

CADES SCHUTTE
A Limited Liability Law Partnership

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Attorneys for Petitioner
HONOIPU HIDEAWAY, LLC



BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

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
Hawai'i, State of Hawai'i.

DOCKET NO. DR21-73

SUPPLEMENTAL EXHIBIT LIST

EXHIBITS 33-34

CERTIFICATE OF SERVICE

SUPPLEMENTAL EXHIBIT LIST

Honoipu Hideaway, LLC (“**Petitioner**”), a Hawai‘i 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.

Ex.	Description
1.	Eckbo, Dean, Austin & Williams, State of Hawaii Land Use Regulations Review (1969)
2.	Land Use Commission Rules (1964)
3.	1964 LUC Map Certified
4.	1969 LUC Map Certified
5.	1974 LUC Map Certified
6.	Overlay Property with 300-ft Setback
7.	Overlay Map 300-ft Setback
8.	1982 USGS Map Overlay
9.	1954 Aerial Excerpt
10.	1954 Aerial
11.	1965 Aerial Excerpt
12.	1965 Aerial Original
13.	1982 USGS Certified Map
13A.	1957 USGS Certified Original
13B.	1982 USGS Certified Map
14.	Loran Station Info Book
15.	150 Kohalans Article
16.	1961 USCG Road Picture
17.	1961 USCG House Picture
18.	GIS Aerial Photo

Ex.	Description
19.	Corrected Boundary Survey
20.	Overlay New Road Current Line
21.	Application of Hawaiian Electric Company Inc.
22.	Stengle Declaratory Order
23.	Stengle Amendment
24.	Church Petition
25.	Linge v. Hawaii Government Employees Association AFSCME Local 152 AFL-CIO
26.	Civil Jury Instructions 3.3
27.	Waikiki Marketplace Investment Co. v. Chair of Zoning Board of Appeals of City and County of Honolulu
28.	Denning v. Maui County
29.	Nakamine v. Board of Trustees of Employees Retirement System
30.	Lucas v. South Carolina Coastal Council
31.	Penn Central Transportation Co. v. City of New York
32.	County Zoning Map
33.	Office Memorandum dated March 17, 1959
34.	U.S. Coast Guard Speed Letter dated September 18, 1959

DATED: Honolulu, Hawai'i, December 16, 2021.

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Attorneys for Petitioner
HONOIPU HIDEAWAY, LLC

EXHIBIT 33

Office Memorandum • UNITED STATES GOVERNMENT

TO : Chief, Civil Engineering Section

DATE: 17 March 1959

FROM : Legal Officer

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 loran 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% " - \$193.00 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:

1958 Tax Assessment

Tax Key 56 01 56 - 17.9 Acres

Tax valuation @ 70% - \$363.00
100% valuation - \$519.00
100% per Acre - \$ 29.00 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
NEAL E. WILLIAMS

DECLASSIFIED

Authority NND 978245

By MR NARA Date 7/16/11

EXHIBIT 34

USE FOR
URGENT
LETTERS
ONLY

U. S. COAST GUARD SPEED LETTER

DO NOT CLEAR
THROUGH
COMMUNICATION
OFFICE

(One box must be checked)

☐ REGULAR MAIL ☐ SPECIAL DELIVERY
☒ AIR MAIL ☐ REGISTERED MAIL

CLASSIFICATION

SECRET

STAFF SYMBOL AND FILE NO.

OSU

Ser. No. 001350

DATE

18 September 1959

TO: Commander, Fourteenth Coast Guard District
P. O. Box 4010
Honolulu, T. H.

DECLASSIFIED

Authority NND 978245

By MR NARA Date 7/16/

NOTE.—May be sent (1) with enclosures,
(2) in window envelope (size 8 7/8" x
3 7/8"), if contents are not classified as
confidential or higher.

(Fold)

OSU TO O X REQUEST INFO AS TO STATUS REPLY TO COMDT SECRET LTR 13 JULY 1959
FILE QAN G08/2-4 SER 00619QAN 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

QAN D. Marsh

ECV J. Mearns

H. MORINE
By direction

Mailed 7/18/59 Ser. No. 798408

COPY TO

ADDRESS:

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

RMATHEWS:dm 18 Sept 1959

STAFF
SYMBOL

OSU

CLEARED
BY

RE-
VIEWED
BY

QAN

ECV

O

3428

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CERTIFICATE OF SERVICE

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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:

ELIZABETH A. STRANCE
Corporation Counsel
LAUREEN MARTIN
Deputy Corporation Counsel
Office of the Corporation Counsel
101 Aupuni Street, Suite 325
Hilo, HI 96720

Email: Laureen.Martin@hawaiicounty.gov

ZENDO KERN
County of Hawaii Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Email: zendo.kern@hawaiicounty.gov

County of Hawaii and Planning Department

ALISON KATO
Deputy Attorney General
425 Queen Street
Honolulu, HI 96813
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MARY ALICE EVANS
Director
Office of Planning
P.O. Box 2359
Honolulu, HI 96804-2359
Email: maryalice.evans@hawaii.gov

*State of Hawaii and Office of Planning and Sustainable
Development*

DATED: Honolulu, Hawai'i, December 16, 2021.

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A Limited Liability Law Partnership



CALVERT G. CHIPCHASE
CHRISTOPHER T. GOODIN
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