

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

February 25, 2011

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

PSF No: Various
STATEWIDE

Amend Prior Board Action of December 1, 2010, Item D-3, Designation of Certain Select Properties for Income Generation to Support the Management of Lands under the Jurisdiction of the Board and Department of Land and Natural Resources; relating to various TMKs on the Islands of Oahu, Maui, Hawaii and Kauai as articulated in Exhibit B attached hereto and incorporated herein

BACKGROUND:

At its meeting of December 1, 2010, under agenda item D-3, a copy of which is attached as Exhibit I, the Board of Land and Natural Resources ("Land Board") approved designating certain select properties, identified therein, to support the management of lands under the jurisdiction of the Land Board.

The identified properties were limited to commercial, industrial and hotel resort properties that, for the most part, were encumbered by long-term leases.

REMARKS:

This request before the Land Board is to designate additional properties for income generation to support the management of lands under the jurisdiction of the Land Board.

The additional properties were selected after further review of the over 1,300 leases, permits, licenses, etc., managed by Land Division and are identified in Exhibit II, attached. These properties are encumbered by month-to-month revocable permits and are limited to commercial, industrial and resort related uses.

Considering the implied short-term tenancies of a revocable permit, these properties were not included in the Land Board's prior action. Notwithstanding the above, however, continued use of these properties for commercial, industrial, and resort related uses are expected. Accordingly, designation of these properties is not only consistent with the criteria and intent of the Land Board's prior action, but will also provide additional assurances that the Department's Special

February 25, 2011

Land Development Fund (SLDF) has adequate revenues to support the Department's many obligations including, but not limited to land management, emergency response, hazardous mitigation, debt service, and other Department budgetary shortfalls in program funding, all in accordance with Section 171-19, Hawaii Revised Statutes.

Subject to Land Board's approval of this request, revenues generated from these additional properties are projected to result in approximately \$697,000 of additional revenue for the SLDF to help fund the Department's efforts to manage and protect the State's cultural, historic and natural resources.

RECOMMENDATION: That the Board:

1. Amend its prior Board action of December 1, 2010, under agenda item D-3, which by this reference is incorporated herein, by adding forty-two properties, identified on **Exhibit II**, to the properties previously designated for income production.
2. All other terms and conditions listed in its December 1, 2010 approval to remain the same.

Respectfully Submitted,



Gavin Chun
Project Development Specialist

APPROVED FOR SUBMITTAL:



William J. Aila, Jr., Chairperson



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

December 1, 2010

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

PSF No: Various
STATEWIDE

Designation of Certain Select Properties for Income Generation to Support the Management of Lands under the Jurisdiction of the Board and Department of Land and Natural Resources; relating to various TMKs on the Islands of Oahu, Maui, Hawaii and Kauai as articulated in Exhibit B attached hereto and incorporated herein.

I. INTRODUCTION

This is a request to the Board of Land and Natural Resources ("Land Board") to designate certain select properties identified in Exhibit B to support the management of lands under the jurisdiction of the Board. The properties identified in Exhibit B are encumbered by leases, permits, etc., and are currently generating revenue primarily from commercial, industrial and resort leases.

II. DISCUSSION

The Department of Land and Natural Resources ("DLNR") is responsible for managing approximately 1.3 million acres of public lands and the State's natural and cultural resources. DLNR's responsibilities include managing and maintaining the State's coastal lands and waters, water resources, conservation and forestry lands, historical sites, small boat harbors, parks, and other recreational facilities; performing public safety duties (e.g., flood and rock fall prevention); issuing and managing leases of public lands; maintaining unencumbered public lands; and enforcing DLNR rules and regulations.

The Special Land and Development Fund has been relied upon to help financially support in part the Department in fulfilling its mission, which includes but is not limited to the management of public lands under the jurisdiction of the Land Board. "Land" not only includes public lands under the jurisdiction of the Board, but also includes submerged lands and all interests therein and the natural resources including water, minerals, and

APPROVED BY THE BOARD OF
LAND AND NATURAL RESOURCES
AT ITS MEETING HELD ON

12/1/10

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EXHIBIT "I"

D-3

all such things connected with land.¹

The SLDF is codified within the Hawaii Revised Statutes (HRS), section 171-19, and provides in relevant part the following:

§171-19 Special land and development fund.

