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Attorneys for Defendant
DON HOWARD WILLIAMS, JR.,
TRUSTEE OF THE WILLIAMS OPPORTUNITY TRUST

IN THE CIRCUIT COURT OF THE SECOND CIRCUIT
STATE OF HAWAII

STATE OF HAWAII, by its)	Civil No. 2CC131000724
Attorney General,)	(CONDEMNATION)
)	
Plaintiff,)	FINAL JUDGMENT
)	
vs.)	
)	
DON HOWARD WILLIAMS, JR.,)	
TRUSTEE OF THE WILLIAMS)	
OPPORTUNITY TRUST; CITY BANK, a)	
Hawaii corporation, now known as Central)	
Pacific Bank, a Hawaii corporation;)	
AMERUS LIFE INSURANCE COMPANY,)	
an Iowa corporation; JOHN DOES 1-100;)	
MARY DOES 1-100; DOE)	
PARTNERSHIPS 1-100; DOE TRUSTS 1-)	
100; DOE ENTITIES 1-100; DOE)	
ESTATES 1-100; and DOE)	
CORPORATIONS 1-100,)	
)	
Defendants.)	

FINAL JUDGMENT

Pursuant to the Stipulation Dismissing Defendant Amerus Life Insurance Company, nka Aviva Life and Annuity Company, and Dismissing Defendant Amerus Life Insurance Company nka Aviva Life and Annuity Company's Cross-Claim Against Defendant Donald Williams the Court's Order (entered Aug. 6, 2014); the Disclaimer of Defendant City Bank, a Hawaii Corporation nka Central Pacific Bank, a Hawaii Corporation (filed Jan. 29, 2015); the Stipulation of Partial Dismissal Without Prejudice of Defendant/Counterclaimant Don Howard Williams, Jr., Trustee of the Williams Opportunity Trust's Counterclaim Against the State of Hawaii (filed Oct. 15, 2014) (Counts II, III, V, VI, VII, VIII, IX and X) (filed Apr. 15, 2015); and this Court's Order Granting (1) Defendant Don Howard Williams, Jr., Trustee of the Williams Opportunity Trust's Motion for Summary Judgment (Dkt. 148 MSJ); (2) Denying Defendant Don Howard Williams, Jr., Trustee of the Williams Opportunity Trust's Motion to Strike Plaintiff State of Hawaii's Untimely Partial Motion for Summary Judgment (Dkt. 158); (3) Denying Plaintiff State of Hawaii's Partial Motion for Summary Judgment (Dkt. 156 MPSJ) (entered April 2, 2025) (Dkt. 195 ORD),

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

1. That final judgment is hereby entered as to all claims and parties, in favor of Plaintiff/Counterclaim Defendant State of Hawaii ("Plaintiff State"), and against Defendant/Counterclaimant Don Howard Williams, Jr., Trustee of the Williams Opportunity Trust ("Defendant Williams"). This final judgment fully and finally resolves all claims between the parties in this matter, and no other claims remain in this proceeding. All other claims, cross-claims, and counterclaims, and all other parties are hereby dismissed.
2. That Defendant Williams is the owner of the subject property.

3. That the Court determines the compensation or damages to be awarded for the taking of the property. Haw. Rev. Stat. § 101-22.

4. That pursuant to Haw. Rev. Stat. § 101-23, the compensation or damages to be paid for the condemnation is as follows:

a. The actual value of Defendant Williams' property interest on the date of summons, June 27, 2013, was SEVEN MILLION DOLLARS (\$7,000,000.00). Haw. Rev. Stat. § 101-24;

b. On July 1, 2013, the Court entered an order letting Plaintiff State into possession, pursuant to Haw. Rev. Stat. § 101-29;

c. On July 2, 2013, Plaintiff State paid to the clerk of the court FOUR MILLION ONE HUNDRED AND SIXTY FIVE DOLLARS (\$4,165,000.00) as estimated compensation or damages for the use of the persons entitled thereto, pursuant to Haw. Rev. Stat. § 101-31;

d. On October 31, 2013, pursuant to the Stipulation and Order to Disburse Funds on Deposit With the Clerk of the Court, this Court ordered the Clerk of the Court to release a check in the amount of \$2,510,857.61, made payable to "Aviva Life and Annuity Company." This Court further ordered the Clerk of the Court to release a check in the amount of \$1,654,142.39, made payable to Defendant Williams. Haw. Rev. Stat. § 101-30;

e. The compensation or damages finally awarded in respect of the land or any parcel thereof exceeds the amount of the money so received by Defendants, and the Court enters judgment in the amount of TWO MILLION EIGHT HUNDRED AND THIRTY FIVE DOLLARS (\$2,835,000.00) for the amount of the deficiency, payable entirely to Defendant Williams. Haw. Rev. Stat. § 101-31;

f. The Court orders this final judgment shall include, as part of the just compensation and damages awarded, interest at the rate provided in Haw. Rev. Stat. § 101-25, subject to an award for higher interest rate upon a showing that at the time of payment the full and perfect equivalent of the property taken entitles Defendant to such increase, from July 1, 2013, which is the date of the order letting Plaintiff State into possession, until paid by the Plaintiff State. Such interest shall not be allowed upon any sum previously paid by the Plaintiff State to the clerk of the court. Haw. Rev. Stat. § 101-33.

DATED: Wailuku, Hawaii, July 9, 2025, 2025.

APPROVED AND SO ORDERED:


JUDGE OF THE ABOVE-ENTITLED COURT



APPROVED AS TO FORM:

DANICA L. SWENSON
MIRANDA C. STEED
Deputy Attorneys General,
State of Hawaii

Attorneys for Plaintiff STATE OF HAWAII,
by its Attorney General

STATE OF HAWAII, by its Attorney General vs. DON HOWARD WILLIAMS, JR., TRUSTEE OF THE WILLIAMS OPPORTUNITY TRUST; et al., Civil No. 2CC131000724; FINAL JUDGMENT