

JOSH GREEN, M.D.
GOVERNOR
KE KIA'ĀINA



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DIRECTOR
KA LUNA HO'OKELE

Deputy Directors
Nā Hope Luna Ho'okele
DREANALEE K. KALILI
TAMMY L. LEE
ROBIN K. SHISHIDO

STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

HWY-RM 3.98628

June 14, 2024

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

Dear Ms. Chang:

OAHU:

Authorizing the Hawaii Department of Transportation (HDOT) to Dispose of a portion of Kamehameha Highway, Federal Aid Project No. 1-D, Laiewai, Koolauloa, Oahu, Hawaii, Tax Map Key (TMK) No. (1) 5-5-009:058 (Portion) also known as Land Court Lot C-2-B.

REQUEST:

Authorization to dispose of subject parcel, as described above and shown on the enclosed Proposed Land Court map, and TMK to the abutting owner, David and Jennette Paddock, owners of TMK No. (1) 5-5-009:019. The land is surplus to HDOT's needs and HDOT has no objection to the sale.

LEGAL REFERENCE:

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

LOCATION:

The parcel is located on the island of Oahu.

AREA:

Portion of Kamehameha Highway: 1,449 square feet.

M-HWY-RM-1

ZONING:

The Paddock's property, TMK No. (1) 5-5-009:019 is zoned as "Residential A".

LAND TITLE STATUS:

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

YES _____ NO X

CURRENT USE STATUS:

Land Court Lot C-2-B extends into the middle of David and Jeannette Paddock's backyard. Land Court Lot C-2-B is currently being used as an unpaved parking lot for the Paddock's vehicles. There is a fence, a hedge and trees crossing the property.

COMMENCEMENT DATE:

Upon transfer of title to the abutting owner.

COMPENSATION:

Remnant is to be disposed of in compliance with HRS, Section 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. HRS, Chapter 343, would not apply to any future development on the parcel as no state lands would be involved.

REMARKS:

The parcel was deemed surplus to HDOT's needs. HDOT 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, proposed Land Court map, Geographic Information System map with Lot C-2-B highlighted and a title report for the referenced parcel.

Please note the title report refers to the parcel being sold as Land Court Lot C-2. Per the enclosed Land Court map, C-2 is being subdivided into the aforementioned Lot C-2-B and Lot C-2-A. Lot C-2-A will remain as a part of the highway.

RECOMMENDATION:

Authorize HDOT to dispose of Kamehameha Highway, Federal Aid Project No. 1-D, Laiewai, Koolauloa, Oahu, Hawaii, TMK No. (1) 5-5-009:058 (Portion) aka Land Court Lot C-2-B in compliance with HRS, 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:

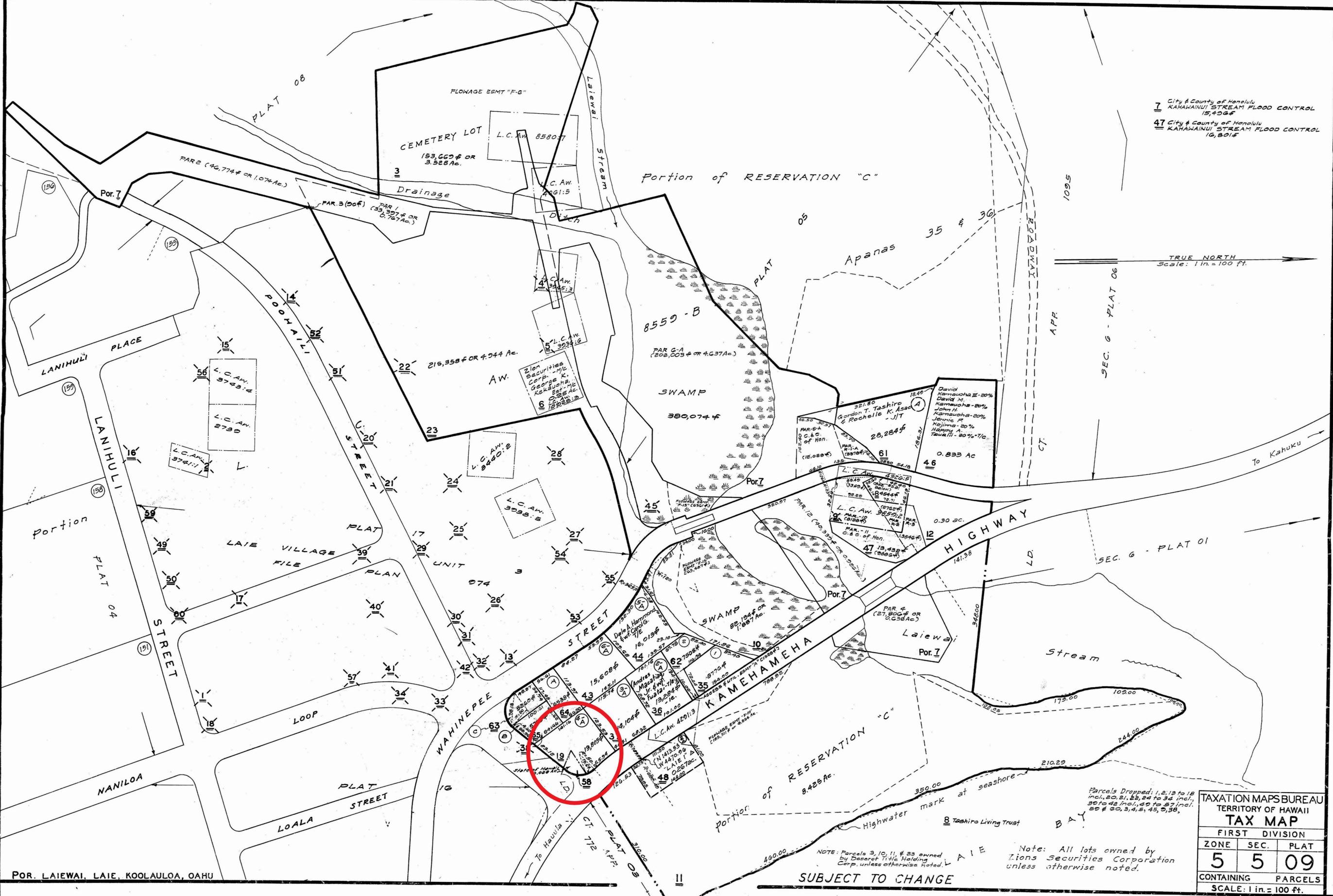


DAWN N.S. CHANG, Chairperson

Enclosures

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Dwg. No. 2702
 Source: T.M.B.
 By: K.I.
 Revised: June 1945



City & County of Honolulu
 KAHAWAIIU STREAM FLOOD CONTROL
 15,426F
 City & County of Honolulu
 KAHAWAIIU STREAM FLOOD CONTROL
 16,801F

TRUE NORTH
 Scale: 1 in. = 100 ft.

SEC. 6 - PLAT 06
 SEC. 6 - PLAT 01

Parcels Dropped: 1, 2, 13 to 18
 incl., 20, 21, 22, 24 to 34, incl.,
 36 to 42, incl., 43 to 47, incl.,
 50 # 20, 3, 4, 5, 45, 5, 38,

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
5	5	09
CONTAINING		PARCELS
SCALE: 1 in. = 100 ft.		

NOTE: Parcels 3, 10, 11, & 23 owned by Basart Title Holding Corp. unless otherwise noted.

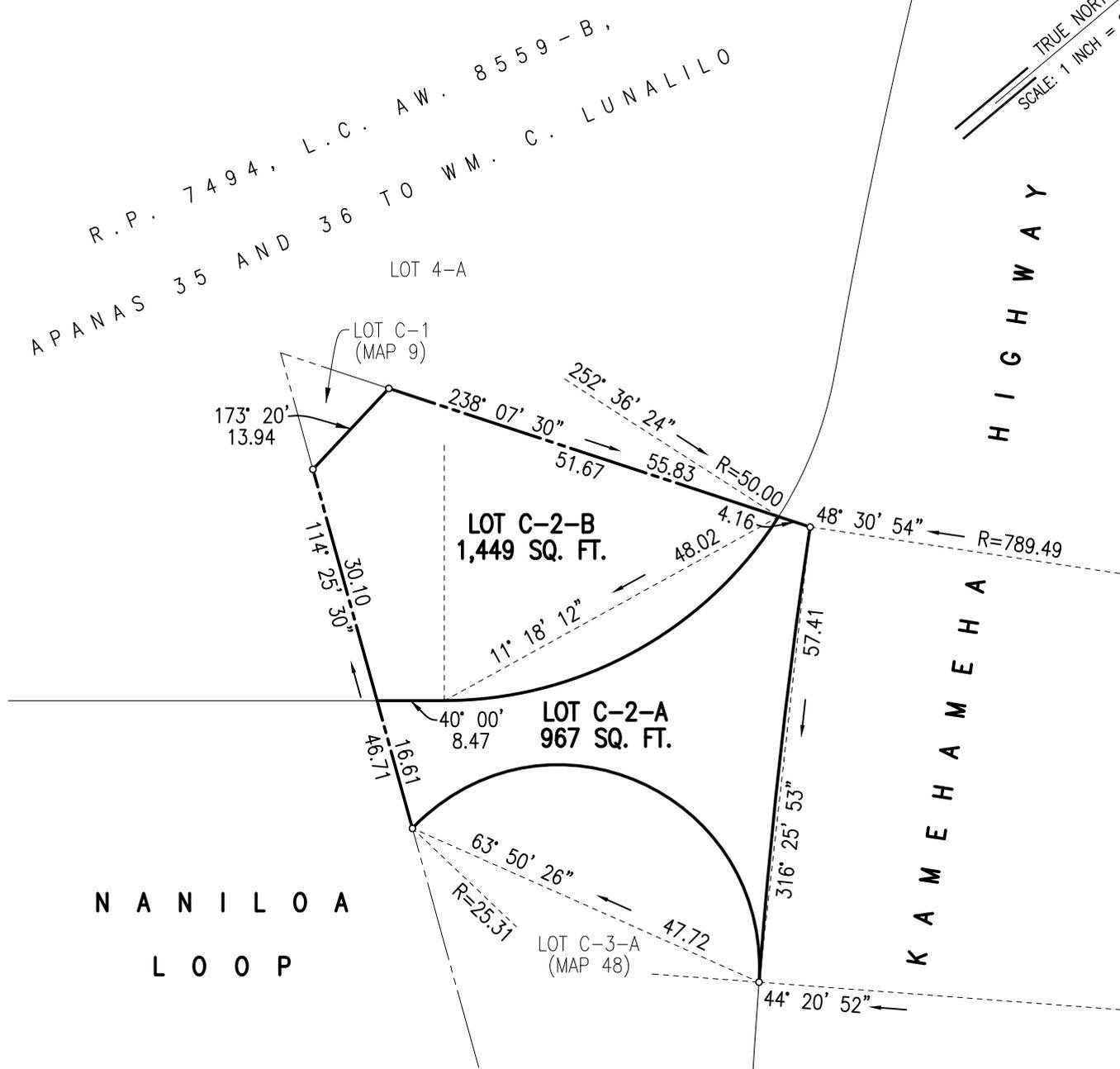
Note: All lots owned by Zion Securities Corporation unless otherwise noted.