(a) There is created in the department a special fund to be designated as the "special land and development fund". Subject to the Hawaiian Homes Commission Act of 1920, as amended, and section 5(f) of the Admission Act of 1959, all proceeds of sale of public lands, including interest on deferred payments; all moneys collected under section 171-58 for mineral and water rights; all rents from leases, licenses, and permits derived from public lands; all moneys collected from lessees of public lands within industrial parks; all fees, fines, and other administrative charges collected under this chapter and chapter 183C; a portion of the highway fuel tax collected under chapter 243; all moneys collected by the department for the commercial use of public trails and trail accesses under the jurisdiction of the department; transient accommodations tax revenues collected pursuant to section 237D-6.5(b)(2); and private contributions for the management, maintenance, and development of trails and accesses shall be set apart in the fund and shall be used only as authorized by the legislature for the following purposes:

- (1) To reimburse the general fund of the State for advances made that are required to be reimbursed from the proceeds derived from sales, leases, licenses, or permits of public lands;
- (2) For the planning, development, management, operations, or maintenance of all lands and improvements under the control and management of the board, including but not limited to permanent or temporary staff positions who may be appointed without regard to chapter 76;
- (3) To repurchase any land, including improvements, in the exercise by the board of any right of repurchase specifically reserved in any patent, deed, lease, or other documents or as provided by law;
- (4) For the payment of all appraisal fees; provided that all fees reimbursed to the board shall be deposited in the fund;
- (5) For the payment of publication notices as required under this chapter; provided that all or a portion of

¹ HRS 171-1 states that the term "[l]and" includes all interests therein and natural resources including water, minerals, and all such things connected with land, unless otherwise expressly provided.

the expenditures may be charged to the purchaser or lessee of public lands or any interest therein under rules adopted by the board;

- (6) For the management, maintenance, and development of trails and trail accesses under the jurisdiction of the department;

(e) All unexpended and unencumbered moneys remaining on balance with the fund at the close of each fiscal year which are deemed, by the director of finance, to be in excess of the moneys necessary to carry out the purposes of this section over the next following fiscal year shall lapse to the credit of the state general fund.

(Underscore added for emphasis). The complete text of H.R.S 171-19, the Special Land and Development Fund (SLDF) is attached hereto as Exhibit A.

DLNR's Land Division generates the primary source of revenues for the SLDF through the issuance and management of leases, permits, land licenses (e.g., timber, quarrying activities, etc.), water licenses, easements and other dispositions. The SLDF covers 100% of the payroll, fringes, operating and maintenance expenses for the DLNR's Land Division, the Office of Conservation and Coastal Lands, the Geothermal program staff, and most recently, the Dam Safety Program as mandated by the 2009 Legislature. The SLDF also covers the payroll and fringes of certain staff from the Commission on Water Resource Management, and has been relied upon by most Divisions and Offices within the Department to cover emergency response, hazard mitigation and budgetary shortfalls in program funding. Over the years, the importance of the SLDF to the Department has correspondingly increased, especially during declining economies and tight budgets.

The Land Division has also been tasked with generating new revenues for the SLDF to support the anticipated debt service that is needed to repair, maintain and upgrade public recreational and support facilities managed by the Department.

Due in part to numerous "special fund" raids, and most recently a decline in tenant revenues, the SLDF's current revenue stream is now barely sufficient to cover the Land Division's basic payroll obligations, and ordinary operating expenses. As such, it is imperative that the Department be productive to generate as much revenues as possible in order to support the Department's programs and operations for the sake and survival of the Department.

DLNR's Land Division manages over 1,300 leases, permits,

licenses, etc. on State lands under the jurisdiction of the Land Board. Non-ceded land revenues that are administered by the Land Division are deposited into the SLDF. In addition, about 1,000 or so of the over 1,300 dispositions involve ceded lands, of which the Land Division pays 20% of the revenues collected to the Office of Hawaiian Affairs (OHA) as required by law. Based on the express language of the SLDF as noted above, the remaining 80% of ceded land revenues (after paying OHA its 20% share) is supposed to be deposited directly into the SLDF and expended by the Department in accordance with HRS 171-19.

