BELT COLLINS

MEMORANDUM

TO:	FROM:
Mr. Stan Fujimoto	Alan Kato
COMPANY:	DATE:
Hawaii Housing Finance and Development Corporation	January 25, 2013
SUBJECT:	JOB NUMBER/REFERENCE NUMBER:
DOT ROW Map Review	2010.70.0400

As requested, we reviewed the State of Hawaii Department of Transportation Highways Division Right of Way Maps for Honoapiilani Highway Realignment Phase 1 A, Keawe Street Extension to Lahainaluna Road, Federal Aid Project No. NH-030-1(35), Land Acquisition Project No. STP-030-1(22), Unit 1A, Lahaina, Maui, Hawaii, last revision dated 1-7-13. Below are our comments:

Future Road Accesses to Keawe Street

Sheet 2A – Accesses to Keawe Street is intended for 60-foot wide road right-of-way on both sides of Keawe Street. The accesses shown on the map indicates "Relocateable Access Permitted (60 ft. wide) for HHFDC Subdivision Purposes Only (Permanent location subject to State/County approval)". The length shown on plan is "60.00". Due to the curve in the alignment, the right of way is not concentric with the road centerline, and the actual access distance may be greater than 60.00 feet. Typically an appraisal and fees are paid to DOT for changes to the vehicular access restrictions along the DOT right of way. Will there be any fees for HHFDC or their developer to expand the access for an intersecting 60-foot right of way road? Could the note be modified to clarify the intent for a 60-foot right of way road, such as "Relocateable Access Permitted (for 60 ft. wide right of way) . . ."

Keawe Street Future Road Extension

Sheet 3A – Future road extension at Keawe Street Sta 32+70± along 281°00'10" 209.95 is demarcated with no vehicle access permitted. If DOT does not extend the road, can HHFDC extend the road in the future? Typically an appraisal and fees are paid to DOT for changes to the vehicular access restrictions along the DOT right of way. Will there be any fees for HHFDC or their developer to remove this restriction? Could the right of way along the future road extension be designated as access permitted to clarify the intent of the future road extension?

Lot 6 - Remainder (Parcel 43) – Areas discrepancy

Sheet 3A shows area as 580.**089** Acs.
Sheet 4A shows area as 580.**092** Acs

Tie between Lot 6 and Parcel 1 – Length discrepancy

Sheet 3A shows tie as 136°00' **126.64**
Sheet 4A shows tie as 316°00' **129.49**

Distance along Keawe Street Sta 28+35 – Length discrepancy

Sheet 2A shows **496.54**
Sheet 3A shows **494.44**
Computed length is **496.44**

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LEGEND

- Proposed Right-of-Way
- Centerline or Baseline
- Limit-of-Slope Line
- Control-of-Access Line (Special conditions are noted on Map)
- Original Boundary--District, Grant, L.C. Aw, L.d. Pt, Appt, etc. Also property line when consistent.
- Property Lines--File plans, Subdivisions, Existing R/W.
- Easement Lines
- Wire fence
- Other fence
- Guard rail
- Stone wall
- Tile wall
- Hedge
- Edge of cultivated area
- Palm trees
- Trees
- Stream
- Building
- Bridge, culvert
- Triangulation station
- Natural slope
- Cut slope
- Railroad
- Sand
- Existing roadway
- Street monument
- Fire hydrant
- Water main
- Contour lines
- Concrete
- Boundary pipe, boundary monument, telephone pole, electric pole, power pole, sewer manhole, telephone manhole, water manhole, water valve as noted.
- Marsh, swamp
- Highwater mark
- (36) Right of way parcel designation

STATE OF HAWAII

DEPARTMENT OF TRANSPORTATION

HIGHWAYS DIVISION

HONOLULU, HAWAII

RIGHT OF WAY MAPS FOR

HONOAPIILANI HIGHWAY REALIGNMENT PHASE 1A

KEAWE STREET EXTENSION TO LAHAINALUNA ROAD

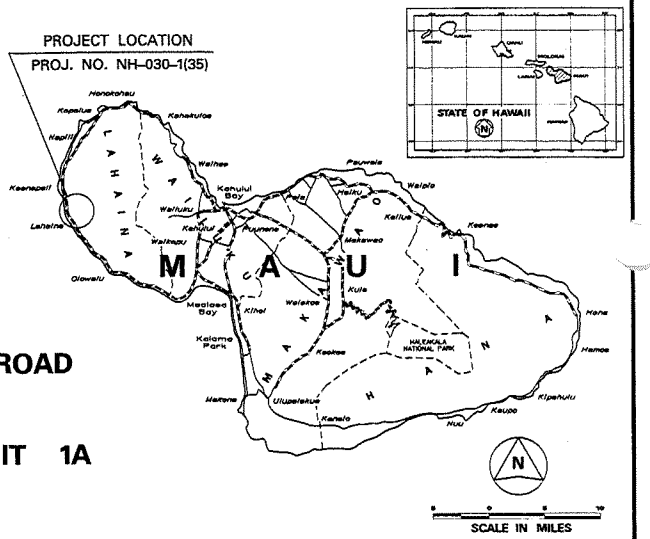
FEDERAL AID PROJECT NO. NH-030-1(35)

