	6/1/2010
rp7688	4	ROSLINDALE, INC.	\$ 640.20			3%	6/1/2010
rp7717	4	RAPOZA, GEORGE & JUNE,etc	\$ 524.52			3%	8/1/2011
rp7896	4	PU'A FOUNDATION AND HUI MAHI'AI	\$ 563.88			3%	11/1/2016
rp7910	4	TEXIERA, RICHARD R. & KATHLEEN V.	\$ 2,230.20			3%	3/27/2018

OAHU 2024 REVOCABLE PERMIT LIST BY "TYPE", PAR VALUATION, GRATIS, NO PAR,

RP No.	TYPE	Permittee Name		Indicated Annual Rent, PAR 2018	% Over or Under PAR - / +	% Increase from 2023- 2024	
All other RPs are Type 4, have no PAR valuation and are listed on Exhibit 2 and are being increased 3% per year.							
RP7915	4	RESORTTRUST HAWAII, LLC	\$	17,823.12		3%	1/1/2019
rp7928	4	LIMA, CATHERINE C. & LIMA, GINGER K.	\$	524.52		3%	3/1/2021
rp7939	4	YAMAS AUTOMOTIVE REPAIR LLC	\$	16,622.28		3%	1/1/2023
rp7944	4	SANDALWOOD MOUNTAIN PROPERTIES	\$	2,609.28		3%	3/1/2022
rp7949	4	SAND ISLAND BUSINESS ASSOCIATION	\$	39,631.68		3%	8/13/2021
rp7954	4	STEVEN MACBRIDE & VALLERIE JEAN	\$	3,782.16		3%	1/1/2023
rp7956	4	JAMES MICHAEL ELHOFF, TRUSTEE	\$	803.40		3%	3/1/2023