Over the years, for various reasons, the 80% portion of ceded land revenues (after paying OHA its 20% share) that was supposed to go to the SLDF, did not and instead, was put to other purposes like supplementing the general fund and, in the past several years, assisting the State with any shortfalls in the fixed annual OHA settlement payment of \$15.1 million dollars.²

Recently several governmental programs and entities that had initially not contributed to the OHA settlement began regularly providing their proportionate share of the 20% revenues from ceded lands under their jurisdiction. Accordingly, the shortfall in the settlement payment has decreased, and the 80% portion of the SLDF ceded land revenues can now be returned to the SLDF in accordance with the language of HRS 171-19. Land Division will work with the DLNR Fiscal Office and Department of Budget and Finance each year so that the State collectively meets obligations regarding the settlement. However, after any obligation is met annually, any excess of the SLDF 80% ceded land revenues will be returned to the SLDF so that it may be expended for departmental purposes in accordance with HRS 171-19.³

Staff brings this matter to the Land Board seeking its concurrence in designating certain select commercial, industrial and resort properties identified in Exhibit B as income producing to support the management of public lands under the jurisdiction of the Land Board (which includes submerged lands, the water column, etc.). Such designation and affirmation by the Land Board will assist the Department in assuring the SLDF has adequate revenues to support the Department's land management, and assisting in covering the Department's emergency response,

² A shortfall existed due to certain agencies not paying the full 20%, or any portion of the 20% share to OHA. Examples include the Airports Division of the Department of Transportation, the University of Hawaii, and a handful of others. Each nonpaying agency had its own reasons that varied.

³ Trends over the last four years show that Land Division has generated revenues from ceded lands in excess of what has been needed to cover the annual shortfall. To the extent any shortfall may occur in the future, perhaps all special funds in the State that collect revenues from ceded lands ought to be looked at equitably to determine their respective abilities to contribute in excess of the minimum required 20% share. This may be something the next Administration may want to consider.

hazard mitigation, debt service and budgetary shortfalls in program funding in accordance with HRS 171-19. This Board's action would also help to underscore the importance of the SLDF revenues to DLNR's core operations.

Finally, to ensure the Land Division's continued viability and ability to manage encumbered as well as unencumbered public lands, and to generate revenues for the SLDF to support the various missions and mandates of the Department, staff seeks the Board's concurrence and affirmation of annual reviews and consultations between the Chairperson, Land Division Administrator and Fiscal Officer on the fund balance and allocation of those funds for the various departmental programs and priorities, consistent with the statutory limitations on the types of expenditures or transfers allowed under HRS 171-19.

III. CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

See Exhibit C attached hereto and incorporated herein.

IV. RECOMMENDATION:

Consistent with the text of this written submission and subject to the terms and conditions noted above, that the Board:

1. Approve the Designation of Certain Select Properties indentified in Exhibit "B" for Income Generation to Support the Management of Lands under the Jurisdiction of the Land Board and Department, and authorize the deposit of those revenues (subject to any portion OHA may be entitled to under applicable law) into the Special Land and Development Fund;
2. Concur and affirm staff's recommendation for annual reviews and consultations between the Chairperson, Land Division Administrator and Fiscal Officer on the fund balance and allocation or expenditures of those funds for the various departmental programs, consistent and in accordance with the statutorily allowed expenditures under HRS 171-19.
3. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the Department and the State.

Respectfully Submitted,



Russell Y. Tsuji
Land Division Administrator

APPROVED FOR SUBMITTAL:



Laura H. Thielen, Chairperson

§171-19 Special land and development fund. (a) There is created in the department a special fund to be designated as the "special land and development fund". Subject to the Hawaiian Homes Commission Act of 1920, as amended, and section 5(f) of the Admission Act of 1959, all proceeds of sale of public lands, including interest on deferred payments; all moneys collected under section 171-58 for mineral and water rights; all rents from leases, licenses, and permits derived from public lands; all moneys collected from lessees of public lands within industrial parks; all fees, fines, and other administrative charges collected under this chapter and chapter 183C; a portion of the highway fuel tax collected under chapter 243; all moneys collected by the department for the commercial use of public trails and trail accesses under the jurisdiction of the department; transient accommodations tax revenues collected pursuant to section 237D-6.5(b)(2); and private contributions for the management, maintenance, and development of trails and accesses shall be set apart in the fund and shall be used only as authorized by the legislature for the following purposes:

- (1) To reimburse the general fund of the State for advances made that are required to be reimbursed from the proceeds derived from sales, leases, licenses, or permits of public lands;
- (2) For the planning, development, management, operations, or maintenance of all lands and improvements under the control and management of the board, including but not limited to permanent or temporary staff positions who may be appointed without regard to chapter 76;
- (3) To repurchase any land, including improvements, in the exercise by the board of any right of repurchase specifically reserved in any patent, deed, lease, or other documents or as provided by law;
- (4) For the payment of all appraisal fees; provided that all fees reimbursed to the board shall be deposited in the fund;
- (5) For the payment of publication notices as required under this chapter; provided that all or a portion of the expenditures may be charged to the purchaser or lessee of public lands or any interest therein under rules adopted by the board;
- (6) For the management, maintenance, and development of trails and trail accesses under the jurisdiction of the department;
- (7) For the payment to private land developers who have contracted with the board for development of public lands under section 171-60;
- (8) For the payment of debt service on revenue bonds issued by the department, and the establishment of debt service and other reserves deemed necessary by the board;
- (9) To reimburse the general fund for debt service on general obligation bonds issued to finance departmental projects, where the bonds are designated to be reimbursed from the special land and development fund;

EXHIBIT A

(10) For the protection, planning, management, and regulation of water resources under chapter 174C; and

(11) For other purposes of this chapter.

(b) Notwithstanding the above provisions, but subject to the restrictions contained in section 5(f) of the Admission Act, whenever the board sells remnants to abutting owners, the proceeds therefrom including interest on deferred payments, shall be deposited into the general fund; provided that such proceeds shall be set apart to the appropriate fund where mandatory federal requirements affecting federal funds so require.

(c) Notwithstanding the above limitations on use of the proceeds of sale, where the board sells public lands including the buildings thereon once used but no longer necessary for school purposes at the recommendation and request of the board of education, all net proceeds derived from the sales shall be used for the acquisition of land or for the erection of buildings for school purposes to the extent of an approved building plan in the departmental school district wherein the sales occur. In the absence of any school building program in the district or in the event of any surplus remaining after the completion of buildings constructed pursuant to the approved plan then the proceeds or surplus shall be used in other departmental school districts in the county wherein the sales occur.

(d) When use of the fund is authorized by the legislature for the development of public lands for a particular project, to be disposed of by sale, lease, license, or permit, the board may pay from the fund the costs of the development, including the costs of surveys, construction of roads, water lines, sewer lines, and such other improvements as may be necessary for the development of the lands; provided that the project shall meet with the zoning and subdivision requirements of the appropriate county government in which the lands are located, except that plans and specifications for recreational projects, including access roads therefor, shall not be required to meet with such approval; and provided further that no such development of public lands for disposal by sale, lease, license, or permit shall be made unless appropriate roads, water lines, and other improvements are installed which will make the land usable for the purpose for which it is being disposed at the time of disposition.

(e) All unexpended and unencumbered moneys remaining on balance with the fund at the close of each fiscal year which are deemed, by the director of finance, to be in excess of the moneys necessary to carry out the purposes of this section over the next following fiscal year shall lapse to the credit of the state general fund.

(Underscore added for emphasis).

EXHIBIT A

EXHIBIT B

SUBJECT PROPERTIES

(Selected Properties for Designation of "Income-Producing Assets")