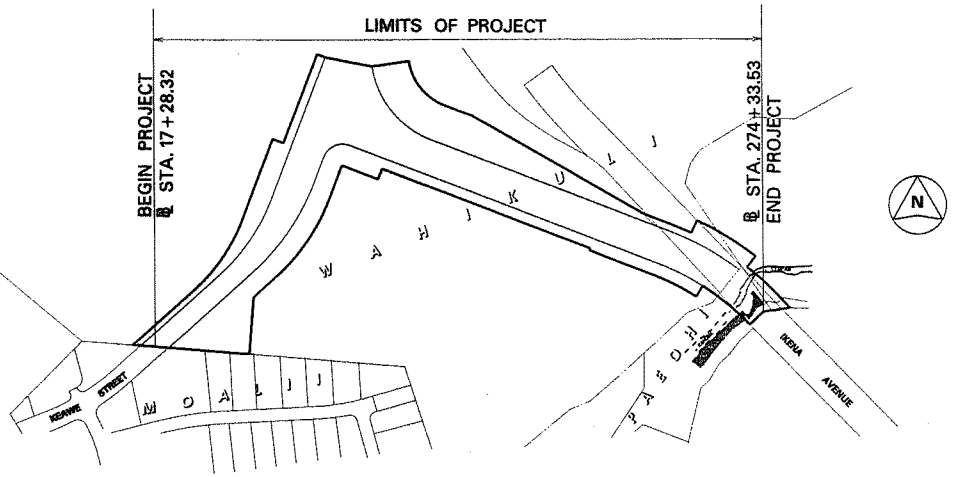
LAND ACQUISITION PROJECT NO. STP-030-1(22), UNIT 1A

LAHAINA, MAUI, HAWAII

PROJECT LOCATION

PROJ. NO. NH-030-1(35)