EXHIBIT 3

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

<u>Doc No. RP NUMBER</u>	PERMITTEE NAME	Comments re rent amount and ; Why no long-term disposition
OAHU	-	-
rp3954	AMERICAN LEGION DEPT OF HAWAII	<ul style="list-style-type: none"> • 2020 rent is \$480 2021 <u>Rent for 2022-2023</u> rent was the same <u>\$480 per year</u>. Staff recommends keeping 2022 <u>2024</u> rent the same. • The organization is a 501 (c)(19), and is not eligible for a direct lease under HRS 171 - 43, which requires 501 (c)(l) or 501 (c)(3) status. Staff does not expect the permittee can transform its organization to a 501(c)(l) or (3) soon, though staff understands the permittee is working toward the goal. Staff has no objection to keep this permit until the appropriate time, in view of the services provided by the organization to the veteran community.
rp5408	MULLER, C. MICHAEL	<p>• 2020 rent was increased 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent by 3% over 2019 rent. • At its meeting on 1/13/17, under agenda item D-14, the Board approved the grant of a term, non-exclusive easement to permittee. On April 12, 2019, item D-8, the Board approved addition easement area. • DAGS Survey Division was able to generate the easement map. Appraisal process of the requested easement has started. • Legislative and Governor's approval on the proposed easement were obtained. For now, staff recommends renewal of the subject RP.</p>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp5557	YAMASHIRO, INC., ED	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased 10<u>by 3</u>% over 2019, 2021 rent remained the same.<u>2022</u>. Staff recommends increasing 2022 rent <u>3% for 2024 over 2023</u> rent by 3% over 2021 rent. • No access to parcel from public road.
rp5563	CITY & COUNTY OF HONOLULU	<ul style="list-style-type: none"> • Gratis. • Permittee is a governmental entity. Legal Access to the subject site needs to be verified. • Zoned conservation - SPA 03-29 & 13-58 on file with OCCL
rp6331	AOAO KAUAHALE BEACH COVE	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased <u>by 3</u>% over 2019 rent, 2021 rent remained the same.<u>2022</u>. Staff recommends increasing 2022 rent <u>by 3% for 2024</u> over 2021<u>2023</u> rent. • Staff managed to get in touch with the property manager of AOAO on August 20, 2020. Situation was explained to the property manager and she would relay to the AOAO on a decision to convert RP to easement. No positive response from the property manager or the permittee regarding their desire toward conversion into a long term disposition. Staff recommends renewal of the subject RP. • CDUP OA-600 on file with OCCL.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7018	GRANDE, THOMAS R.	<ul style="list-style-type: none"> • 2020 <u>2023</u> rent <u>was</u> increased <u>by</u> 3% over 2019, 2021 <u>rent remained the same, 2022</u>. Staff recommends increasing <u>2022</u> rent 3% for 2024 over 2023 <u>rent 3% of 2021 rent.</u> • No access to property from public road makes <u>Selling the lease at public auction</u> impracticable <u>is a low priority</u> Staff <u>due to low rental likely to result.</u>
rp7188	DOONWOOD ENGINEERING, INC.	<ul style="list-style-type: none"> • 2020 <u>2022</u> rent was increased 10% over the previous year, 2021 <u>rent remained the same, to the 2018 AMR</u>. Staff recommends increasing <u>2022</u> rent by 15% <u>3% for 2024</u> over 2021 <u>2023</u> rent not withstanding the 2018 AMR. • No access to parcel from public road and lack of infrastructure.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7242	LULUKU BANANA GROWERS COOP	<p>•2020<u>2023</u> rent was increased 10% over 2019<u>2022</u> not withstanding the same<u>2018</u> AMR. Staff recommends increasing 2022<u>2024</u> rent by 10% over 2021<u>2023</u> rent notwithstanding the 2018 AMR.</p> <p>•Usable acreage well below the 190 acre permit area. Much of permit area slope, road, or highly vegetated.• Joint inspection by DOFAW and LD was conducted recently. Will need more time. •<u>No current plan to explorechange the future plan in conjunctionpresent arrangement yet. Continue to discuss with the adjoining forest reserve.</u></p> <p><u>DOFAW.</u> •Zoned agriculture, conservation - OA:616; 1748; 2143; & 3611 on file</p> <p><u>with OCCL</u> •<u>In the past, DOA rejected parcel as having no access/landlocked.</u> • <u>Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term.</u> •<u>Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.</u></p>
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2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7367	AOAO OF KEMOO BY THE LAKE	<p>• 2020<u>2023</u> rent was increased <u>by</u> 3% over 2019 rent. 2021 rent remained the same. <u>2022</u>. Staff recommends increasing <u>2022</u> rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. • <u>Same</u> federal covenants placed on the property limit its <u>as reported previously about the limited use</u> to <u>for</u> parking. Staff will look into a public auction. In May 2020, the <u>AOAO</u> submitted an application seeking a direct lease of the land. However, staff needs to verify AOA's non-profit status. <u>LD has</u> was <u>not</u> received any indication or positive response from the property manager or the AOAO <u>responsive</u> toward conversion of the RP into <u>obtaining</u> a long-term disposition. <u>lease</u>. Staff believes the costs associated with the easement. For example, the survey, e.g. appraisal fee and consideration, involved in securing a long term lease could be <u>at the detrimental factor</u> in the lack of desire from the permittee.</p>
rp7470	JSR EQUIPMENT, INC.	<p>• 2020<u>2023</u> rent was increased 3% over 2019 not withstanding the 2018 AMR. 2021 rent remained the same. <u>2022</u>. Staff recommends increasing 2022<u>2024</u> rent to <u>3%</u> over 2021<u>2023</u> rent. • There is no access to the parcel from public road.</p>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7477	YANAGIHARA, RAYMOND T.	<ul style="list-style-type: none"> • 2020 rent was increased to \$480.00, following the minimum rent policy. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • Parcel is located on Kaneohe Bay with no access from public road.
rp7478	DE MAURO, JOSEPH	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 following the minimum rent policy. 2021 rent remained the same.<u>by 3% over 2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. • <u>No access to parcel from public road.</u> • <u>In the past, DOA rejected parcel as too small.</u> • <u>Staff will consult with DOA on possibility of transfer of RP and will not expend resources to sell lease at public auction in near term.</u> • <u>Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.</u>
rp7489	HAWAIIAN ELECTRIC CO INC	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased <u>by 3%</u> over 2019. 2021 rent remained the same.<u>2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. • RP covers only a portion of the parcel. Legal access to the site needs to be verified.<u>is still an ongoing matter.</u> • Zoned conservation - SPA 03-29 & 13-58 on file with OCCL

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7501	CANSIBOG, ROBERTA	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480, following the minimum rent policy. 2021 rent remained the same. <u>by 3% over 2022</u>. Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent.- •Part of the parcel is prone to intermittent flooding.
rp7514	UNITED LAUNDRY SERVICES, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased <u>by 3%</u> over 2019 rent. 2021 rent remained the same.<u>2022</u>. Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. •No access to parcel from public road.
rp7517	OLOMANA GOLF LINKS, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased 10% over 2019 net withstanding<u>2022 notwithstanding</u> the 2018 AMR. 2021 rent remained the same. Staff recommends increasing rent 10% <u>for 2024</u> over 2021<u>2023</u> rent. •This parcel is located between Kalaniana'ole Hwy. and Olomana Golf Course. • <u>Staff will sell</u> has received a request for a lease at public auction upon the expiration of gl4095 extension. This RP serves the underlying the golf course <u>being leased</u>.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7520	MIZUTA, ROBIN T.	<p>• 2020<u>2023</u> rent was increased to \$480, following the minimum rent policy. 2021 rent remained the same. <u>by 3% over 2022</u>. Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. •The parcel sits between a public road and permittee's property and provides access to permittee's property as well as other private land owners<u>landowners</u>. A long-term disposition of the parcel or sale as a remnant is impracticable due to the access requirements of the other private property owners.</p>
rp7560	MOUNT WILSON FM BROADCASTERS	<p>•2020 rent was increased by 3% over 2019. 2021 rent remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. Permittee has taken a sandwich position on the site and collects additional revenue from the other users of the site, accordingly following CBRE's escalation opinion, a rent increase was justified in the prior year. •Land Div. manages parcel for DOFAW. Set aside to DOFAW pursuant to EO 4409, •Zoned conservation — OA 139 on file with OCCL •Zoned conservation — OA 139 on file with OCCL</p>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