Lease/ Permit No.	TMK	Land Area (Ac.)	Current Annual Lease Rent*	Lessee/Tenant	Comments
Oahu					
GL 5219	1-5-31:333	1.615	\$180,000	Tyco International, Ltd	Commercial/Industrial (submerged lands)
RP 7566	2-6-08:29	0.090	405,192	Hilton Hawaiian Village, LLC	Commercial (pier lease)
GL 4095	4-1-13:10	129.859	144,500	Olomana Golf Links Inc.	Recreational/Commercial
GL 3709	4-1-14:04 & 13	105.937	91,200	Oceanic Institute	Research/Commercial
Subtotals Oahu (4)		237.495	\$820,892		
MauI					
GL 4212	3-9-04:29	1.119	87,739	Western Apt. Supply & Maintenance Co.	Hotel
GL 5731	4-8-01:01	200.000	150,000	Kaheawa Wind Power, LLC	Renewable energy
Subtotals MauI (2)		201.119	\$237,739		
Hawaii					
GL 5844	2-1-01:12 2-1-05: 13, 16, 17, 27, 32 & 46	70.125	500,000	Hawaii Outdoor Tours	Hotel Resort
GL 3961	2-1-03:05	5.000	101,280	Hilo-Hawaiian Associates	Hotel Resort
GL 3269	2-1-05:20	0.920	49,000	Country Club-Hawaii, Inc.	Hotel Resort
GL 5018	2-1-05:21	1.091	24,540	Bayview Banyan Corp	Hotel Resort
GL 3029	2-1-05:22	1.190	23,860	Reeds Bay Resort Hotel, Ltd.	Hotel Resort
GL 3265	2-1-05:33	0.586	11,460	Hilo Bay Hotel, Inc.	Hotel Resort
GL 3266	2-1-05:34	0.531	10,380	Hilo Bay Hotel, Inc.	Hotel Resort
GL 3267	2-1-05:35	0.495	9,660	Hilo Bay Hotel, Inc.	Hotel Resort
GL 4252	2-1-05:45	0.215	4,300	Hilo Bay Hotel, Inc.	Hotel Resort
GL 5187	2-1-09:06, 07, 42, 48	2.919	50,760	Equilon Enterprises & Aloha Petroleum	Industrial
GL 4323	2-1-10:33	3.706	60,600	Kalaniana'ole Real Estate & Aloha Petroleum	Industrial
GL 4662	2-1-12:25	1.418	27,300	Southern Foods Group, LP	Industrial
LLO 357	2-1-13:02	14.990	180,000	Yamada and Sons, Inc.	Industrial/Commercial
GL 5001	2-2-32:10	0.988	25,829	Pubtime, inc.	Commercial
GL 3723	2-2-32:11, 85, 86	1.934	27,360	Constructors Hawaii, Inc.	Office
GL 3611	2-2-32:21	2.334	44,790	Wm MacKenzie Trust et al.	Commercial
GL 5642	2-2-32:62 & 63	0.810	27,125	JJCO Properties, LLC	Commercial
GL 3597	2-2-32:64	0.339	11,359	Sure Save Supermarket, Ltd.	Commercial
GL 4333	2-2-37:56	0.448	10,238	Hawaiian Fruit Flavors, inc.	Industrial
GL 5848	2-2-37:63	0.900	72,000	David S. Deluz, Sr., Trustee	Industrial
GL 3935	2-2-37:66	0.304	9,100	Alan R. Nagakura Trustee	Commercial
GL 3592	2-2-32:67 & 78	0.778	16,440	HPM Building Supply	Industrial
GL 3609	2-2-32:68 & 70	2.363	44,190	Hawaii Planing Mill, Ltd.	Commercial
GL 3583	2-2-37:52, 92, 93	2.565	43,000	Yamada Consolidated, Inc.	Commercial/Industrial
GL 4284	2-2-37:81	0.826	17,520	Kapalama Commercial Center	Industrial
GL 4359	2-2-37:88	0.413	8,700	Michael Nakashima	Industrial
GL 4302	2-2-37:89	4.823	73,080	Yamada Transfer, Inc.	Industrial
GL 4663	2-2-37:94	0.916	21,000	Yamada Transfer, Inc.	Industrial
GL 5186	2-2-37:96	0.312	19,500	Hawaii Petroleum, Inc.	Industrial
GL 4664	2-2-37:97	0.391	10,800	Jack D. & John D. Umphrey	Industrial
GL 4665	2-2-37:98	1.019	22,800	DMS Diesel Repair, LLC	Industrial
GL 4330	2-2-37:122	0.416	8,700	Michael T. Nakashima	Industrial
GL 4331	2-2-37:144	0.516	10,060	J.W. McCully, Trustee	Industrial
GL 4332	2-2-37:144	0.546	10,640	J.W. McCully, Trustee	Industrial
GL 3604	2-2-49:02	0.258	8,280	Roger Antonio	Industrial
GL 3620	2-2-49:04	0.604	15,300	Chika Nakano Repair Shop, Inc.	Industrial
GL 3621	2-2-49:06	0.895	20,340	Crescent City Properties, Inc.	Industrial
GL 3601	2-2-49:07	0.775	17,010	William T. White, III	Industrial

* Annual lease rents are rounded to the nearest dollar.

