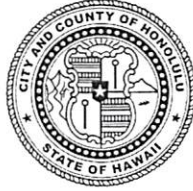


DEPARTMENT OF THE CORPORATION COUNSEL
CITY AND COUNTY OF HONOLULU

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RICK BLANGIARDI
MAYOR

DANA M.O. VIOLA
CORPORATION COUNSEL

KRISHNA F. JAYARAM
FIRST DEPUTY CORPORATION COUNSEL

June 17, 2021

The Honorable Tommy Waters
Chair and Presiding Officer
and Members
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

Dear Chair Waters and Councilmembers:

SUBJECT: 1615 Ala Wai Boulevard, Parcels 1, 2, and 3

Pursuant to your June 9, 2021, email, we have revised and transmit herewith for your consideration and adoption the *revised* draft of a resolution providing for the acquisition of land to renovate and/or develop affordable rental housing at 1615 Ala Wai Boulevard, Parcels 1, 2, and 3, at Kalia, Waikiki, Honolulu, Oahu, Hawaii.

We have also revised the tax map key numbers that were incorrectly referenced in the previous draft.

Please do not hesitate to contact us if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rozelle A. Agag", is written over a circular stamp.

ROZELLE A. AGAG
Deputy Corporation Counsel

APPROVED:

A handwritten signature in blue ink, appearing to read "Dana M.O. Viola", is written over a circular stamp.

DANA M.O. VIOLA
Corporation Counsel

RAA:di
Attachs.
21-02045/1077672



RESOLUTION

(FOR CONDEMNATION)

PROVIDING FOR THE ACQUISITION OF LAND FOR PUBLIC USE OF 1615 ALA WAI BOULEVARD, LOCATED AT KALIA, WAIKIKI, HONOLULU, OAHU, HAWAII, AND DETERMINING AND DECLARING THE NECESSITY OF THE ACQUISITION BY EMINENT DOMAIN.

BE IT RESOLVED by the Council of the City and County of Honolulu:

I.

The valid public use and purpose for the acquisition of land is to renovate and/or develop affordable rental housing in Honolulu. An eminent domain lawsuit shall be filed to acquire the land, in fee simple, identified as 1615 Ala Wai Boulevard, Parcels 1 and 2 (TMK: 2-6-011-033) and 3 (TMK: 2-6-011-036), located at Kalia, Waikiki, Honolulu, Oahu, Hawaii, and more particularly described in the legal descriptions and map in the attached Exhibit A. The Corporation Counsel of the City and County of Honolulu is hereby authorized to file the eminent domain lawsuit.

Eminent Domain is necessary for the public use and purpose described above.

II.

In the eminent domain proceedings, the Corporation Counsel is authorized and empowered to negotiate terms of settlement, subject to the approval of this Council and/or of the Court where the lawsuit is pending.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

BE IT FINALLY RESOLVED by the Council that the Clerk be and is hereby directed to transmit copies of this resolution to the Department of Design and Construction and to the Department of the Corporation Counsel.

INTRODUCED BY:

DATE OF INTRODUCTION:

Honolulu, Hawaii

Councilmembers

Approved this _____ day of _____, 2021.

Rick Blangiardi, Mayor
City and County of Honolulu



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

1615 ALA WAI BOULEVARD

PARCEL 1 (Fee Simple)

Being all of Lot 3-A-2 (Map 19) of Land Court Application 852 and covered by Transfer Certificates of Title Nos. 230,964 and 291,623. Situate at Kalia, Waikiki, Honolulu, Oahu, Hawaii.

Beginning at the Northeast corner of this parcel of land, being also the Northwest corner of Lot 3-A-3 (Map 19) of Land Court Application 852, on the South side of Ala Wai Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 8,859.80 feet South and 3,894.98 feet East, as shown on Division of Land Survey and Acquisition Parcel Map File No. 17-10-8-122, and running by azimuths measured clockwise from true South:

- | | | | |
|----|----------|------------|--|
| 1. | 323° 30' | 11.14 feet | along Lot 3-A-3 (Map 19) of Land Court Application 852; |
| 2. | 89° 36' | 16.49 feet | along Lot 2 (Map 1) of Land Court Application 1561; |
| 3. | 81° 46' | 57.21 feet | along same; |
| 4. | 143° 30' | 3.35 feet | along Lot 3-A-1 (Map 19) of Land Court Application 852; |
| 5. | 257° 59' | 70.00 feet | along the South side of Ala Wai Boulevard to the point of beginning and containing an area of 397 square feet. |



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

1615 ALA WAI BOULEVARD

PARCEL 2 (Fee Simple)

Being all of Lot 2 (Map 1) of Land Court Application 1561 and covered by Transfer Certificates of Title Nos. 214,027 and 313,994. Situate at Kalia, Waikiki, Honolulu, Oahu, Hawaii.