SUBJECT TO CHANGE

POR. LAIEWAI, LAIE, KOOLAULOA, OAHU

MAP

LAND COURT
STATE OF HAWAII
LAND COURT APPLICATION 772
SUBDIVISION OF LOT C-2
AS SHOWN ON MAP 9
INTO LOTS C-2-A AND C-2-B
AT LAIEWAI, KOOLAULOA, OAHU, HAWAII



500 ALAKAWA STREET, #100A
HONOLULU, HAWAII 96817
DECEMBER 30, 2019

KN SURVEYING, LLC

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 10744
LAND COURT CERTIFICATE NUMBER 291
EXPIRATION DATE: 04/2020

OWNER: STATE OF HAWAII
TRANSFER CERTIFICATE OF TITLE: 13,540

AUTHORIZED AND APPROVED BY ORDER OF THE JUDGE
OF THE LAND COURT DATED _____
BY ORDER OF THE LAND COURT.



Approx. Location of Lot C-2-B

Results:
Parcel ID - 550090190000
Alt Id - 550090190000
Address - 55-680
KAMEHAMEHA HWY
Owner - PADDOCK, DAVID B
TR
PADDOCK, JENNETTE C TR
Acres - 0.3169
[Feedback](#)
[View Report](#) | [Google Maps](#)

50ft

POWERED BY
esri

1664596.81 176365.62

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION

MEMORANDUM

DATE: DECEMBER 13, 2021

TO: HWY-RM (T. TOMONO)

FROM: HWY-RA (C. SANTIAGO) 

SUBJECT: TAX MAP KEY (1) 5-5-9-58

In response to your request dated June 10, 2021 regarding Tax Map Key (1) 5-5-9-58, a cursory search of the records in the Office of the Assistant Registrar of the Land Court and the Bureau of Conveyances of the Department of Land and Natural Resources, the Tax Map Section of the Real Property Division, Department of Finance, City and County of Honolulu, disclose the following:

AS TO PORTION OF TAX MAP KEY (1) 5-5-9-58:

Owner is the STATE OF HAWAII, by Certificate of Title No. 13,747 issued on March 22, 1935 covering Lot C-2, area of 2,416 square feet, as shown on Map 9 of Land Court Application No. 772. Portion of Lot C-2 dropped into road, but no **subdivision** made.

AS TO PORTION OF TAX MAP KEY (1) 5-5-9-58:

Owner is PROPERTY RESERVE, INC., a Utah corporation, by Transfer Certificate of Title No. 271,202 issued on May 17, 1985, portion of Royal Patent 7494, Land Commission Award 8559-B, Apanas 35 & 36 to W. C. Lunalilo, being also Deregistered Lot C-1, 90 square feet, as shown on Map 9 of Land Court Application No. 772, by Document No. A-66310524.

NOTE: The records in the Office of the Tax Map Section of the Real Property Assessment Division of the Department of Finance, City and County of Honolulu, disclose the following:

Parcel 5-5-9-58 was created to account for portion of Lot C-2, Land Court Application No. 772 not dropped in the road on January 21, 1960.

If you have any questions, please call Charles (Chucky) Santiago, Jr. at 587-1854.

Attachments

Request by T. Tomono dated 6/10/21 - Job No. 21-042-CS