

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

June 22, 2012

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

OAHU

Consent to Mortgage, General Lease No. S-4886, Katherine K. Akana Uehara and Frank Kazuo Uehara, Sr., Lessee, Maunalaha, Honolulu, Oahu, Tax Map Key: (1) 2-5-024:026.

APPLICANT AND REQUEST:

Katherine K. Akana Uehara and Frank Kazuo Uehara, Sr., requesting consent to mortgage from the City and County of Honolulu, Mortgagee, in an amount not to exceed \$100,000.00.

LEGAL REFERENCE:

Section 171-22, Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated at Maunalaha, Honolulu, Oahu, identified by Tax Map Key: (1) 2-5-024:026, as shown on the attached map labeled Exhibit A.

AREA:

0.49 acres, more or less.

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CHARACTER OF USE:

Residential purposes.

TERM OF LEASE:

65 years, commencing on December 1, 1983 and expiring on November 30, 2048. Last rental reopening occurred on December 1, 2008; next rental reopening is scheduled for December 1, 2028.

ANNUAL RENTAL:

\$120. Due semi-annually.

USE OF LOAN PROCEEDS:

Repairing carport, installing safety railings, removing vegetation, replacing a cracked driveway, and improving exterior stairways.

REMARKS:

GL 4886 was issued to Mr. & Mrs. Uehara ("Lessees") in 1983 pursuant to Act 225, 1981 as part of the Maunala Homesites. The Lessees obtain a conditional rehabilitation loan approval from the City and County of Honolulu ("City") for an amount of \$100,000. The Lessees will use to loan proceeds to improve the property as noted in the Use of Loan Proceeds mentioned above.

The Lessees are in compliance with lease terms and conditions regarding rent and insurance. The next rental reopening is due on 2028, and there are no issues or concerns regarding the rental reopening at the time of writing this submittal.

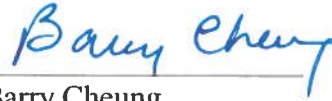
Staff did not solicit comments from other agencies, other than the City as the mortgagee. There are no other pertinent issues or concerns and staff does not have objection to the request.

RECOMMENDATION: That the Board consent to the mortgage between Katherine K. Akana Uehara and Frank Kazuo Uehara, Sr., Mortgagor, and the City and County of Honolulu, Mortgagee, subject to the following:

1. The loan proceeds shall be used for the purposes as stated in "Use of Loan Proceeds" above. The Lessee shall maintain records of loan expenditures which may be inspected by the Department;
2. The standard terms and conditions of the most current consent to mortgage form, as may be amended from time to time;
3. Review and approval by the Department of the Attorney General; and

4. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

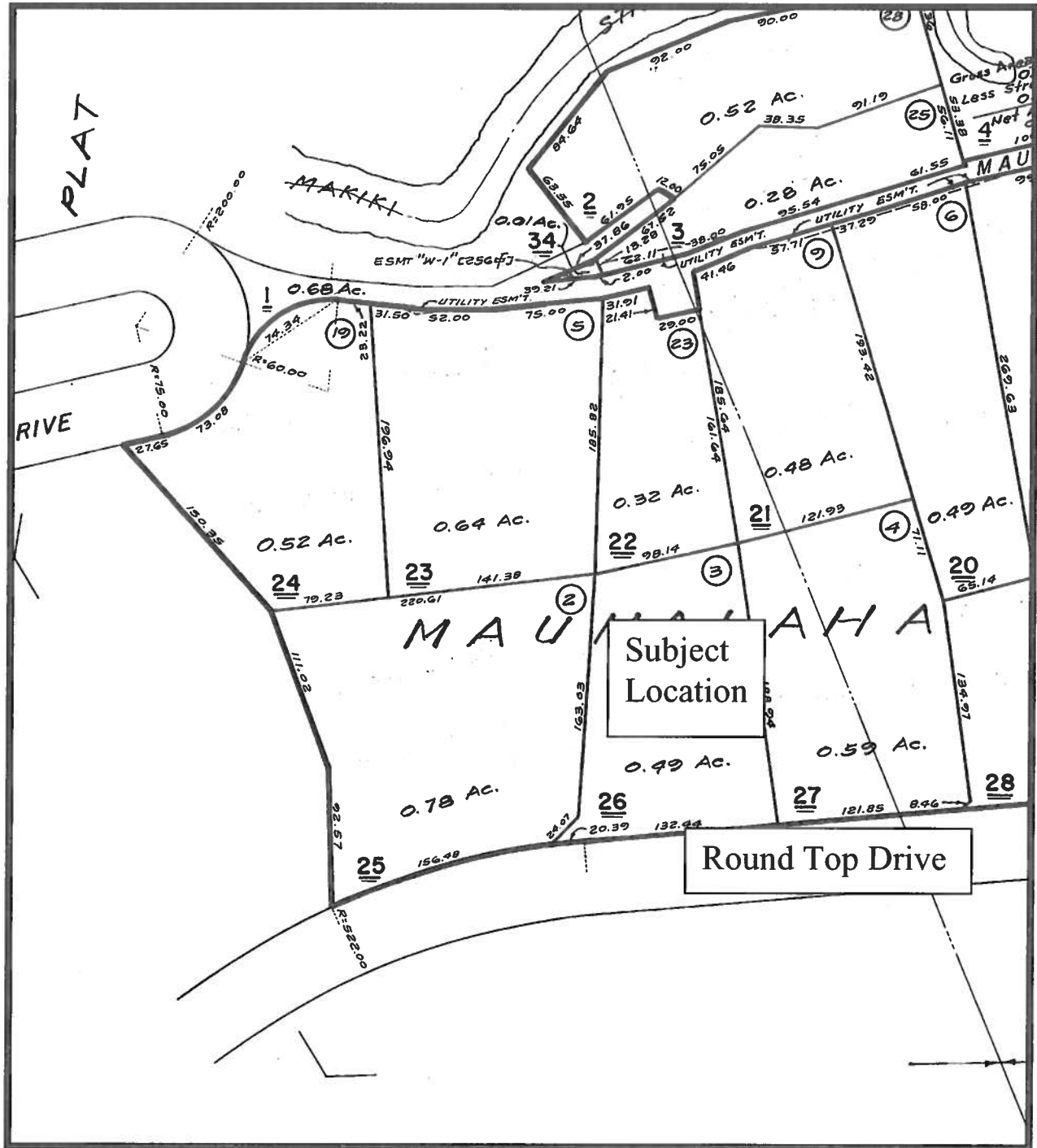


Barry Cheung  
District Land Agent

APPROVED FOR SUBMITTAL:



for  
2  
William J. Aila, Jr., Chairperson



TMK (1) 2-5-024:026

EXHIBIT A