LOCATION PLAN

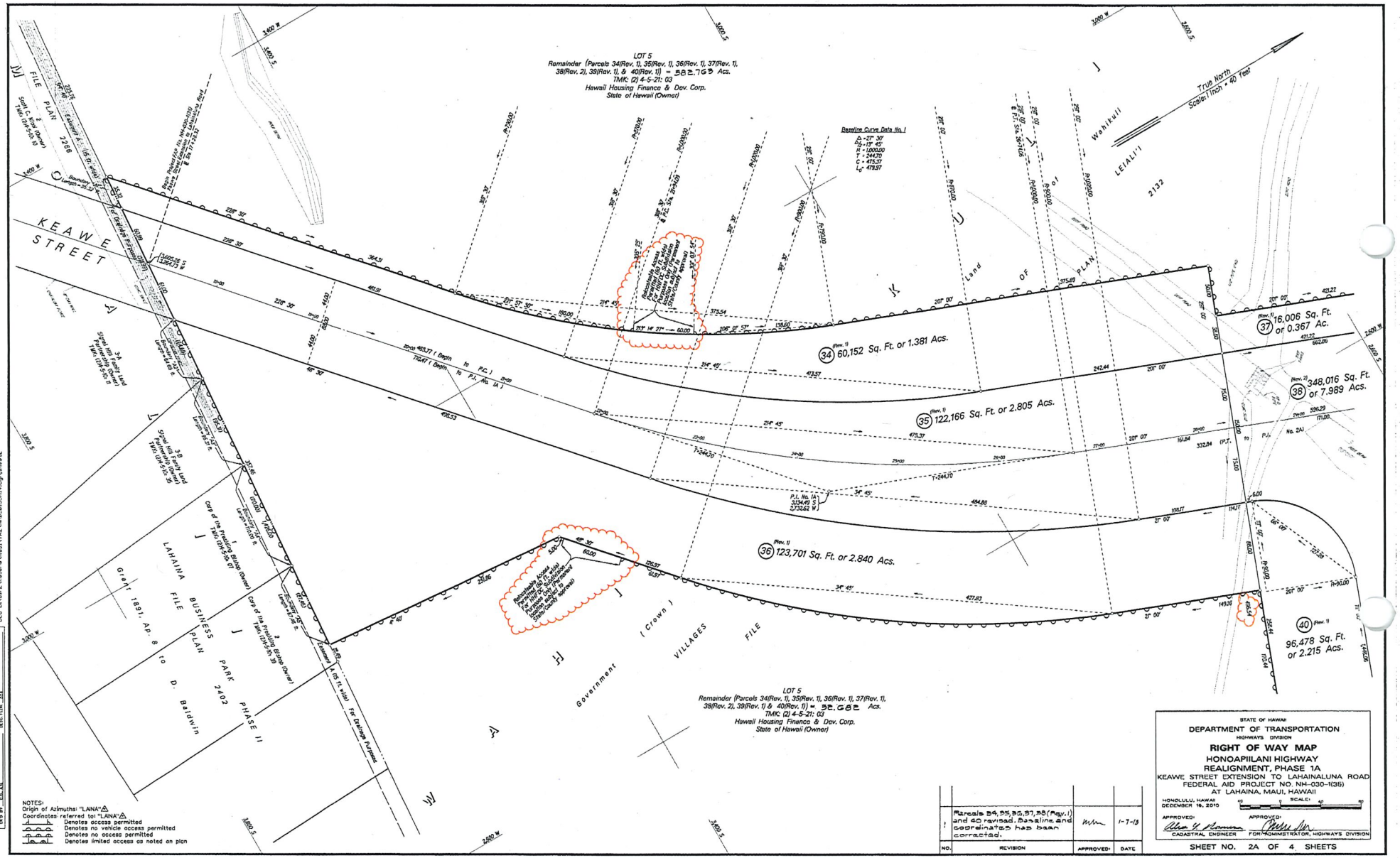
Not to Scale

DEPARTMENT OF TRANSPORTATION
STATE OF HAWAII

APPROVED: DATE: 12/16/10

CADASTRAL ENGINEER FOR ADMINISTRATOR, HIGHWAYS DIVISION

SHEET NO. 1A OF 4 SHEETS



NOTES:
Origin of Azimuths: "LAINA"
Coordinates referred to: "LAINA"
Denotes access permitted
Denotes no vehicle access permitted
Denotes no access permitted
Denotes limited access as noted on plan

NO.	REVISION	APPROVED:	DATE
1	Parcels 34, 35, 36, 37, 38 (Rev. 1) and 40 revised. Baseline and coordinates has been corrected.		1-7-13

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

RIGHT OF WAY MAP

HONOAPIILANI HIGHWAY REALIGNMENT, PHASE 1A

KEAWE STREET EXTENSION TO LAHAINALUNA ROAD
FEDERAL AID PROJECT NO. NH-030-1(36)
AT LAHAINA, MAUI, HAWAII

HONOLULU, HAWAII
DECEMBER 16, 2010

SCALE: 40 0 40 80

APPROVED: CADASTRAL ENGINEER

APPROVED: FOR ADMINISTRATOR, HIGHWAYS DIVISION

SHEET NO. 2A OF 4 SHEETS

TAX MAP KEY: (2)4-5-21

22" x 36" = 5.5 SQ. FT.

P.H. 786

LOT 5
Remainder (Parcels 34(Rev. 1), 35(Rev. 1), 36(Rev. 1), 37(Rev. 1), 38(Rev. 2), 39(Rev. 1), & 40(Rev. 1)) = 382.763 Acs.
TMK: (2) 4-5-21: 03
Hawaii Housing Finance & Dev. Corp.
State of Hawaii (Owner)

True North
Scale: 1 Inch = 40 feet

(Rev. 1) (37) 16,006 Sq. Ft. or 0.367 Ac.

(Rev. 1) (39) 162,329 Sq. Ft. or 3.727 Acs.

(Rev. 3) (38) 348,016 Sq. Ft. or 7.989 Acs.

(Rev. 1) (40) 96,478 Sq. Ft. or 2.215 Acs.

(Rev. 1) (34) 60,152 Sq. Ft. or 1.381 Acs.

(Rev. 1) (35) 122,166 Sq. Ft. or 2.805 Acs.

(Rev. 1) (36) 123,701 Sq. Ft. or 2.840 Acs.

