



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

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

ISSUANCE OF GRANT OF A NON-EXCLUSIVE EASEMENT
AND BILL OF SALE FOR WATERLINE PURPOSES
TO THE WATER BOARD OF THE COUNTY OF HAWAII
KONA INTERNATIONAL AIRPORT AT KEAHOLE

HAWAII

APPLICANT:

Water Board of the County of Hawaii (Water Board)

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of government lands of Keahole, Kona International Airport at Keahole, Kona, Island of Hawaii, identified by Tax Map Key: (3) 7-3-43:03

AREAS:

- Exhibit A: Utility Easement, containing an area of approximately 14,091 square feet, more or less
- Exhibit B: Non-Exclusive Easement "1", containing an area of approximately 1.264 acres, more or less

ZONING:

State Land Use District: Urban
County: MG-1a (General Industrial)

LAND TITLE STATUS:

Governor's Executive Order No. 3074
Ceded Land – 5(b), Hawaii Admission Act
DHHL, 30% entitlement lands: YES ___ NO X

CURRENT USE:

Airport purposes

CHARACTER OF USE:

Perpetual, non-exclusive easement for waterline purposes, as identified in Exhibits A and B, crossing over and across portions of Kona International Airport at Keahole (KOA), together with access over Airport roads to the easement. Conveyance of the waterline through the Bill of Sale provides the Water Board the right, privilege and authority to install, construct, reconstruct, use, maintain, repair, replace and remove any and all water pipes under and across State-owned land.

TERM:

Perpetual

COMMENCEMENT DATE:

Upon execution of the document.

CONSIDERATION:

\$10.00. The Water Board requires the conveyance of the easement to accommodate waterlines that it maintains. The waterlines in the "AOA Access Road" were constructed and installed by the Federal Aviation Administration (FAA) to connect to the lateral waterline on FAA's lot leased from the Department of Transportation (DOT). The DOT will convey the waterline facilities in the easement to the Water Board through the Bill of Sale, who will then own and maintain the waterline. The Water Board will convey the water facilities to DOT at the Water Board's expense if required by the State for future development of the Airport. The easement and conveyance of the main waterline is necessary to accommodate DOT's tenant, the FAA, who can then request the Water Board for a water meter to connect FAA's lateral waterline to the main waterline.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

A Final Environmental Assessment dated September 2009 was prepared and proposed by the FAA. A Supplemental Environmental Assessment was completed in July 2010.

REMARKS:

On September 23, 2005, under agenda Item M-3, the Land Board granted the conveyance of a Grant of a Non-Exclusive Easement and Bill of Sale for a potable waterline system identified as Easements 1, 2, 3, C-1, C-2, D and E to the Water Board of the County of Hawaii. This waterline system services the southern end of KOA, including a portion of the northern end of KOA. The newly installed waterline, situated in the “AOA Access Road” at the northern end of KOA, was not included in the initial conveyance to the Water Board and is now ready for conveyance through this Grant of Non-Exclusive Easement and Bill of Sale. Conveyance of the easement to the Water Board is necessary because the Airports Division does not have the “in-house” capability to maintain the potable waterline system.

RECOMMENDATION:

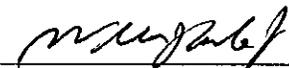
That the Board authorizes DOT to issue a Non-Exclusive Easement and Bill of Sale to the Water Board, subject to the following: (1) standard terms and conditions of the most current perpetual easement document form; (2) conveyance of the water facilities to the Water Board; (3) conveyance of water facilities by the Water Board to the DOT at the Water Board’s expense if required by the State for future development of the Airport; (4) the easement document will include access to and from the easement sites over Airport roads; (5) other terms and conditions as may be prescribed by the Director of Transportation or the Chairperson of the Board of Land and Natural Resources to best serve the interests of the State; and (6) attach the necessary legal descriptions and maps showing the designation of easement for waterline purposes.