<p><u>rp7561</u></p>	<p><u>HONOLULU POLO CLUB, INC.</u></p>	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased by 3% over 2019, 2021<u>rent remained the same. 2022</u>. Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. Permittee has taken a sandwich position on • <u>Staff noted that the permittee may not be the site and collects additional revenue from typical non-profit entity that qualified for a direct lease under Section 171-43.1, HRS. Meanwhile, the other users of the site, accordingly following CBRE's escalation opinion, a rent increase was justified parcel is in the prior year. Land Div. manages parcel for DOFAW. Set aside flood zone. Any future use of this parcel beyond the existing use needs to DOFAW pursuant to EO 4409, Zoned conservation OA 139 on file with OCCL Zoned conservation OA 139 on file with OCCL be planned.</u>
<p>rp7566</p>	<p>HILTON HAWAIIAN VILLAGE, LLC, JOINT VENTURE</p>	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased 3% over 2019<u>2022</u>. Per RP executed March 4, 2010 the rent is set at a base rent or \$1.50 per passenger, whichever is greater. 2021 rent remained the same. Staff recommends increasing 2022<u>2024</u> rent 3% over 2021<u>2023</u> rent. • At its meeting on 10/27/17, under agenda item D-8, the Board agreed to keep the revocable permit in place for this property due to questions over the ownership of the improvements. • Zoned conservation - pier built in 1958, which is prior to the rules taking effect and therefore is a permitted nonconforming use pursuant to Hawaii Revised Statute Section 183C-5.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