P.J. No. 2A @ Sta. 30+06.00 KEAWE ST. = 60Sta. 253+93.00 HONOAPIILANI HWY. 2,595.39' S 7,525.65' W

(P.J. No. 2A to P.C.) 1,811.06
(P.J. No. 2A to P.J. No. 3A) 1,877.09

LOT 5
Remainder (Parcels 34(Rev. 1), 35(Rev. 1), 36(Rev. 1), 37(Rev. 1), 38(Rev. 2), 39(Rev. 1), & 40(Rev. 1)) = 382.763 Acs.
TMK: (2) 4-5-21: 03
Hawaii Housing Finance & Dev. Corp.
State of Hawaii (Owner)

LOT 6
Remainder (Parcel 43) = 580.059 Acs.
TMK: (2) 4-5-21: 32
State of Hawaii (Owner)

Governor's Executive Order 4158

Land of Wahikuli
PLAN LEIALII 2132
Government (Crown) VILLAGES FILE

NOTES:
Origin of Azimuths: "LAINA"
Coordinates referred to: "LAINA"
Denotes access permitted
Denotes no vehicle access permitted
Denotes no access permitted
Denotes limited access as noted on plan

NO.	REVISION	APPROVED:	DATE
2	Parcels 34, 35, 36, 37, 38 (Rev. 1), 39 and 40 revised. Baseline and coordinates has been corrected.		1-7-13
1	Parcel 38 revised.		6/13/11

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

RIGHT OF WAY MAP
HONOAPIILANI HIGHWAY
REALIGNMENT, PHASE 1A
KEAWE STREET EXTENSION TO LAHAINALUNA ROAD
FEDERAL AID PROJECT NO. NH-030-1(35)
AT LAHAINA, MAUI, HAWAII

HONOLULU, HAWAII
DECEMBER 16, 2010

SCALE: 10 0 10 20 30 40 50

APPROVED: CADASTRAL ENGINEER
APPROVED: FOR: ADMINISTRATOR, HIGHWAYS DIVISION

SHEET NO. 3A OF 4 SHEETS

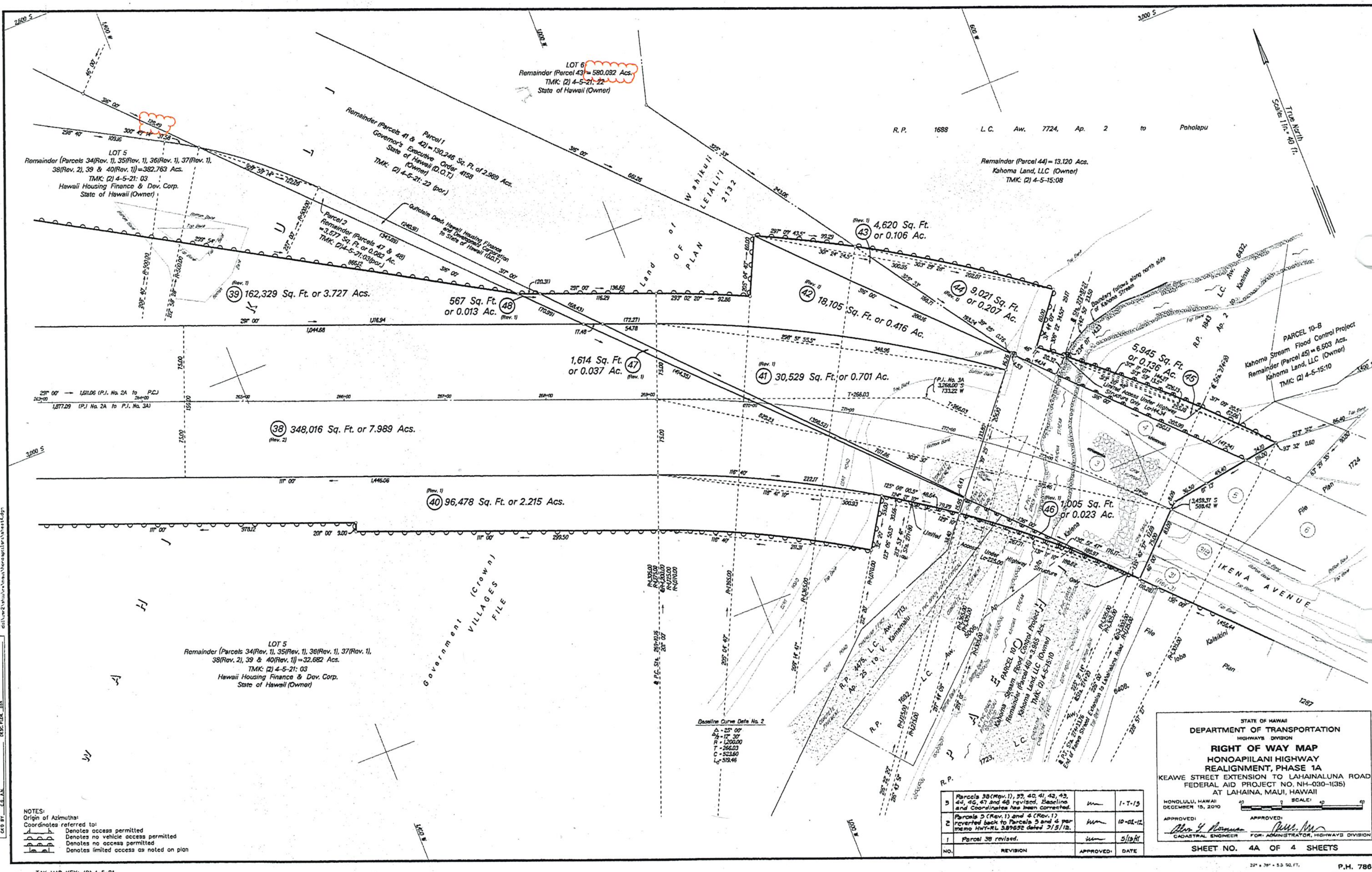
22" x 36" = 5.5 SQ. FT.

