

Statement of Michelle I. Pang

On April 10, 2007, Michelle I. Pang, employee of Bureau of Conveyances (BOC), Department of Land and Natural Resources (DLNR), State of Hawaii (SOH) was re-contacted by Hilton J. Lui. Upon contact Pang provided to Lui several documents including an email from Kaiulani Lambert to Dennis Ihara and Bob Masuda dated 4/10/2007 at 9:18 AM which explains her discovery and a copy of the submitted documents were also received from Pang. It appears that Carl Watanabe has continued to not follow the chain of command to properly record the documents. Being the document appeared to be hampered/changed the originals will be turned over to Dennis Naganuma of the AG's office by Pang. Attached are the documents Pang provided to Lui.

Kaiulani J
Lambert/DLNR/StateHiUS
04/10/2007 09:18 AM

To Dennis T Ihara/DLNR/StateHiUS@StateHiUS, Robert K
Masuda/DLNR/StateHiUS@StateHiUS
cc Bob Awana/Gov/StateHiUS@StateHiUS, Marie C
Laderta/DHRD/StateHiUS@StateHiUS, Linda
Lingle/Gov/StateHiUS@StateHiUS, Peter T
bcc Michelle I Pang/DLNR/StateHiUS
Subject UNETHICAL PRACTICES IN THE SPECIAL PROJECTS
SECTION

Good morning Dennis and Bob,

This morning while numbering MAIL provided by the SPECIAL PROJECTS SECTION, I discovered a TITLE GUARANTY Correction Deed Job no. 200704600C on the check as well as on the coversheet of this doc, which by the way has been whited out. This deed is special in that it requires a Conveyance tax form P-64B with a TAX APPROVAL WAIVER to accompany the deed. It also requires the title company to provide a special to record the following day if this is an Accommodation recording. *All title companies including Title Guaranty have agreed to guidelines regarding recording procedures in the HLTA agreement with the Bureau of Conveyances. Any concerns are to go through the receiving sections and address to supervisors by way of chain of command.*

The doc appears with CARL WATANABE's INITIALS on them with no Conveyance tax form attached. Apparently the deed was submitted to the regular system for recording and was rejected by Kerian Onishi probably for the lack of a conveyance tax form as her pencil markings of \$25 and rejection stamp whited out can be seen on the doc. To expedite the process, did the attorney from Clay, Chapman Crumpton Iwamura & Pulice is requiring special considerations to record these documents? Did Carl go the chain of command to properly record these documents in the Regular system? Is Carl providing preferential treatment to only a select group of title companies? I checked with Michelle Pang and she has instructed me not to put the document on record. Susan DeJesus the TA supervisor was also made aware of the situation agrees with Michelle that the doc cannot go on record despite the initials by Carl Watanabe for lack of a conveyance tax form.

I will await your prompt response as you still need to hear Carl's explanation to the events that took place. Obviously, no one here in the Regular receiving section has an explanation or correspondence with Carl about this situation. If you want to see the documents I have given them to Michelle Pang to deal with.

Mahalo Nui,

Ka'iulani J. Lambert
HGEA Unit 3 Steward

200451

Zelei M
Abordo/DLNR/StateHiUS
04/10/2007 09:28 AM

To Kaiulani J Lambert/DLNR/StateHiUS@StateHiUS
cc Robert K Masuda/DLNR/StateHiUS@StateHiUS, Dennis T
Ihara/DLNR/StateHiUS@StateHiUS, Marie C
Laderta/DHRD/StateHiUS@StateHiUS
bcc Michelle I Pang/DLNR/StateHiUS
Subject Re: UNETHICAL PRACTICES IN THE SPECIAL PROJECTS
SECTION

Good letter Kaiulani. I'm happy to know that we are staying alert and vigilant to bring things like this to everyones attention. Those days of working in the darkness are over with. We need to shine the light on everything that goes on at the Bureau. This agency is too important and needs to be protected from actions that seem unethical in nature.