<p><u>rp7570</u></p>	<p><u>HAWAII MOTORSPORTS ASSN INC</u></p>	<p>•<u>2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.</u></p>
<p>rp7579</p>	<p>AUWAIOLIMU CONGREGATIONAL CHURCH</p>	<p>•2020<u>2023</u> rent was increased <u>by</u> 3% over 2019. 2021 rent remained the same. 2021 rent remained the same.<u>2022.</u> Staff recommends increasing 2022-rent 3% <u>for 2024</u> over 2021 rent. • Staff met with permittee on 5/9/18 about the steps necessary to receive a long term direct lease.<u>2023 rent.</u> •The permittee is seeking to obtain non-profit status and is working on completing the relevant paperwork. Staff is in communication with the permittee on the conversion.</p>
<p>rp7587</p>	<p>KUNSTADTER, PETER</p>	<p>•2020<u>2023</u> rent was increased <u>by</u> 3% over 2019, following the minimum rent policy. 2021 rent remained the same,<u>2022.</u> Staff recommends increasing 2022-rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. •Staff has written to permittee about converting to a term easement, but has not received a response. Staff visited the property trying to establish contact with the permittee, but efforts have been unsuccessful. Staff will continue to attempt to contact permittee about converting the permit to a long-term disposition.</p>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7590	SAWINSKI, ROBERT G & RAY-JEN	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 over 2019 following the minimum rent policy. 2021 rent remained the same. <u>by 3% over 2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. • Staff discussed conversion with the permittee. Permittee was not interested . Staff suggests keeping the present status of this RP.
rp7600	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 over 2019 following the minimum rent policy. 2021 remained the same. <u>by 3% over 2022.</u> Staff recommends increasing 2022 <u>rent 3% for 2024 over 2023</u> rent. 3% over 2021 rent. • At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusive easement. The easement is pending map from DAGS Survey.
rp7601	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 over 2019 following the minimum rent policy. 2021 rent remained the same. <u>by 3% over 2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021 <u>2023</u> rent. • At its meeting on 2/23/18, under agenda item D-10, the Board approved the issuance of perpetual, non-exclusive easement. HECO was reminded to provide map and description.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7602	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 over 2019 following the minimum rent policy. 2021 rent remained the same. <u>by 3% over 2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. At its meeting of 11/18/19, under agenda item D-13, the Board approved<u>approved</u> issuance of perpetual non-<u>exclusive</u> easement for utility<u>utility</u> purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.
rp7604	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 over 2019 following the minimum rent policy. <u>by 3% over 2022.</u> Staff recommends increasing 2022 <u>rent 3% for 2024 over 2023</u> rent 3% over 2021 rent. • At its meeting of 11/ 8/19 , under agenda it em<u>item</u> D-13, the Board approved issuance of perpetual non-<u>exclusive</u> easement for utility purposes to replace the subject RP. Pending applicant's submission of map and legal description of the easement area.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7605	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 over 2019 following the minimum rent policy. 2021 rent remained the same. <u>by 3% over 2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. •At its meeting of 5/ 24/ 19, under agenda item D-7, the Board approved issuance of perpetual non exclusive easement for utility purposes to replace the subject RP. Pending the DAGS Survey Division to provide the easement map.
rp7606	HAWAIIAN ELECTRIC COMPANY, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 following the minimum rent policy. 2021 remained the same. <u>increased by 3% over 2022.</u> Staff recommends increasing 2022 <u>rent 3% for 2024 over 2023</u> rent 3% over 2021 rent. • <u>At its meeting on 2/10/17, under agenda item D-4, the Board approved issuance of perpetual, non-exclusi</u> <u>ve</u><u>exclusive</u> easement. The easement is pending the map from DAGS survey<u>Survey</u>.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7607	HAWAIIAN ELECTRIC COMPANY, INC.	<p>• 2020 <u>2023</u> rent was increased to \$480 over 2019 following the minimum rent policy. 2021 rent remained the same. <u>by 3% over 2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021 <u>2023</u> rent. • At its meeting of 11/ 8/19, under agenda item D-13, the Board approved issuance of perpetual non <u>-</u>exclusive easement for utility purposes to replace the subject RP . Pending HECO to provide the map and legal description of the easement area.</p> <p><u>-</u> • Zoned agriculture, conservation - OA-2807 on file with OCCL</p>
rp7643	SAVIO KC OPERATING COMPANY	<p>• 2020 rent was increased to PAR plus 3% per year, notwithstanding the 2018 AMR. 2021 remained the same. Staff recommends increasing 2022 rent 3% over 2021 rent. • Substandard parcel size.</p>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7688	ROSLINDALE, INC.	<ul style="list-style-type: none"> • 20202023 rent was increased <u>by 3%</u> over 2019, 2021rent remained the same.2022. Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 20212023 rent. •Federal covenants placed on the property limit its use to parking. Staff will evaluate whether sale of the lease at public auction is possible for this parcel. The presence of this RP helped eliminate the problem of unauthorized activities. Staff suggests keeping the present status of this RP.
rp7714	FUKUSHIMA, RALPH	<ul style="list-style-type: none"> • 20202023 rent was increased to not withstanding the 2018 AMR, 2021 remained the same.<u>by 3% over 2022.</u> Staff recommends increasing 2022-rent 3% <u>for 2024</u> over 20212023 rent. •At its meeting on 11/10 / 16, under agenda item D-13, the Board approved the transfer of the subject parcel to the DOA per Act 90. Pending th e DAGS Survey Division to provide the set aside map. •Zoned agriculture, conservation, urban - OA 1871 on file with OCCL. •<u>DOFAW has requested this RP remain with DLNR. • Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.</u>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7717	RAPOZA, GEORGE, JUNE, WESLEY & DESIREE	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased to \$480 following the minimum rent policy. 2021 rent remained the same. <u>by 3% over 2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. • Parcel is landlocked. DOFAW is interested in having the property set aside. • <u>In the past, DOA rejected parcel as having no access / land locked</u> • Staff will coordinate site visit by DOFAW <u>consult with DOA on its plan to secure an access easement over the subject permit area</u> <u>possibility of transfer of RP and will not expend resources to sell lease at public auction in near term.</u> • <u>Staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.</u>