(Continued on following page)

EXHIBIT B (continued)

Lease/ Permit No.	TMK	Land Area (Ac.)	Current Annual Lease Rent*	Lessee/Tenant	Comments
GL 3596	2-2-49:11	0.382	10,200	D.L. Downing	Industrial
GL 3593	2-2-49:12	0.367	10,719	Hilo Automotive Supply Center	Industrial
GL 3619	2-2-49:13	0.321	9,660	Mauna Kea Electric Co.	Industrial
GL 3602	2-2-49:14	0.364	10,620	Mar-Les Corporation	Commercial
GL 3603	2-2-49:15 & 16	0.293	8,400	Arthur K.K. & Cynthia L. Wong	Commercial
GL 3591	2-2-49:17	0.354	10,380	VetPro, Inc.	Commercial
GL 3698	2-2-49:22	0.687	46,800	Bank of Hawaii	Commercial
GL 3716	2-2-50:15	0.556	14,400	Hawaiian Fresh Produce	Commercial
GL 3750	2-2-50:76	0.274	6,900	Art K.K. & Cynthia L. Wong	Commercial
GL 3660	2-2-50:77	0.275	7,300	Hilo Bay Printing Company, Ltd.	Commercial
RP 7391	2-2-50:79	0.356	18,564	Hilo Termite & Pest Control, Ltd.	Commercial
RP 6931	2-2-50:80	0.258	5,232	Kent Kaneko	Industrial
GL 3594	2-2-50:83	0.224	7,440	Raymond T. Izuno	Industrial
GL 3598	2-2-50:85	0.258	8,280	Mauna Kea Infrared, LLC	Commercial
GL 3595	2-2-50:86	0.258	7,140	Opportunity Management Hawaii, Inc.	Industrial
GL 3599	2-2-50:90	0.775	18,300	Central Supply, Inc.	Industrial
GL 3875	2-2-50:93	0.689	26,400	Alternative Energy Marketing, Inc.	Commercial
GL 3622	2-2-50:95	0.320	9,660	Hiroshi & Naoe Matsubara	Industrial
GL 3606	2-2-50:96	0.344	8,400	Hilo Kala Inc.	Industrial
GL 3600	2-2-50:97	0.344	10,200	Hilo Mechanical, inc.	Industrial
GL 3670	2-2-50:98	0.344	8,250	Machida Inc.	Commercial
GL 4443	2-2-58:01	2.049	36,780	I. Kitagawa and Company, Limited	Industrial
GL 4308	2-2-58:02	0.551	14,400	Hilo Sheetmetal, Inc.	Industrial
GL 4307	2-2-58:03	0.278	8,400	GEO's Company, Inc.	Industrial
GL 4306	2-2-58:04	0.331	9,600	Sear's, Roebuck & Co.	Industrial
GL 4667	2-2-58:12	0.559	15,000	A. P. Water Supply	Industrial
GL 3742	2-2-58:14	2.165	48,100	JH Moku Ola, LLC	Industrial
GL 4303	2-2-58:15	0.608	11,280	David De Luz	Industrial
GL 4379	2-2-58:15	0.895	12,480	David De Luz	Industrial
GL 5656	2-2-58:17	0.895	16,000	Big Island Toyota, Inc.	Industrial
GL 3925	2-2-58:20, 21, 22	3.718	66,000	Hawaii Electric Light Co. Inc.	3 industrial-zoned lots
GL 4314	2-2-58:23	0.273	6,060	Scott T. Nakahara	Industrial
GL 4313	2-2-58:24	0.255	5,670	Scott T. Nakahara	Industrial
GL 4283	2-2-58:25	0.439	10,500	Kapalama Commercial Center	Industrial
GL 4312	2-2-58:26	0.439	14,300	Gary J. & Karen Rubio	Industrial
GL 3999	2-2-58:29 & 30	0.918	30,800	Ms Auto, Inc.	Industrial
GL 4310	2-2-58:31	0.459	10,500	Alumside Products, Inc.	Industrial
GL 4309	2-2-58:32	0.459	12,000	Western Pacific Investments	Industrial
GL 4201	2-2-58:33	0.474	10,960	David De Luz, Sr.	Industrial
GL 4300	2-2-58:35 & 40	1.435	19,470	William A. Miller	Industrial
GL 4668	2-2-58:39	0.601	13,830	Myong Nan Park	Industrial
GL 5862	6-9-07:14	1.337	71,500	Global Resort Partners	Hotel Resort
Subtotal Hawaii (80)		156.840	\$2,355,176		
Kauai					
GL 3832	4-5-11:46	0.593	122,360	Pixar Development, LLC	Hotel Resort
GL 5578	4-5-12:05	0.221	26,910	Pixar Development, LLC	Hotel Resort
Subtotal Kauai (2)		0.814	\$149,270		
Total (88)		596.268	\$3,563,077		
80% of Revenues to SLDF			\$2,850,462	(rounded)	