P.H. 786

TAX MAP KEY: (2)4-5-21

DGS D:\usr2\helena\eas\1782\N0938135614.dgn\sheet3

FIELD ENGINEER C.E. | DATA FILE 933
FIELD CHIEF | FIELD BOOKS
FIELD CREW | C.S. FILE 1019
PLOTTER | P.S. NO.
DRAFTSMAN JL.A.L.O.M. | CAT. FILE 337
CS FILE 2A-1 | DATE FILE 384



NO.	REVISION	APPROVED:	DATE
3	Parcels 38(Rev. 1), 39, 40, 41, 42, 43, 44, 46, 47 and 48 revised. Baseline and Coordinates has been corrected.		1-7-13
2	Parcels 3 (Rev. 1) and 4 (Rev. 1) reverted back to Parcels 3 and 4 per memo HWY-RL 3.8965 dated 7/5/12.		10-02-12
1	Parcel 38 revised.		3/19/12

LOT 5
Remainder (Parcels 34(Rev. 1), 35(Rev. 1), 36(Rev. 1), 37(Rev. 1), 38(Rev. 2), 39(Rev. 1) & 40(Rev. 1)) = 352.765 Acs.
TMK: (2) 4-5-21: 03
Hawaii Housing Finance & Dev. Corp.
State of Hawaii (Owner)

Baseline Curve Data No. 1
Δ = 37° 30'
R = 1° 45'
R = 1,000.00
T = 344.70
C = 673.37
L = 679.97

True North
Scale: 1 Inch = 40 Feet

KEAWE STREET

LAHAINA BUSINESS PARK

LAHAINA BUSINESS PARK PHASE II

FILE PLAN 2492

Grant 1881, Ap. 8 to D. Baldwin

Government (Crown) Lands of Wailuku

LEIALI'I

FILE PLAN 2132

(34) (Rev. 1) 60,152 Sq. Ft. or 1.381 Acs.

(35) (Rev. 1) 122,166 Sq. Ft. or 2.805 Acs.

(36) (Rev. 1) 123,701 Sq. Ft. or 2.840 Acs.

(37) (Rev. 1) 16,006 Sq. Ft. or 0.367 Ac.

(38) (Rev. 2) 348,016 Sq. Ft. or 7.989 Acs.

(40) (Rev. 1) 96,478 Sq. Ft. or 2.215 Acs.

P.I. No. 1A
1,034.49 S
2,732.49 W

P.I. No. 2A
1,034.49 S
2,732.49 W

LOT 5
Remainder (Parcels 34(Rev. 1), 35(Rev. 1), 36(Rev. 1), 37(Rev. 1), 38(Rev. 2), 39(Rev. 1) & 40(Rev. 1)) = 352.765 Acs.
TMK: (2) 4-5-21: 03
Hawaii Housing Finance & Dev. Corp.
State of Hawaii (Owner)

NOTES:
Origin of Azimuth: "LAINA"
Coordinates referred to: "LAINA"
Denotes access permitted
Denotes no vehicle access permitted
Denotes no access permitted
Denotes limited access as noted on plan

NO.	REVISION	APPROVED:	DATE
2	Parcels 34 to 40 have been changed to "21" to "23" inclusive.		2-5-13
1	Parcels 34, 35, 36, 37, 38 (Rev. 1) and 40 revised. Baseline and coordinates has been corrected.		1-7-13

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

RIGHT OF WAY MAP
HONOAPIILANI HIGHWAY
REALIGNMENT, PHASE 1A
KEAWE STREET EXTENSION TO LAHAINALUNA ROAD
FEDERAL AID PROJECT NO. NH-030-1(35)
AT LAHAINA, MAUI, HAWAII