rp7725	PESTANA CORP. DBA BOB'S EQUIPMENT	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased <u>by 3%</u> over 2019 rent. 2021 rent remained the same. <u>2022.</u> Staff recommends increasing 2022 rent 3% <u>for 2024</u> over 2021 <u>2023</u> rent. • No access to parcel from public road.
rp7748	ROBERT'S CENTRAL LAUPAHOEHOE INC.	<ul style="list-style-type: none"> • 2020•<u>2023</u> rent was increased 10 <u>by 3%</u> over 2019 <u>not withstanding the 2018 AMR. 2021 rent remained the same.</u> <u>2022.</u> Staff recommends increasing 2022 rent 10% <u>3% for 2024</u> over 2021<u>2023</u> rent. • No access to parcel from public <u>road.</u>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7782	CARRILLO, ANTONE	<p>•2020 rent was increased 10% over 2019 not withstanding the 2018 AMR. 2021 rent remained the same. Staff recommends leaving rent the same for 2022 over 2021 rent. •RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations. • Permitee recently contacted the staff and raised the issue about the ownership of the improvement on the premises, including additional work he has done on the property and its value on the monthly ret. He objects to any rent increase in coming years. The 2018 AMR rent reflected the value of the improvement that is no longer in serviceable condition and the justification for keeping the rent at the current level.</p>
rp7832	PRECAST, INC. AND RAYLYNN REBAR, LLC	<p>•<u>2020</u><u>2023</u> rent was increased <u>by</u> 3% over 2019. 2021 rent remained the same.<u>2022</u>. Staff recommends increasing <u>2022</u> rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. •RP covers only a portion of this irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.</p>
rp7835	THE HARRY & JEANETTE WEINBERG, FOUNDATION INC.	<p>•<u>2020</u><u>2023</u> rent was increased <u>by</u> 3% over 2019. 2021 rent remained the same.<u>2022</u>. Staff recommends increasing <u>2022</u>rent 3% <u>for 2024</u> over <u>2023</u> rent-3% over 2021 rent. •No access to parcel from public road, parking use.</p>
<u>rp7851</u>	<u>HINES, JACOB KALEO</u>	<p>•<u>2023</u> rent was increased 10% over <u>2022</u> notwithstanding the 2018 AMR. Staff recommends <u>increasing rent 10% for 2024 over 2023 rent.</u> •<u>Substandard lot size.</u></p>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7853	LUM, ERNEST	<p>• 2020<u>2023</u> rent was increased by 10% over 2019 <u>not withstanding the 2022</u>. Rent is at market now according to 2018 AMR. • Staff recommends increasing 2022<u>2024</u> rent 103<u>3</u>% over 2021<u>2023</u> rent. • At its meeting on 09/14/2018, under agenda item D-16, the Board approved • <u>AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease</u> at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.</p>
rp7856	KAI CONSTRUCTION HAWAII, INC.	<p>• 2020<u>2023</u> rent was increased <u>by</u> 10% over 2019 <u>not withstanding the 2022</u>. Rent is at market now according to 2018 AMR. 2021 rent remained the same. • Staff recommends increasing 2022<u>2024</u> rent <u>3</u>% over 2021 <u>rent</u>. • At its meeting on 09/14/2018, under agenda item D-16, the Board approved <u>2023 rent.</u> • <u>AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease</u> at public auction. AG recently approved the auction packet. <u>Planning for public auction of master lease in 2021.</u></p>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7857	WISNIEWSKI, JOHN	<ul style="list-style-type: none"> •2020<u>2023</u> rent was increased <u>by 10%</u> over 2019<u>not withstanding the 2022</u>. Rent is at market now according to 2018 AMR. 2021 rent remained the same. • Staff recommends increasing 2022<u>2024</u> rent to 3% <u>3%</u> over 2021 rent. • At its meeting on 09/14/2018, under agenda item D-16, the Board approved <u>2023</u> rent. • <u>AG was requested to finalize the auction lease document.</u> It is still planned to conduct an auction for the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.
rp7858	TACHIBANA PAINTING LLC	<ul style="list-style-type: none"> •2020<u>2023</u> rent was increased to <u>by 3%</u> over 2019. 2021 rent remained the same. <u>2022</u>. Staff recommends increasing 2022 rent 3% for 2024 over 2023 rent 3% over 2021 rent. • At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. • AG recently approved <u>WAS requested to finalize the auction</u> packet. Planning for public <u>lease document.</u> It is still planned to conduct an auction for the sale of <u>a</u> master lease in 2021.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7859	WISNIEWSKI, JOHN	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased 10<u>by 3</u>% over 2019, 2021<u>rent remained the same, 2022</u>. Staff recommends increasing 2022 rent 10%<u>3%</u> for 2024 over 2021<u>2023</u> rent. •At its meeting on 09/14/2018, under agenda item D-16, the Board approved 2023 rent. •<u>AG was requested to finalize the auction lease document. It is still planned to conduct an auction for the sale of a master lease at public auction. AG recently approved the auction packet. Planning for public auction of master lease in 2021.</u>
rp7860	ALFONSO, VIDAL	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased 10<u>by 3</u>% over the previous year, 2022. Staff recommends increasing 2022 rent 10%<u>3%</u> for 2024 over 2021<u>2023</u> rent. •At its meeting on 09/14/2018, under agenda item D-16, the Board approved the sale of a master lease at public auction. The renewal of the RP will give staff time •<u>AG was requested to finalize the master auction lease document. It is still planned to conduct an auction for the sale of a master lease.</u>
rp7883	HIGGINS, ROLAND AND DARALYNN	<ul style="list-style-type: none"> • 2020 rent was set by the Board at its meeting on June 22, 2018, under agenda item D-7. Per Board instruction 2020's rent shall remain unchanged until a long term disposition can be decided, notwithstanding the indicated annual market rent. 2021 rent remained the same. Staff recommends keeping 2022 rent the same. • No access from public road.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7893	UNITED LAUNDRY SERVICES, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased <u>by</u> 3% over 2019 rent. <u>2021 rent remained unchanged.</u> <u>2022</u>. Staff recommends increasing <u>2022</u> rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. • Irregularly shaped lot, the majority of which is deemed unusable due to stream banks and is vulnerable to tidal fluctuations.
rp7896	PU'A FOUNDATION AND HUI MAHI'AI	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased <u>by</u> 3% over 2019 rent. <u>2021 rent remained unchanged.</u> <u>2022</u>. Staff recommends increasing <u>2022</u> rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. • Site is not a legally subdivided lot and lacks proper legal access. The revocable permit is meant to be in place until a direct lease can be issued.
rp7898	AOAO 1942/1946 PAUOA ROAD, INC.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased <u>by</u> 3% over 2019 rent. <u>2021 rent remained the same.</u> <u>2022</u>. Staff recommends increasing <u>2022</u> rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. • No access to parcel from public road.