* Annual lease rents are rounded to the nearest dollar.

LINDA LINGLE
GOVERNOR OF HAWAII



Laura H. Thiele
Chairperson
Board of Land and Natural Resources
Commission on Water Resource Management

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

EXEMPTION NOTIFICATION

From the preparation of an environmental assessment under the authority of Chapter 343, HRS and Chapter 11-200, HAR

Project Title: Designation of Selected Properties as "Income-Producing Assets", Reserving these Properties and their Revenues to the Department of Land and Natural Resources to Fund the Management of Public Lands Under the its Jurisdiction.

Project Reference: Public Land Management Funding

Project Location: Various

Project Description: Designation of certain revenue generating properties as "income-producing assets" and reserving these properties to DLNR for the purposes of generating revenues to fund the maintenance and management of public lands under DLNR's jurisdiction.

Consulted Parties: Chairperson's Office, Land Division, and Fiscal Office

Exemption Class No.: This request before the Board is for the an approval to designate certain properties as "income-producing assets." This designation would merely result in an internal accounting change for revenues generated from these lands and would not result in any expansion or change of use beyond that previously existing change. Whereas this request does not constitute a use of State funds, this proposal by itself is not considered an "action" that triggers the need for an environmental assessment.

Revenues generated from these properties and credited to the Special Land and Development Fund

EXHIBIT C

will be used to provided necessary funding for land and resource management activities, including repairs and maintenance to improvements, on public lands that are under DLNR jurisdiction.

In accordance with the "Division of Land Management's Environmental Impact Statement Exemption List", approved by the Environmental Council and dated April 28, 1986, the use of these funds for the repairs and maintenance of public recreational facilities is exempt from the preparation of an environmental assessment under the following:

Exemption Class No. 1, which states, "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."

Recommendation: The designation of these properties as "income-producing assets", including the reservation of their revenues to fund the management of public lands under DLNR's jurisdiction, will probably have minimal or no significant effect on the environment. It is recommended that the Board of Land and Natural Resources find that the proposed action is exempt from the preparation of an environmental assessment at this time.

Inasmuch as the Chapter 343 environmental requirements may apply to any future use of these State-funds for uses not covered by this exemption, DLNR shall be responsible for compliance with Chapter 343, HRS, as amended.

Laura H. Thielen, Chairperson

Date

EXHIBIT II

SUBJECT PROPERTIES

(Selected Additional Properties for Designation of "Income-Producing Assets")