Aloha,
Zelei
Kaiulani J Lambert/DLNR/StateHiUS

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Lambert/DLNR/StateHiUS
04/10/2007 09:18 AM

To Dennis T Ihara/DLNR/StateHiUS@StateHiUS, Robert K
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cc Bob Awana/Gov/StateHiUS@StateHiUS, Marie C
Laderta/DHRD/StateHiUS@StateHiUS, Linda
Lingle/Gov/StateHiUS@StateHiUS, Peter T
Young/DLNR/StateHiUS@StateHiUS
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Mahalo Nui,

200452

Ka'iulani J. Lambert
HGEA Unit 3 Steward

10/10/01

10/10/01

10/10/01

200453

Zelei M
Abordo/DLNR/StateHIUS
04/10/2007 09:57 AM

To Robert K Masuda/DLNR/StateHIUS@StateHIUS
cc Peter T Young/DLNR/StateHIUS@StateHIUS, Dennis T Ihara/DLNR/StateHIUS@StateHIUS, Marie C Laderta/DHRD/StateHIUS@StateHIUS
bcc Michelle I Pang/DLNR/StateHIUS
Subject Re: UNETHICAL PRACTICES IN THE SPECIAL PROJECTS SECTION

Dear Bob,
Thank you for your quick response. Its a joy to work with someone who is as concerned as we are.
Aloha,
Zelei
Robert K Masuda/DLNR/StateHIUS

Robert K
Masuda/DLNR/StateHIUS
04/10/2007 09:46 AM

To Zelei M Abordo/DLNR/StateHIUS@StateHIUS
cc Dennis T Ihara/DLNR/StateHIUS@StateHIUS, Kaiulani J Lambert/DLNR/StateHIUS@StateHIUS, Marie C Laderta/DHRD/StateHIUS@StateHIUS
Subject Re: UNETHICAL PRACTICES IN THE SPECIAL PROJECTS SECTION

Dear Zelei:

Thanks for copying me on your note to Kaiulani. Included below (italicized) is my reply. You can be sure that we will follow-up on this issue and resolve it honestly and appropriately.

Aloha,
Bob

*reply to Kaiulani:

We are very concerned about the incident you have brought to our attention and appreciate your sharing your perspective on the process. In order for me to clearly understand the issue(s) and determine what the appropriate response should be as to the document and its recordation status, Peter has asked me to meet with you, Michelle and Carl and hear your points of view so a proper determination can be established.

Please call me at 7-0402 so we can set a time to meet on this concern.

Robert K. Masuda, Deputy Director
Dept. of Land & Natural Resources
Kalanimoku Bldg., 1151 Punchbowl St.
Honolulu, Hawai'i 96813
ph: (808) 587-0400
fax: (808) 587-0390
email: R.K.Masuda@hawaii.gov

Zelei M Abordo/DLNR/StateHIUS

200454

Zelei M
Abordo/DLNR/StateHiUS
04/10/2007 09:28 AM

To Kaiulani J Lambert/DLNR/StateHiUS@StateHiUS
cc Robert K Masuda/DLNR/StateHiUS@StateHiUS, Dennis T Ihara/DLNR/StateHiUS@StateHiUS, Marie C Laderta/DHRD/StateHiUS@StateHiUS
Subject Re: UNETHICAL PRACTICES IN THE SPECIAL PROJECTS SECTION

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Kaiulani J Lambert/DLNR/StateHiUS

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cc Bob Awana/Gov/StateHiUS@StateHiUS, Marie C Laderta/DHRD/StateHiUS@StateHiUS, Linda Lingle/Gov/StateHiUS@StateHiUS, Peter T Young/DLNR/StateHiUS@StateHiUS
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200455

Michelle Pang to deal with.

Mahalo Nui,

Ka'iulani J. Lambert
HGEA Unit 3 Steward

200456

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CLAY CHAPMAN
CRUMPTON &
IWAMURA
POLICE
Attorneys at law
Operating Account

700 BISHOP STREET, SUITE 2100
HONOLULU, HAWAII 96813
PHONE: (808) 535-8400

AMERICAN SAVINGS BANK
Honolulu, Hawaii

59-7076/3213

26628

VOID IF NOT CASHED WITHIN 120 DAYS

1/24/2007

PAY TO THE ORDER OF BUREAU OF CONVEYANCES

\$ **25.00

Twenty-Five and 00/100 ***** DOLLARS

BUREAU OF CONVEYANCES

MEMO ▼ TG: 200704600C
JD: RECORDING FEE

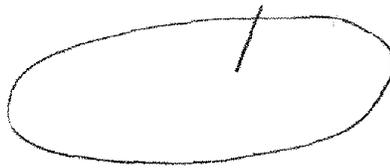
200457

THE REVERSE SIDE OF THIS DOCUMENT INCLUDES AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

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attached
stamped
by
Beulas Onishi*

ad

LAND COURT

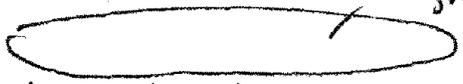
REGULAR SYSTEM

RETURN BY MAIL (X) PICKUP () TO:

R/S

Robert M. Ehrhorn, Jr., Esq.
Clay Chapman Crumpton Iwamura & Pulice
700 Bishop Street, Suite 2100
Honolulu, HI 96813
Loan No. 5048368

*whited out
Job Number*



624.099 WF/Quemado

This document consists of 4 pages

TITLE OF DOCUMENT:

CORRECTION DEED

PARTIES TO DOCUMENT:

Grantor: **JAMES S. CASINAS and ANGELITA M. CASINAS, as Trustees under That unrecorded JAMES S. CASINAS REVOCABLE LIVING TRUST dated April 22, 1993, and by ANGELITA M. CASINAS and JAMES S. CASINAS, as Trustees under that unrecorded ANGELITA M. CASINAS REVOCABLE LIVING TRUST dated April 22, 1993**

Grantee: **ALFREDO ABENIDO QUEMADO**

TMK: (1) 9-4-095-079

Address: 94-824 Kuhaulua St., Waipahu, HI 96797

200458

CORRECTION DEED

THIS CORRECTION DEED, is made this 18th day of January, 2007, by JAMES S. CASINAS and ANGELITA M. CASINAS, as Trustees under that unrecorded JAMES S. CASINAS REVOCABLE LIVING TRUST dated April 22, 1993, and by ANGELITA M. CASINAS and JAMES S. CASINAS, as Trustees under that unrecorded ANGELITA M. CASINAS REVOCABLE LIVING TRUST dated April 22, 1993, hereinafter called the "Grantor", in favor of ALFREDO ABENDONIO QUEMADO, unmarried, as Tenant in Severalty, whose address is 94-824 Kuhaulua St., Waipahu, HI 96797, hereinafter called the "Grantee",

RECITALS:

1. By Warranty Deed dated November 13, 2004, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2004-240825 (the "Warranty Deed"), JAMES S. CASINAS and ANGELITA M. CASINAS conveyed to Grantee that certain property located at 94-824 Kuhaulua St., Waipahu, HI 96797 (the "Property"), all as more particularly described in Exhibit "A" attached to the Warranty Deed and this Correction Deed.

2. At the time of the conveyance, title to the Property was vested in JAMES S. CASINAS and ANGELITA M. CASINAS, as Trustees under that unrecorded JAMES S. CASINAS REVOCABLE LIVING TRUST dated April 22, 1993, with full powers to sell, mortgage, lease or otherwise deal with the land and ANGELITA M. CASINAS and JAMES S. CASINAS, as Trustees under that unrecorded ANGELITA M. CASINAS REVOCABLE LIVING TRUST dated April 22, 1993, with full powers to sell, mortgage, lease or otherwise deal with the land, as Tenants in Common, in equal shares, as Fee Owner.

3. JAMES S. CASINAS and ANGELITA M. CASINAS inadvertently conveyed the Property in their individual capacities as husband and wife, and not in their capacities as trustees aforesaid.

4. Grantor wants to correct said Warranty Deed as hereinafter set forth.

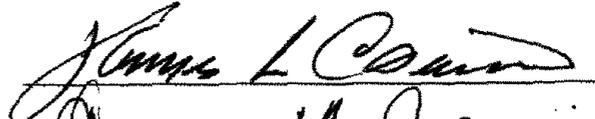
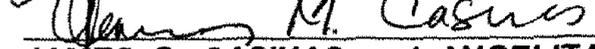
NOW THEREFORE, in consideration of the foregoing, Grantor does hereby correct and amend the Warranty Deed by Substituting "JAMES S. CASINAS and ANGELITA M. CASINAS, as Trustees under that unrecorded JAMES S. CASINAS REVOCABLE LIVING TRUST dated April 22, 1993, with full powers to sell, mortgage, lease or otherwise deal with the land, and ANGELITA M. CASINAS and JAMES S. CASINAS, as Trustees under that unrecorded ANGELITA M. CASINAS REVOCABLE LIVING TRUST dated April 22, 1993, with full powers to sell, mortgage, lease or otherwise deal with the land, as tenants in common, in equal shares, as Fee Owner" in place of "JAMES S. CASINAS and ANGELITA M. CASINAS, husband and wife" where it appears in the first paragraph of the Warranty Deed and thereby ratify and confirm the conveyance of the Property in their proper capacities to Grantee.

IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED that except as expressly corrected and amended hereby, the Warranty Deed, as recorded as aforesaid, is hereby ratified and confirmed and shall remain in full force and effect.

200460

IN WITNESS WHEREOF, the undersigned have executed these presents

on the day and year first written, effective as of January 18, 2007.

**JAMES S. CASINAS and ANGELITA
M. CASINAS, as Trustees under that
unrecorded JAMES S. CASINAS
REVOCABLE LIVING TRUST dated
April 22, 1993**



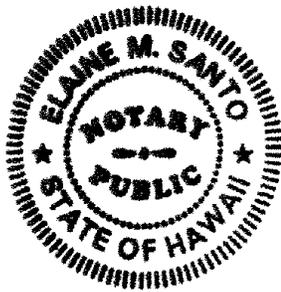

**ANGELITA M. CASINAS and JAMES
S. CASINAS, as Trustees under that
unrecorded ANGELITA M. CASINAS
REVOCABLE LIVING TRUST dated
April 22, 1993**

"Grantor"

200461

STATE OF HAWAII)
)
COUNTY OF HONOLULU) SS:

On this 18th day of January, 2007, before me appeared **JAMES S. CASINAS** and **ANGELITA M. CASINAS**, as Trustees under that unrecorded **JAMES S. CASINAS REVOCABLE LIVING TRUST** dated April 22, 1993, to me known/proved to me on the basis of satisfactory evidence, who, being by me duly sworn, or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable to the capacity shown, having been duly authorized to execute such instrument in such capacity.



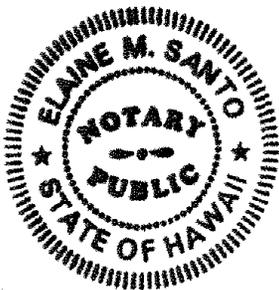
Elaine M. Santo
(Signature)

Elaine m. Santo
(Print/Type Name)
Notary Public, in and for said County and State

My commission expires: 03/13/09

STATE OF HAWAII)
)
COUNTY OF HONOLULU) SS:

On this 18th day of January, 2007, before me appeared **ANGELITA M. CASINAS** and **JAMES S. CASINAS**, as Trustees under that unrecorded **ANGELITA M. CASINAS REVOCABLE LIVING TRUST** dated April 22, 1993, to me known/proved to me on the basis of satisfactory evidence, who, being by me duly sworn, or affirmed, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable to the capacity shown, having been duly authorized to execute such instrument in such capacity.



Elaine M. Santo
(Signature)

Elaine m. Santo
(Print/Type Name)
Notary Public, in and for said County and State

My commission expires: 03/13/09

200462

EXHIBIT A

All of that certain parcel of land situate at Waikele, District of Ewa, City and County of Honolulu, State of Hawaii, being LOT 13 of the "WAIPAHAU ESTATES SUBDIVISION - UNIT 4-D", as shown on File Plan Number 1849, filed in the Bureau of Conveyances of the State of Hawaii, and containing an area of 5,000 square feet, more or less.

BEING THE PREMISES ACQUIRED BY WARRANTY DEED

GRANTOR : JAMES S. CASINAS and ANGELITA M. CASINAS, husband and wife, JAMES MARQUEZ CASINAS, JR., unmarried, RONNIE MARQUEZ CASINAS, unmarried, and JOHN MARQUEZ CASINAS, unmarried

GRANTEE : JAMES S. CASINAS and ANGELITA M. CASINAS, as Trustees under that unrecorded James S. Casinas Revocable Living Trust dated April 22, 1993, with full powers to sell, mortgage, lease or otherwise deal with the land, and ANGELITA M. CASINAS and JAMES S. CASINAS, as Trustees under that unrecorded Angelita M. Casinas Revocable Living Trust dated April 22, 1993, with full powers to sell, mortgage, lease or otherwise deal with the land, as Tenants in Common, in equal shares

DATED : October 24, 1997
RECORDED : Document No. 99-018996

200463