HONOLULU, HAWAII
DECEMBER 16, 2010

SCALE: 40 0 40 80

APPROVED: CADASTRAL ENGINEER

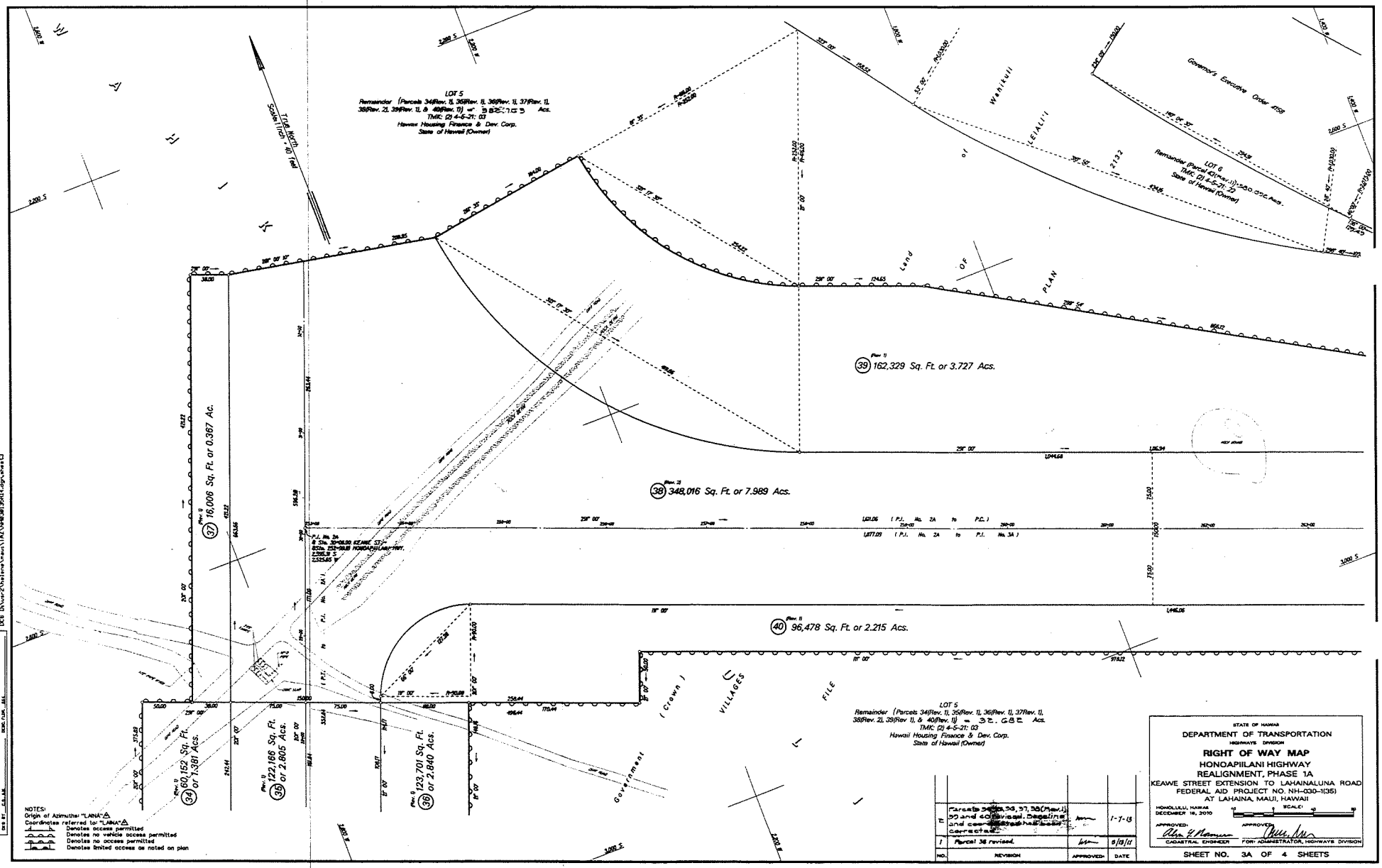
APPROVED: FOR ADMINISTRATOR, HIGHWAYS DIVISION

SHEET NO. 2A OF 4 SHEETS

TAX MAP KEY: (2)4-5-21

22" x 34" - 3.3 SQ. FT.

