

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

June 27, 2014

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

PSF No.: 14OD-112

Oahu

Consent to Assign General Lease No. S-4891, Alfred K. Fountain, Assignor, to Heine Fountain, Assignee, Maunalaha, Honolulu, Oahu, TMK: (1) 2-5-024:030.

APPLICANT:

Alfred K. Fountain, as Assignor, to Heine Fountain, single, as Assignee.

LEGAL REFERENCE:

Section 171-36(a)(5), Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands of Maunalaha Homesites situated at Maunalaha, Honolulu, Oahu, identified by Tax Map Key:(1) 2-5-024:030, as shown on the attached map labeled Exhibit A.

AREA:

0.860 acre, 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 on December 1, 2028.

ANNUAL RENTAL:

\$120.00

CONSIDERATION:

\$ 1.00

RECOMMENDED PREMIUM:

Not applicable as the lease does not allow for a premium.

DCCA VERIFICATION:

Not Applicable.

REMARKS:

Under Act 225, SLH 1981, the Board at its meeting of August 12, 1983, under item F-14, authorized the Board of Land and Natural Resources to negotiate and enter into long-term residential leases not to exceed sixty-five (65) years to qualifying persons at Maunalaha Homesites. Alfred K. Fountain obtained the lease for Lot #8, GL S-4891.

Alfred Fountain is elderly and due to his declining health, he is having a difficult time maintaining the property. Land Division received an application on May 27, 2014 requesting that the lease be transferred over to his son, Heine Fountain.

Over the years, Heine Fountain has been helping his father maintain the premises as well as monitoring the account to make sure the rent, insurance policy and real property taxes were in compliance.

Heine Fountain has not had a lease, permit, easement or other disposition of State lands terminated within the last five years due to non-compliance with such terms and conditions.

There are no outstanding rental reopening issues. No comments were solicited as there will be no change in land use. Staff has no objections to the request.

RECOMMENDATION: That the Board:

Consent to the Assignment of General Lease No. S-4891 from Alfred K. Fountain, as Assignor, to Heine Fountain, as Assignee, subject to the following:

1. The standard terms and conditions of the most current consent to assignment form, as may be amended from time to time;
2. Review and approval by the Department of the Attorney General; and

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

Respectfully Submitted,



Steve Lau  
Steve Lau  
Land Agent

APPROVED FOR SUBMITTAL:

  
William J. Alla, Jr., Chairperson

DEPARTMENT OF FINANCE			
PROPERTY ASSESSMENT DIVISION			
TAX MAPS SECTION			
STATE OF HAWAII			
TAX MAP			
CITY & COUNTY OF HONOLULU	ZONE	SEC	PLAN
	2	5	24

NOTE: All lots owned by the State of Hawaii, unless otherwise noted.

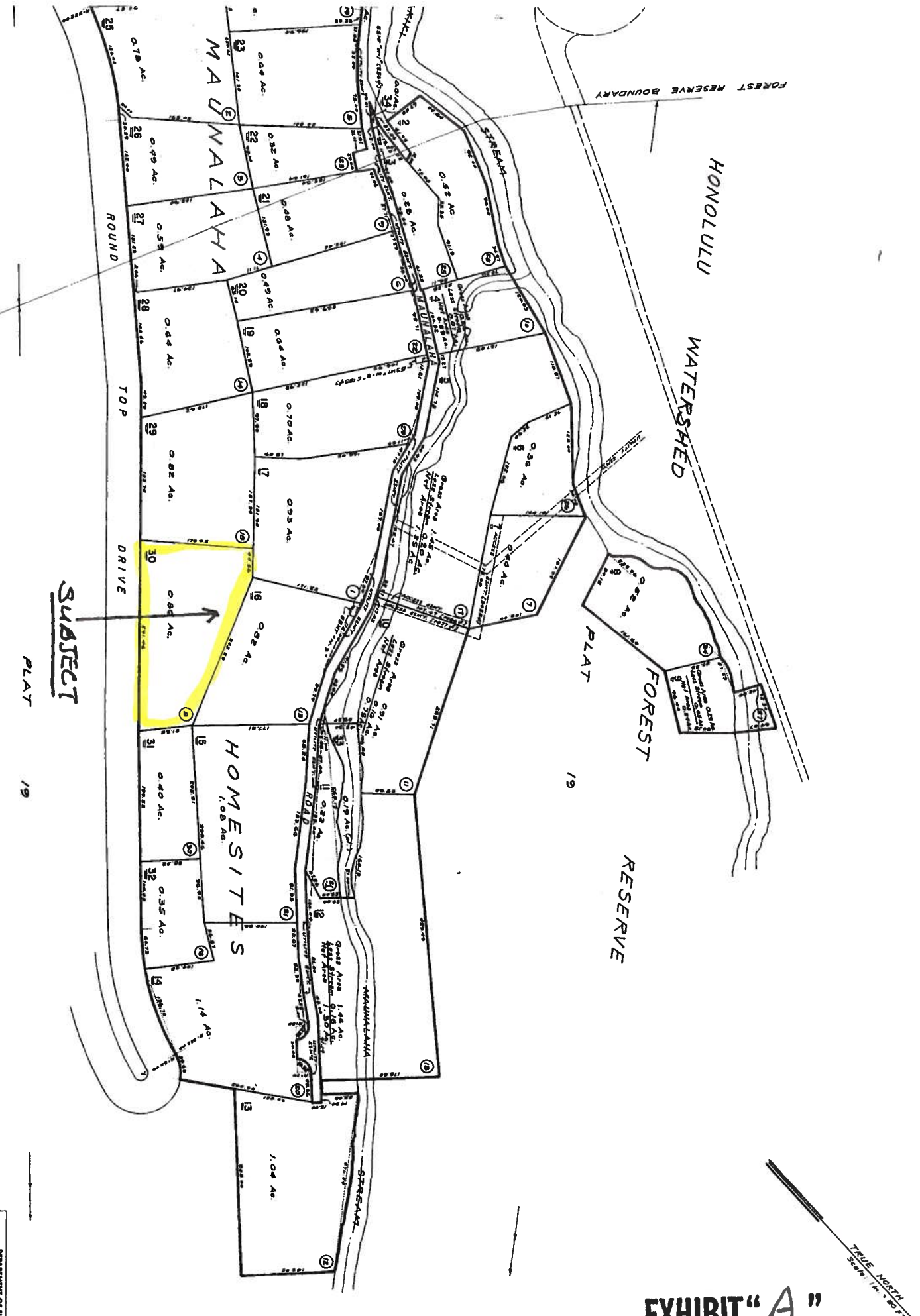


EXHIBIT "A"