Respectfully submitted,

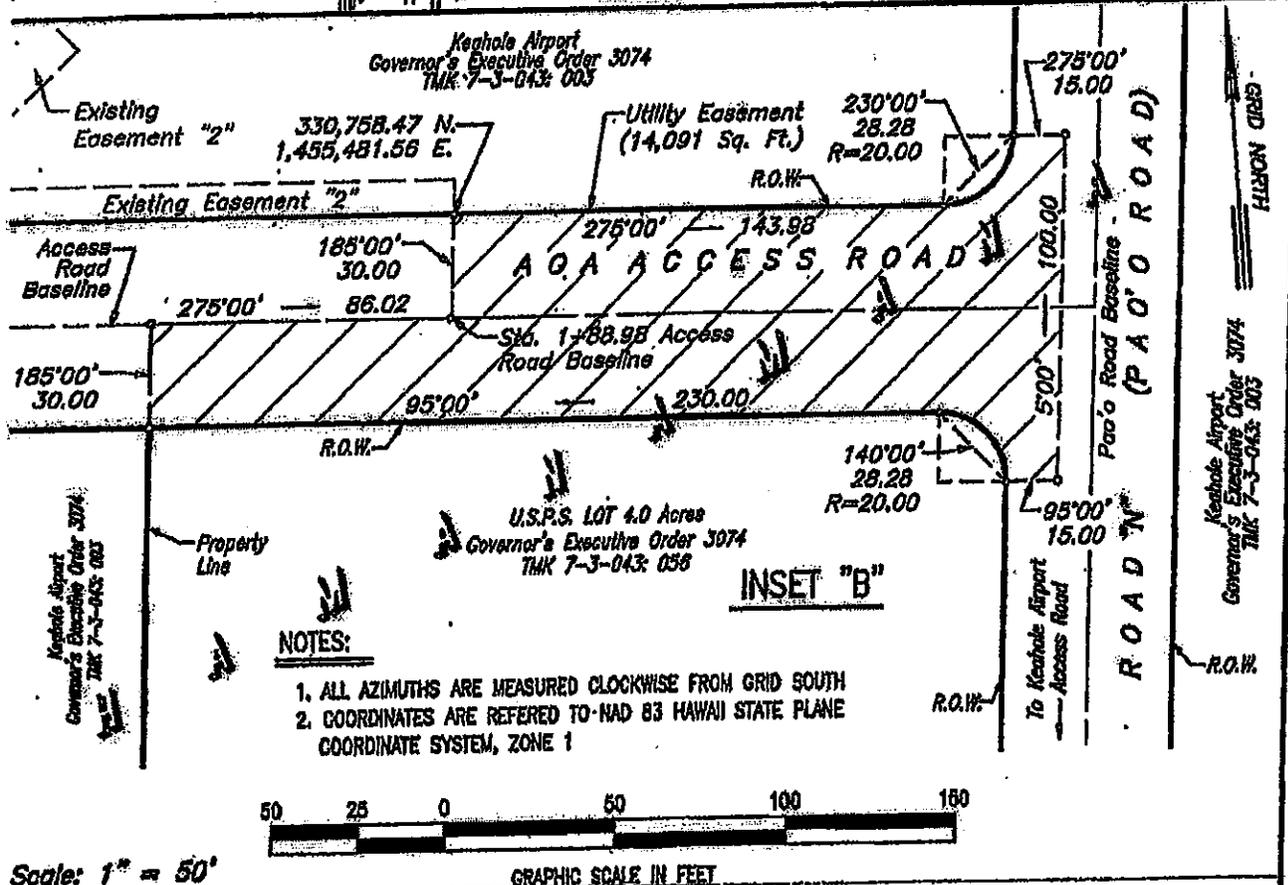
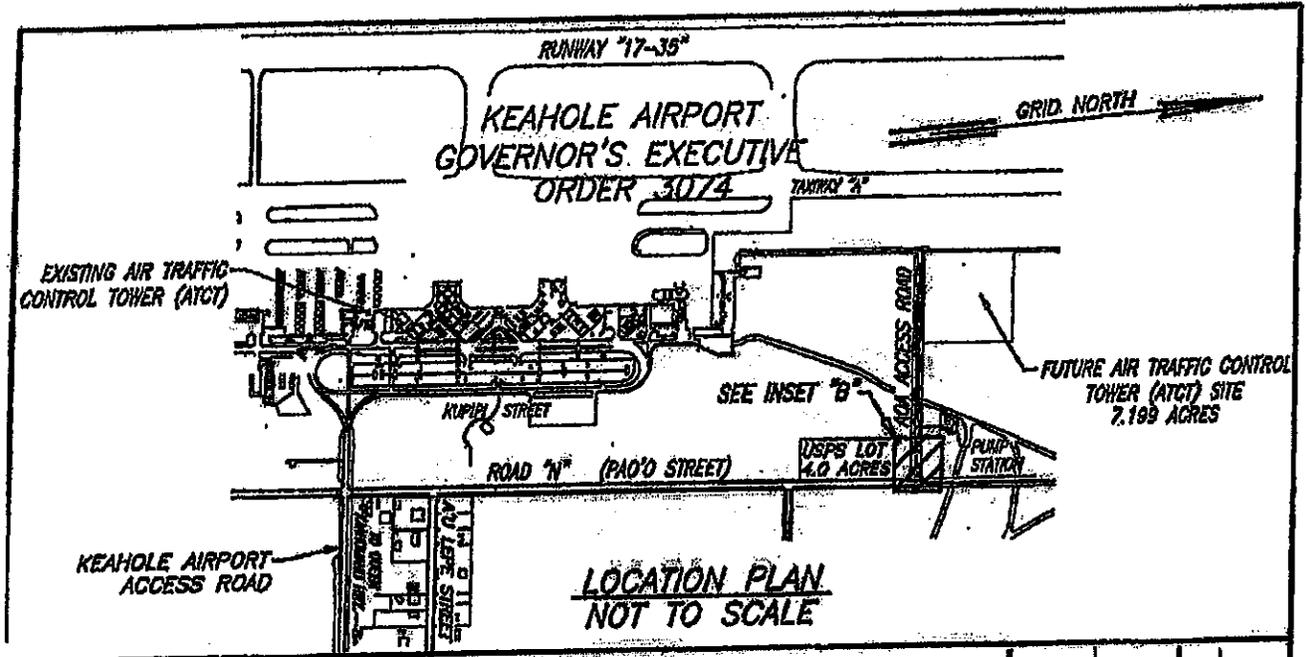


