BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAI’I

In the Matter of the Petition of

HONOIPU HIDEAWAY, LLC

For Boundary Interpretation of certain land consisting of approximately 17.5470 acres situated at 56-102 Old Coast Guard Road, Tax Map Key No. (3) 5-6-001-074, Kapaa-Upolu, North Kohala, County of Hawaii, State of Hawaii.

DOCKET NO. DR21-73
SUPPLEMENTAL EXHIBIT LIST
EXHIBITS 33-34
CERTIFICATE OF SERVICE
Honoipu Hideaway, LLC ("Petitioner"), a Hawaii limited liability company, by and through its attorneys, Cades Schutte LLP, respectfully submits this supplemental exhibit list. The supplemental list adds Exhibit 33, an Office Memorandum dated March 17, 1959, and Exhibit 34, a U.S. Coast Guard Speed Letter dated September 18, 1959. Exhibits 33 and 34 are attached to this exhibit list.

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CADES SCHUTTE  
A Limited Liability Law Partnership

CALVERT G. CHIPCHASE  
CHRISTOPHER T. GOODIN  
MOLLY A. OLDS  
Attorneys for Petitioner  
HONOIPU HIDEAWAY, LLC
EXHIBIT 33
Office Memorandum - UNITED STATES GOVERNMENT

TO: Chief, Civil Engineering Section
FROM: Legal Officer

DATE: 17 March 1959

SUBJECT: Land valuations in Upolu Point area, Island of Hawaii

1. Pursuant to your telephone request, I inquired of the Bishop Estate (a major landholder in subject area) as to land valuations per acre of various types of land in the vicinity of our present loan station. The following figures are averaged from tax assessments for the year 1958:

   (a) Good cane land — @ 70% valuation = $180.00 per acre (tax basis)
       @ 100% " = $253.00 per acre
       Estimated open market = $386.00 per acre

   (b) Poor cane land — @ 70% valuation = $75.00 per acre
       @ 100% " = $107.00 per acre
       Estimated open market = $214.00 per acre

   (c) Medium pasture — @ 100% valuation = $26.50 per acre
       Estimated open market = $53.00 per acre

   (d) Poor pasture — @ 100% valuation = $13.25 per acre
       Estimated open market = $26.50 per acre

   (e) Waste land — @ 100% valuation = $7.50 per acre
       Estimated open market = $15.00 per acre

2. It may be of value to note the valuation placed on the parcel owned by the Bishop Estate upon which our station is located:

   Tax Key 56 01 56 - 17.9 Acres
   1958 Tax Assessment

   Tax valuation @ 70% = $363.00
   @ 100% valuation = $529.00
   100% per Acre = $30.00 per acre
   Estimated open market = $58.00 per acre

   Our land seems to fall into the medium pasture land category.

3. Inasmuch as there have been few sales of land in this vicinity recently, Estate officials consider tax valuations appropriately interpolated give best appraisals possible. Their Hawaii manager can give a more accurate individual appraisal of specific property if desired.

Neal E. Williams
OSU TO O X REQUEST INFO AS TO STATUS REPLY TO COMPT SECRET LTR 13 JULY 1959
FILE OAN GO8/2-4 SER 006190AN X REQUEST STEPS BE TAKEN OBTAIN COLON ONE COMMA
RIGHT OF ENTRY OVER BISHOP ESTATE AND PARKER RANCH LAND AS SHOWN ON BISHOP
ESTATE CANE MAP UPOLU 20 FOR PURPOSES OF SURVEY AND SETTING MONUMENTS SEMI-COLON
TWO COMMA ASSURANCE THAT MONUMENTS WILL NOT BE REMOVED X SEMI-COLON THREE COMMA
AUTHORITY TO CUT A MINIMUM OF CANE FOR SURVEY LINES X IF POSSIBLE ESTABLISH
STAKED PROPERTY LINES OF EXISTING UPOLU ALPHA STATION AND BOUNDARY LINE BETWEEN
BISHOP AND PARKER LAND TO FACILITATE SITE SURVEY BY HQ SURVEY DETACHMENT NUMBER
FIVE

H. MORINE
By direction

Mailed 7/18/59 Ser. No. 798408

ADDRESS:
COMMANDANT (OSU)
U. S. COAST GUARD HEADQUARTERS
1300 "E" STREET NW
WASHINGTON 25, D. C.

R. Mathews: dm 18 Sept 1959
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CERTIFICATE OF SERVICE

The undersigned hereby certify that on this date, a copy of the foregoing document was duly served on the following persons at their last known address by depositing a copy in the U.S. mail, postage prepaid:

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State of Hawaii and Office of Planning and Sustainable Development


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A Limited Liability Law Partnership

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