Permit No.	TMK	Land Area (Ac.)	Current Annual Rent	Permitee	Comments
Oahu					
RP7470	1-2-21:36	1.424	\$ 34,680	JSR Equipment, Inc.	Baseyard/Storage
RP7097	1-2-21:40	1.102	155,592	Pestana Corp. dba Bob's	Baseyard/Storage
RP5557	1-2-21:42	2.594	31,008	Yamashiro, Inc., Ed	Baseyard/Storage
RP7188	1-2-21:44	0.307	5,400	Doonwood Engineering, Inc.	Baseyard/Storage
RP7412	1-5-20:17	0.229	12,060	Shoreline Restoration of Hawaii, Inc.	Baseyard/Storage
RP7212	1-1-03:03, 204 –207 & 212	13.09	12,696	Hawaii All-Star Paintball Games	Commercial
RP7211	1-2-21:45	4.5	19,500	Hawaiian Paakai, Inc.	Commercial
RP7439	1-2-21:37	0.674	65,520	SCDC Alahao, LLC	Industrial (Parking)
RP7270	1-2-21:41	1.745	37,764	Robert's Central Laupahoehoe, Inc.	Industrial (Parking)
RP7514	1-2-21:46	0.047	2,292	United Laundry Services, Inc.	Industrial (Parking)
RP7430	3-5-23:41	0.929	14,928	Kahala Hotel Investors, LLC.	Hotel/Resort
RP7560	3-6-04:26	0.079	99,000	Mount Wilson FM Broadcasters, Inc.	Telecom Facility
RP5566	9-2-05:14	0	9,000	Hawaiian Electric Co. Inc.	Telecom Facility
	Subtotal Oahu (13)	26.720	\$499,440		
Maui					
RP5867	4-5-05:19	0.428	\$ 7,608	Keahi, Wilson	Baseyard/Storage
RP7066	4-5-01:09	0.028	15,384	The Weinberg Foundation, Inc.	Commercial
RP7484	4-5-01:53	0.043	16,080	Yamada Pacific, Inc.	Commercial
RP7196	3-9-04:01	0.425	936	AOAO of Mana-Kai Maui	Hotel/Resort (Parking)
RP7235	3-9-04:149	0.694	1,524	Western Apt Supply & Maint. Co.	Hotel/Resort (Parking)
RP7343	4-9-03:27	2.073	21,528	Castle & Cooke Lanai Prop, LLC	Commercial Pier/Dock
RP7194	1-3-03:37	0.005	9,000	Time Warner Entertainment Co	Telecom Facility
RP7209	2-2-07:14	0.166	9,000	Raycom National, Inc.	Telecom Facility
RP7208	2-2-07:15	0.204	9,000	Raycom National, Inc.	Telecom Facility
RP7205	2-2-04:89	1	9,000	Pacific Radio Group, Inc.	Telecom Facility
	Subtotal Maui (10)	5.066	\$99,060		
Hawaii					
RP7415	2-1-07:51	0.152	\$ 3,432	I. Kitagawa and Company, Ltd.	Commercial
RP7611	2-2-50:78	0.241	5,862	Chiquita, Jr., John	Commercial
RP7404	6-9-01:15	5	192	Richard Spiegel	Commercial
RP7447	6-9-01:15	4	480	Volcano Island Honey Co., LLC	Commercial
RP7438	7-5-06:22	0.31	8,100	IWF KKH, LLC	Concession
RP7083	1-7-13:98	1.328	660	HI Explosives & Pyrotechnics, Inc.	Commercial
RP3755	2-1-06:78	0.092	1,260	Hukilau Resorts – Hilo	Hotel/Resort (Parking)
RP7612	2-2-29:26	0.13	876	Café 100, Inc.	Commercial (Parking)
RP7580	7-5-06:34	0.041	756	Bougainvillea Plaza L.P.	Commercial (Parking)
RP7567	7-5-07:69	0.275	4,392	Kailua-Kona Village Dev Group	Commercial (Parking)
RP7262	2-1-12:04	45.00	196,020	Glover Ltd., Jas. W.	Quarry
RP7425	7-3-49:38	4	9,000	Skynet Hawaii, LLC	Telecom Facility
	Subtotal Hawaii (12)	60.572	\$231,030		
Kauai					
RP7407	4-1-03:44 por.	0.01	\$ 156	Coco Palms Ventures, LLC	Hotel/Resort (Access)
RP7176	4-5-15:37	0.287	384	Soares, Bernadine A.	Baseyard/Storage
RP7509	1-9-05:049	0.452	20,088	Bank of Hawaii, RE Mgr.	Commercial
RP7613	4-1-05:017	0.12	3,384	Coco Palms Ventures, LLC	Commercial
RP7507	4-5-09:043	0.172	7,596	Thatcher, Steve	Commercial
RP7256	1-9-10:34,35,38 & -11:07	0.825	5,700	Sunrise Capital, Inc.	Commercial (Parking)
RP7444	4-1-03:017	0.855	4,464	Coco Palms Ventures, LLC	Hotel/Resort (Parking)
	Subtotal Kauai (7)	2.721	\$41,772		
Total (42)		95.079	\$871,302		
80% of Revenues to SLDF			<u>\$697,000</u>	(rounded)	