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7899	NAKOA, MARY	<p>•2020<u>2023</u> rent was increased <u>by</u> 3% over 2019 rent. 2021 rent remained the same.<u>2022</u>. Staff recommends increasing <u>2022</u> rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. •This irregularly shaped low-lying pasture sits adjacent to the Ma'ili'ili flood control channel. It is often exposed to water causing wet and muddy conditions due to inadequate drainage infrastructure.</p>
rp7907	SUGARLAND FARMS, INC.	<p>•2020<u>2023</u> rent was increased by 10% over 2019. 2021 rent remained<u>2022 not withstanding the same</u><u>2018 AMR</u>. Staff recommends increasing 2022<u>2024</u> rent 10% over 2021<u>2023</u> rent. •Potential for future development makes property unsuitable for long term agricultural lease.</p>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

rp7910	TEXIERA, RICHARD R. <u>AND</u> KATHLEEN V.	<ul style="list-style-type: none"> • 2020<u>2023</u> rent was increased <u>by</u> 3% over 2019-2021<u>rent remained the same.2022</u>. Staff recommends increasing <u>2022</u>-rent 3% <u>for 2024</u> over 2021<u>2023</u> rent. •At its meeting on 11/ 10/ 16, under agenda item D-13, the Board approved the transfer of the subject parcel to DOA per Act 90. Staff will continue to work with the DOA to complete the set aside. Pending the DAGS Survey Division to provide the set aside map. • <u>DOA has identified RP for transfer to it.</u> •<u>While DOA conducts its due diligence, DLNR staff will not expend resources to sell lease at public auction.</u> •<u>DLNR staff is prioritizing auctions of leases for commercially zoned lands in DLNR inventory.</u>
<u>rp7915</u>	<u>RESORTTRUST HAWAII, L.L.C.</u>	<ul style="list-style-type: none"> •<u>2023 rent was increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.</u>
rp7928	LIMA, CATHERINE C. & LIMA, GINGER K.	<ul style="list-style-type: none"> •New Permittee in 2021,<u>2023 rent was increased by 3% over 2022.</u> Staff recommends increasing <u>2022</u>-rent by<u>3% for 2024</u> over 2021<u>2023</u> rent.
<u>rp7939</u>	<u>YAMAS AUTOMOTIVE REPAIR LLC</u>	<ul style="list-style-type: none"> •<u>2023 rent increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.</u>
<u>rp7944</u>	<u>SANDALWOOD MOUNTAIN PROPERTIES</u>	<ul style="list-style-type: none"> •<u>2023 rent increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.</u>
<u>rp7949</u>	<u>SAND ISLAND BUSINESS ASSOCIATION</u>	<ul style="list-style-type: none"> •<u>2023 rent increased by 3% over 2022. Staff recommends increasing rent 3% for 2024 over 2023 rent.</u>

2022 to 2023 for 2024 RP Renewals Comparison Honolulu County

<u>rp7954</u>	<u>STEVEN ERNEST</u> <u>MACBRIDE & VALLERIE</u> <u>JEAN</u>	<u>•New RP in 2023. Staff recommends increasing rent 3% for 2024 over 2023 rent.</u>
<u>rp7956</u>	<u>JAMES MICHAEL</u> <u>ELHOFF, TRUSTEE</u>	<u>•New RP in 2023. Staff recommends increasing rent 3% for 2024 over 2023 rent.</u>