P.H. 786



NOTES:
Origin of Azimuths: "LANA"
Coordinates referred to: "LANA"
Denotes access permitted
Denotes no vehicle access permitted
Denotes no access permitted
Denotes limited access as noted on plan

NO.	REVISION	APPROVED	DATE
2	Parcels 34, 35, 36, 37, 38 (Rev. 1), 39 and 40 (Rev. 1) Descriptions and coordinates have been corrected.		1-7-13
1	Parcel 38 revised.		8/19/11

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

RIGHT OF WAY MAP

HONOAPIILANI HIGHWAY
REALIGNMENT, PHASE 1A
KEAWE STREET EXTENSION TO LAHAINALUNA ROAD
FEDERAL AID PROJECT NO. NH-030-1(35)
AT LAHAINA, MAUI, HAWAII

HONOLULU, HAWAII
DECEMBER 16, 2010

SCALE: 40 0 20 40 80

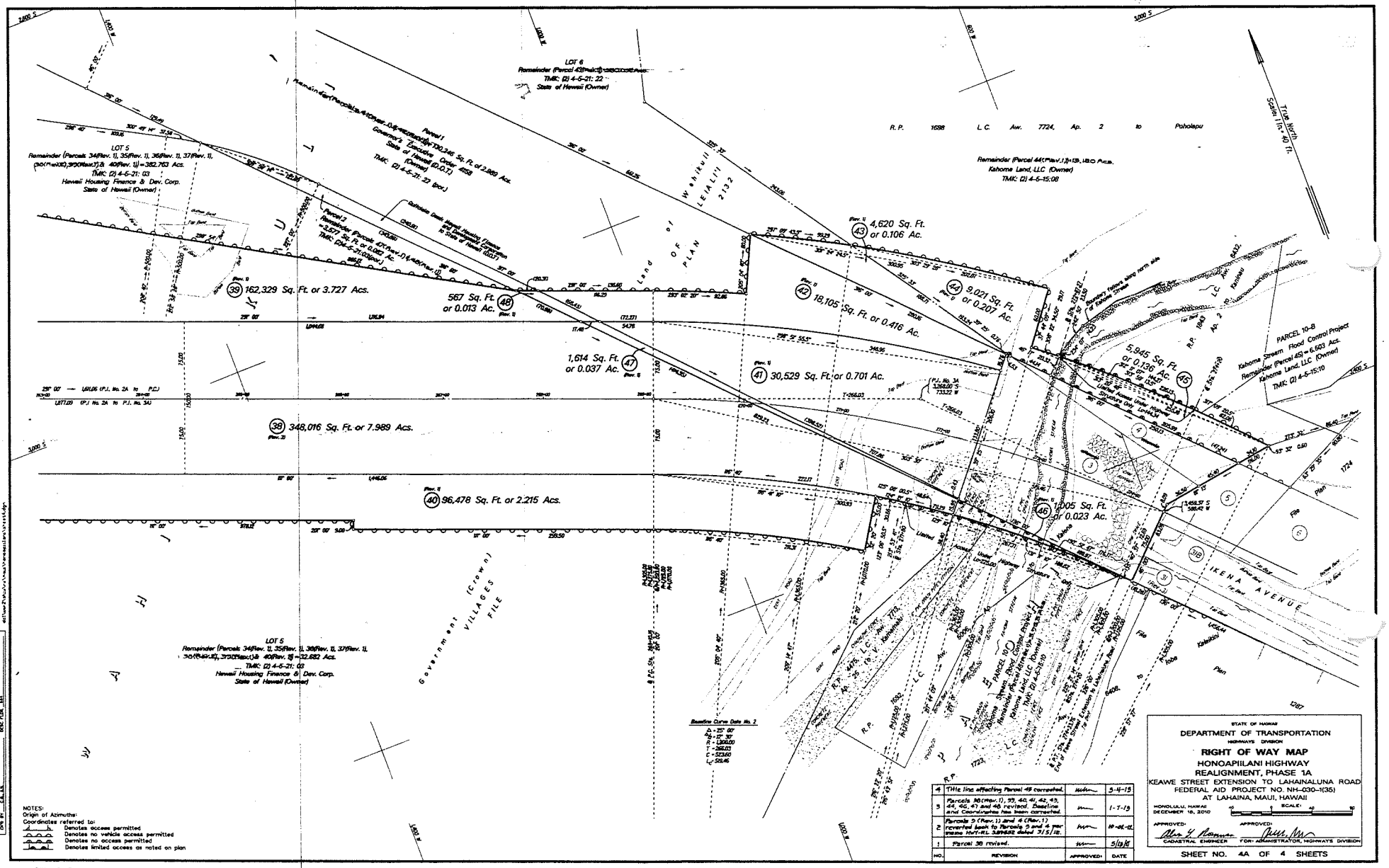
APPROVED: CADASTRAL ENGINEER

APPROVED: FOR: ADMINISTRATOR, HIGHWAYS DIVISION

SHEET NO. 3A OF 4 SHEETS

TAX MAP KEY: (2)4-5-21

P.H. 786


LOT 6
Remainder (Parcel 43(Rev.1)) = 280,000 Sq. Ft.
TMK: (2) 4-5-21: 22
State of Hawaii (Owner)
Parcel 1
Remainder (Parcels 4,40(Rev.1),41,42,43,44,46,47 & 48(Rev.1)) = 1,000,346 Sq. Ft. of 2.969 Ac.
Governor's Executive Order 4158
State of Hawaii (0.07)
(Owner)
TMK: (2) 4-5-21: 22 (por.)
LOT 5
Remainder (Parcels 34(Rev. 1), 35(Rev. 1), 36(Rev. 1), 37(Rev. 1), 30(Rev.2), 39(Rev.2) & 40(Rev. 1)) = 382.763 Acs.
TMK: (2) 4-5-21: 03
Hawaii Housing Finance & Dev. Corp.
State of Hawaii (Owner)
Parcel 2
Remainder (Parcels 47(Rev.1) & 48(Rev.1)) = 1,577 Sq. Ft. or 0.062 Ac.
TMK: (2) 4-5-21: 03 (por.)
Quitclaim Deed, Hawaii Housing Finance & Development Corporation to State of Hawaii (0.07)
39 162,329 Sq. Ft. or 3.727 Acs.
567 Sq. Ft. or 0.013 Ac. 48
1,614 Sq. Ft. or 0.037 Ac. 47
42 18,105 Sq. Ft. or 0.416 Ac.
41 30,529 Sq. Ft. or 0.701 Ac.
43 4,620 Sq. Ft. or 0.106 Ac.