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



<p>DEPT. OF TRANSPORTATION AIRPORTS DIVISION STATE OF HAWAII KEAHOLE AIRPORT</p>	<p>FAA PROPERTY DESCRIPTION UTILITY EASEMENT EXHIBIT "I-2," June 29, 2010</p>
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NON-EXCLUSIVE EASEMENT "4" FOR UTILITY PURPOSES

BEING A PORTION OF KEAHOLE AIRPORT,
GOVERNOR'S EXECUTIVE ORDER NO. 3074,

SITUATE AT HAMANAMANA, NORTH KONA, ISLAND OF HAWAII, HAWAII

TAX MAP KEY: (3RD Div.) 7-3-043; PORTION 003

Beginning at a point on the Northwest corner of this parcel of land, being also Baseline Station 1+88.98 of the AOA Access Road, the coordinates of said point of beginning referred to Hawaii State Plane Coordinate System, Zone 1, NAD 83, being 330,758.47 feet North and 1,455,481.56 feet East, and running by azimuths measured clockwise from Grid South:

1. 275° 00' 143.98 feet;

thence on a curve to the left with
a radius of 20.00 feet, the chord
azimuth and distance being:

2. 230° 00' 28.28 feet;

3. 275° 00' 15.00 feet;

4. 5° 00' 100.00 feet;

5. 95° 00' 15.00 feet;

thence on a curve to the left with
a radius of 20.00 feet, the chord
azimuth and distance being:

6. 140° 00' 28.28 feet;

7. 95° 00' 230.00 feet;

8. 185° 00' 30.00 feet;

9. 275° 00' 86.02 feet;

AECOM

CIVIL ENGINEERS • SURVEYORS
1001 BISHOP STREET, SUITE 1600 • HONOLULU, HAWAII 96813

EXHIBIT "A"
(Page 2 of 3)

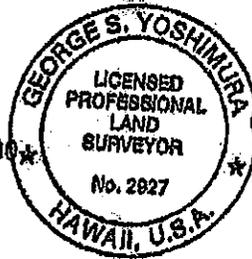
10. 185° 00'

30.00 feet to the point of beginning and containing an area of 14,091 square feet, as shown on the attached Exhibit "I-2".

AECOM

Description prepared by:

1001 Bishop Street, Suite 1600*
Honolulu, Hawaii 96813
June 29, 2010

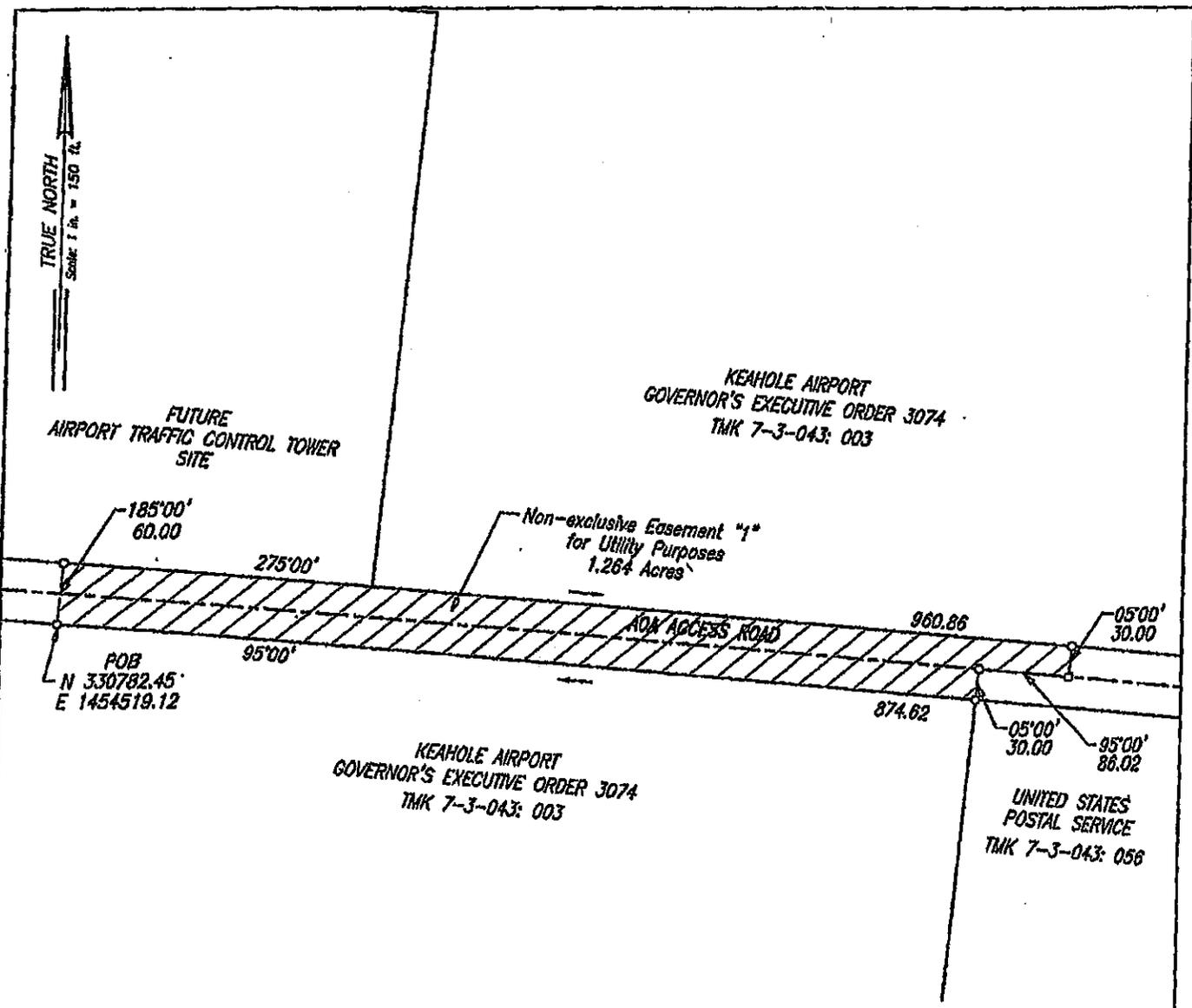


George S. Yoshimura
George S. Yoshimura
Licensed Professional Land Surveyor
Certificate No. 2927, Expires 4/30/12

AECOM

CIVIL ENGINEERS • SURVEYORS
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EXHIBIT "A"
(Page 3 of 3)

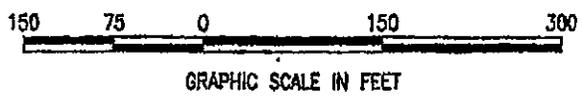


NON-EXCLUSIVE EASEMENT "1" FOR UTILITY PURPOSES
AFFECTING KEAHOLE AIRPORT,
GOVERNOR'S EXECUTIVE ORDER 3074
KONA INTERNATIONAL AIRPORT AT KEAHOLE
 HAMANAMANA, NORTH KONA, ISLAND OF HAWAII, HAWAII
 TAX MAP KEY: (3RD DIV.) 7-3-043: portion 003



M & E Pacific, Inc.
Roy G. Hollowell
 Licensed Professional Land Surveyor
 Certificate No. 12741 Exp. 4/30/10

100 Pauahi Street
 Hilo, Hawaii 96720
 July 1, 2009



NON-EXCLUSIVE EASEMENT "1" FOR UTILITY PURPOSES

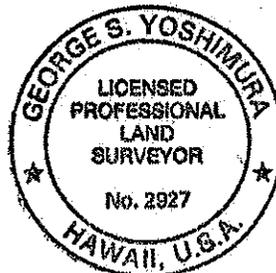
Being a portion of Keahole Airport (Governor's Executive Order 3074)

At Hamanamana, North Kona, Island of Hawaii, State of Hawaii