Beginning at the Northwest corner of this parcel of land, being also the Northeast corner of Lot 1 (Map 1) of Land Court Application 1561, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 8,877.07 feet South and 3,828.49 feet East, as shown on Division of Land Survey and Acquisition Parcel Map File No. 17-10-8-122, and running by azimuths measured clockwise from true South:

1. 261° 46' 57.21 feet along Lot 3-A-2 (Map 19) of Land Court Application 852;
2. 269° 36' 16.49 feet along same;
3. 323° 30' 133.40 feet along Lot 3 (Map 1) of Land Court Application 1561;
4. 71° 58' 30" 67.17 feet along Lot 8 (Map 1) of Land Court Application 1561;
5. 143° 30' 148.92 feet along Lot 1 (Map 1) of Land Court Application 1561 to the point of beginning and containing an area of 9,057 square feet.

TOGETHER WITH, an easement appurtenant to Lots 2 and 8, for sewer across Easement 19 on Lot 73, as shown on Map 20, and an easement for sewer purposes across Lot 97, as shown on Map 15, of Land Court Application 852 of Bishop Trust Company, Limited, as set forth in Land Court Document No. 104558.



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RESOLUTION

TOGETHER WITH, a right of way for all underground utility purposes including sewer, across Easement A on Lots 5, 6, 7-A, 7-B and 8 thereof as shown on Map 1, Land Court Application 1561 of Ling Bros., Ltd.



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

No. _____

RESOLUTION

1615 ALA WAI BOULEVARD

PARCEL 3

(Undivided 1/6th interest)

(Fee Simple)

Being all of Lot 8 (Map 1) of Land Court Application 1561 and covered by Transfer Certificates of Title Nos. 214,027 and 313,994. Situate at Kalia, Waikiki, Honolulu, Oahu, Hawaii.

Beginning at the Northeast corner of this parcel of land, being also the Southeast corner of Lot 4 (Map 1) of Land Court Application 1561, on the Southwest side of Lipeepee Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNCHBOWL" being 8,923.03 feet South and 4,086.44 feet East, as shown on Division of Land Survey and Acquisition Parcel Map File No. 17-10-8-122, and running by azimuths measured clockwise from true South:

1. 331° 32' 61.02 feet along Southwest side of Lipeepee Street;

Thence along Lot 6 (Map 1) of Land Court Application 1561, on a curve to the left with a radius of 15.00 feet, the chord azimuth and distance being:

2. 111° 45' 15" 19.19 feet;

3. 71° 58' 30" 237.02 feet along Lots 6 and 5 (Map 1) of Land Court Application 1561;

4. 143° 30' 31.63 feet along Lot 1 (Map 1) of Land Court Consolidation 207;

5. 251° 58' 30" 235.98 feet along Lots 1, 2, 3 and 4 (Map 1) of Land Court Application 1561;



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Thence along Lot 4 (Map 1) of Land Court Application 1561, on a curve to the left with a radius of 15.00 feet, the chord azimuth and distance being:

6. 201° 45' 15" 23.06 feet to the point of beginning and containing an area of 7,654 square feet.

TOGETHER WITH, an easement appurtenant to Lots 2 and 8, for sewer across Easement 19 on Lot 73, as shown on Map 20, and an easement for sewer purposes across Lot 97, as shown on Map 15, of Land Court Application 852 of Bishop Trust Company, Limited, as set forth in Land Court Document No. 104558.

TOGETHER WITH, a right of way for all underground utility purposes including sewer, across Easement A on Lots 5, 6, 7-A, 7-B and 8 thereof as shown on Map 1, Land Court Application 1561 of Ling Bros., Ltd.