EXHIBIT 4

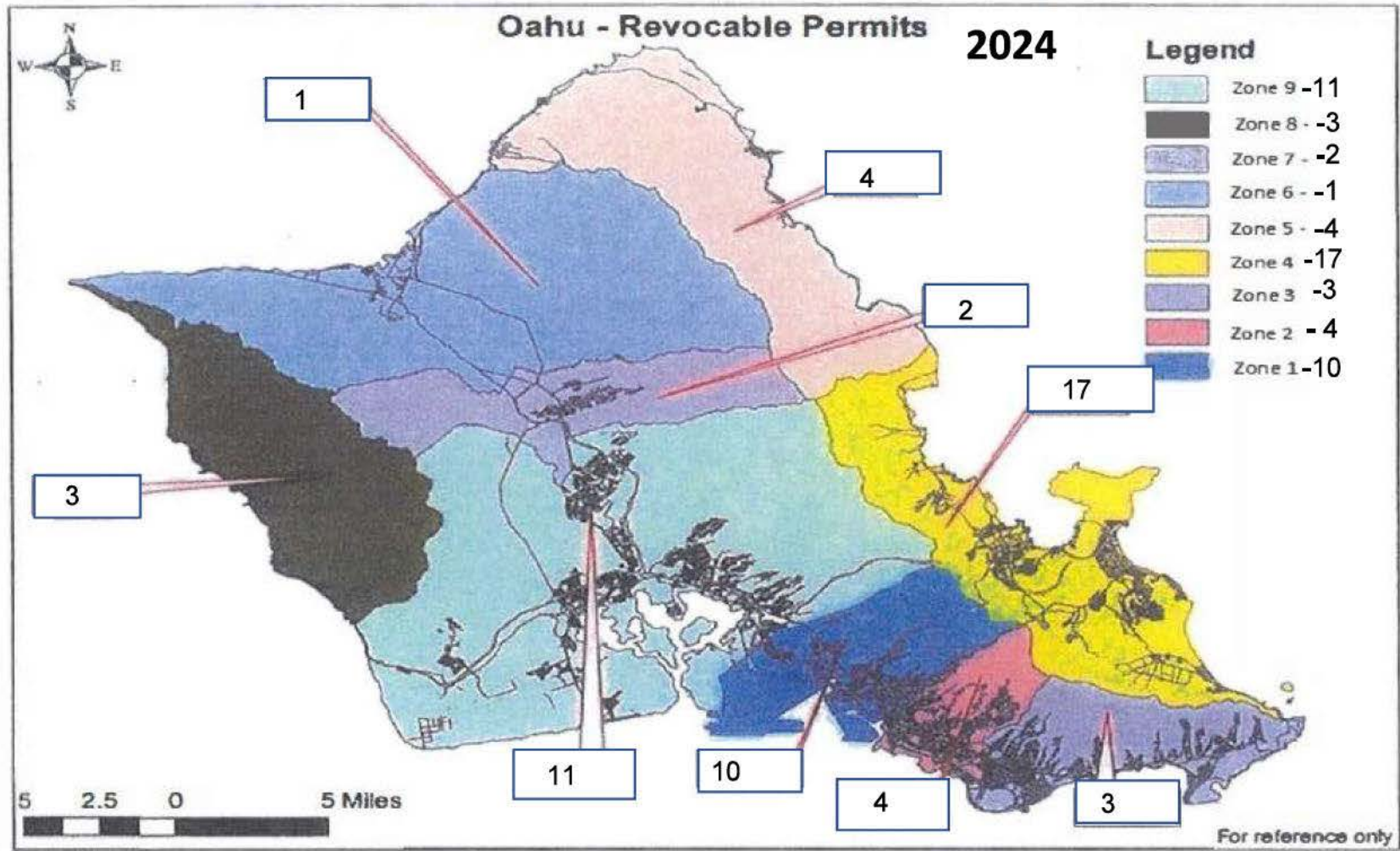


EXHIBIT 4

COMMENTS RESPONSES

DAVID Y. IGE
GOVERNOR OF HAWAII



**STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES**

POST OFFICE BOX 621
HONOLULU, HAWAII 96809
July 13th, 2023

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

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
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CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

Annual RP Renewal-
Oahu 2023 FOR 2024

MEMORANDUM

TO: **State Agencies:**
 DLNR-Forestry & Wildlife
 DLNR-State Parks
 DLNR-Engineering
 DLNR-Historic Preservation
 DLNR-Conservation and Coastal Lands
 DLNR-Commission on Water Resource Management
 DLNR-Aquatics
 DLNR-Oahu District Land Office
 Department of Hawaiian Home Lands
 Office of Hawaiian Affairs
 Department of Agriculture

Honolulu County Agencies:
 Planning Department
 Department of Public Parks
 Department of Water Supply

FROM: Michael Ferreira, Land Agent

SUBJECT: Request for Comments: 2023 FOR 2024 Annual Renewal of Revocable Permits for the County of Honolulu, Oahu.


LOCATION: Honolulu County, Tax Map Key: Various parcels of State Land

APPLICANT: Department of Land and Natural Resources, Land Division

Transmitted for your review and comment is a draft Board submittal of the above referenced request involving State lands. We would appreciate your comments on this application. Please highlight your agency above and submit any comments by Thursday, August 3th, 2022. If no response is received by this date, we will assume that you have no comments. If you have any questions about this request, please contact me at my office at [REDACTED] Thank you.

Enclosure

- (X) We have no objections.
() We have no comments.
(X) Comments are attached.

Signed: 
Ernest Y.W. Lau, P.E.
Manager and Chief Engineer

**BOARD OF WATER SUPPLY
KA 'OIHANA WAI
CITY AND COUNTY OF HONOLULU**

630 SOUTH BERETANIA STREET • HONOLULU, HAWAII 96843
Phone: (808) 748-5000 • www.boardofwatersupply.com

RICK BLANGIARDI
MAYOR
MEIA

ERNEST Y. W. LAU, P.E.
MANAGER AND CHIEF ENGINEER
MANAKIA A ME KAHU WILIKI

ERWIN KAWATA
DEPUTY MANAGER
HOPE MANAKIA



NA'ALEHU ANTHONY, Chair
KAPUA SPROAT, Vice Chair
BRYAN P. ANDAYA
MAX J. SWORD
JONATHAN KANESHIRO
EDWIN H. SNIFFEN, Ex-Officio
GENE C. ALBANO, P.E., Ex-Officio

July 31, 2023

Ms. Dawn Chang
Chairperson
Board of Land and Natural Resources
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Attention: Mr. Michael Ferreira, Land Agent

Dear Chairperson Chang:

Subject: Your Memorandum Dated July 13, 2023, Regarding Request for
Comments: 2023 for 2024 Annual Renewal of Revocable Permits for the
County of Honolulu, Oahu, Reference No. Annual RP Renewal-Oahu
2023 FOR 2024

2023 AUG -4 PH 2:11
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII
LAND DIVISION

Thank you for the opportunity to review the list of annual revocable permits (RP) to be renewed for 2024. The majority of the RP's do not affect any facilities or assets of the Board of Water Supply (BWS). But, on those that do, we offer the following comments:

1. rp6331 to AOA O Kauhale Beach Cove, Tax Map Key (TMK) 4-5-003:002. We reiterate our prior comment that the renewal of this RP be subject to BWS's easements for its 8-inch waterline. Please confirm.
2. rp7520 to Robin T. Mizuta, TMK 4-1-010:049. We reiterate our prior comment that the renewal of this RP be subject to a future waterline easement to be granted to BWS for its existing 2-inch waterline. BWS will be making a separate request to your department for the granting of the easement.
3. rp7602 and rp7604 to Hawaiian Electric Company, Inc. (HECO), TMK 4-1-010 and 4-1-025. We understand that these RP's will be replaced by the issuance of perpetual, non-exclusive easements for utility purposes in favor of HECO and that your department is waiting for HECO to submit the maps and descriptions of

Ms. Chang
July 31, 2023
Page 2

said easements. We therefore reiterate our previous comments that the utility easements to be granted to HECO be subject to the easements that were set aside to BWS by Executive Order 1423. Until such time that the RP's are cancelled, we reiterate our prior comment that they be subject to the BWS easements. Please confirm.

4. rp7898 to AOA 1942/1946 Pauoa Road, Inc., and rp7944 to Sandalwood Mountain Properties, TMK 2-2-010:021. We reiterate our prior comment that the renewal of these RP's be subject to a BWS water pipeline easement directly across from Bates Street and the utility and access easement for BWS's existing 16-inch waterline. Please confirm.
5. rp7949 to Sand Island Business Association, TMK 1-5-041:077. We reiterate our prior comment that this RP be subject to BWS's Easement 70 for its existing 12-inch waterline. Easement 70 was granted to BWS by the State per that certain Grant of Non-Exclusive Easement dated December 28, 2018, recorded at the Bureau of Conveyances as Document No. A-69420642. Please confirm.

If you have any questions, please contact Michael Matsuo of our Land Division at (808) 748-5951.

Very truly yours,



ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

by

DAVID Y. IGE
GOVERNOR OF HAWAII



LAND DIVISION

2023 AUG -7 PM 2:28

DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
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LAND
STATE PARKS

Annual RP Renewal-
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MEMORANDUM

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Thank you.

Enclosure

- We have no objections.
- We have no comments.
- Comments are attached.

Please notify the OLL of newly assigned parcel numbers (see highlights) in the Conservation District

Signed: *[Signature]*

OAHU			
TMK	Location	Authorizations	Comments
9-2-005:014 RP5563 City RP7489 HECO	Honouliuli, Ewa	CDUP OA-1888 HECO Tower/Antenna; CDUP OA-2172 Second Chance Alcohol/Drug Treatment Facility; ; CDUP OA-2628 City Public Safety Telecom System CDUP OA-3502 HECO Microwave Tower SPA OA 03-29 HECO Panel Antenna SPA OA 15-58 City Puu Manwahua	No TMK on City Tax site*** No TMK on City Tax site*** No TMK on City Tax site*** No TMK on City Tax site*** No TMK on City Tax site*** No TMK on City Tax site***
4-2-010:001 Luluku	Maunawili	CDUP OA-616 HI SugarPlanters AG,Subdivision CDUP OA-1748 DLNR Maunawili Ditch CDUP OA-2143 F. Shiroma Commercial AG CDUP OA-3611 Irrigation System SPA OA-20-53 Irrigation Improvements	Existing Nonconforming HECO poles noted as Koolau- Pukele
4-5-003:002 RP7242 Pier	Kaneohe	CDUP OA-600 Pier & Boat Ramp Makai	
2-6-008:029 RP7566 HHV	Waikiki	Makai	Nonconforming land use
3-6-001:025 RP7587 Pier	Wailupe	Makai CDUP OA-1206 Pier	
4-6-022:026 RP7590 Pier	Heeia	Makai CDUP OA-901 Pier	
PLAT 4-1-010:000 RP7604 HECO	Waimanalo	Parcel 074 CDUP OA 3611 Irrigation system NOW parcel 107;	Parcels 107 and 106 in the CD No record of land consolidation in CD
5-9-006:006/026 RP 7607 HECO	Paumalu	CDUP OA-2807 HECO Waialua-Kuilima Transmission Lines	
4-1-013:011 RP7714 Fukushima	Waimanalo	CDUP OA-1871 After the Fact SFR	
3-5-023:041 RP7915 ResortTrust LLC	Kahala	SPA OA 07-29 Landscape Island	Shoreline parcel. Please insure lateral beach access; no pre-setting of chairs