Tax Map Key: (3rd Div.) 7-3-043: portion 003

Beginning at a point at the Southwest corner of this piece of land, being on the South side of the AOA Access Road, the coordinates of said point of beginning referred to Hawaii State Plane Coordinate System, Zone 1, NAD 83, being 330,782.45 feet North and 1,454,519.12 feet East, and running by azimuths measured clockwise from true South:

- | | | | |
|----|----------|-------------|----------------------------------------------------------------------------------------------------------------------------|
| 1. | 185° 00' | 60.00 feet | along the remainder of Keahole Airport, Governor's Executive Order 3074; |
| 2. | 275° 00' | 960.86 feet | along the North side of the AOA Access Road; |
| 3. | 05° 00' | 30.00 feet | along the remainder of Keahole Airport, Governor's Executive Order 3074; |
| 4. | 95° 00' | 86.02 feet | along the remainder of Keahole Airport, Governor's Executive Order 3074; |
| 5. | 05° 00' | 30.00 feet | along the remainder of Keahole Airport, Governor's Executive Order 3074; |
| 6. | 95° 00' | 874.62 feet | along the South side of the AOA Access Road to the point of beginning and Containing an area of 1.264 acres, more or less. |



Description prepared by:
M&E PACIFIC, INC. / AECOM

George S. Yoshimura
George S. Yoshimura
Licensed Professional Land Surveyor
Certificate No. 2927 Expires 4/30/12
Hilo, Hawaii, March 16, 2011