44 9,021 Sq. Ft. or 0.207 Ac.
45 5,945 Sq. Ft. or 0.136 Ac.
46 1,005 Sq. Ft. or 0.023 Ac.
38 348,016 Sq. Ft. or 7.989 Acs.
40 96,478 Sq. Ft. or 2.215 Acs.
R.P. 1698 L.C. Aw. 7724, Ap. 2 to Poholapu
Remainder (Parcel 44(Rev.1)) = 13,160 Acs.
Kahoma Land, LLC (Owner)
TMK: (2) 4-5-15:08
PARCEL 10-B
Kahoma Stream Flood Control Project
Remainder (Parcel 45) = 6.603 Acs.
Kahoma Land, LLC (Owner)
TMK: (2) 4-5-15:10
Land of Wahikuli
Land of Plan 2132
Government (Crown) Lands
Government (Crown) Villages File
IKENA AVENUE
Baseline Curve Data No. 2
Δ = 25° 00'
R = 1,200.00
T = 266.03
C = 523.60
L = 528.46
LOT 5
Remainder (Parcels 34(Rev. 1), 35(Rev. 1), 36(Rev. 1), 37(Rev. 1), 30(Rev.2), 39(Rev.2) & 40(Rev. 1)) = 32.682 Acs.
TMK: (2) 4-5-21: 03
Hawaii Housing Finance & Dev. Corp.
State of Hawaii (Owner)
NOTES:
Origin of Azimuths:
Coordinates referred to:
Denotes access permitted
Denotes no vehicle access permitted
Denotes no access permitted
Denotes limited access as noted on plan
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
RIGHT OF WAY MAP
HONOAPIILANI HIGHWAY
REALIGNMENT, PHASE 1A
KEAWE STREET EXTENSION TO LAHAINALUNA ROAD
FEDERAL AID PROJECT NO. NH-030-1(35)
AT LAHAINA, MAUI, HAWAII
HONOLULU, HAWAII
DECEMBER 18, 2010
SCALE:
APPROVED:
CADASTRAL ENGINEER
APPROVED:
FOR: ADMINISTRATOR, HIGHWAYS DIVISION
SHEET NO. 4A OF 4 SHEETS
4 THE line affecting Parcel 49 corrected. 5-4-15
3 Parcels 30(Rev.1), 33, 40, 41, 42, 43, 44, 46, 47 and 48 revised. Baseline and Coordinates has been corrected. 1-7-15
2 Parcels 3 (Rev.1) and 4 (Rev.1) reversed back to Parcels 3 and 4 per grantee HWY-RL 3.8948 dated 3/5/12. 10-26-12
1 Parcel 38 revised. 5/19/11
NO. REVISION APPROVED DATE
TAX MAP KEY: (2) 4-5-21
22" x 36" = 3.3 SQ. FT.
P.H. 786