

DRAFT
10/25/13
BILL 48 (2013), CD1
PROPOSED U/A

LAND COURT

REGULAR SYSTEM

AFTER RECORDATION, RETURN BY MAIL (X) PICKUP () TO

Keith Kurahashi
Kusao & Kurahashi, Inc.
2752 Woodlawn Drive, Suite 5-217
Honolulu, Hawaii 96822

TITLE OF DOCUMENT: Unilateral Agreement and Declaration for
Conditional Zoning

PARTY TO DOCUMENT:

CASTLE & COOKE HOMES HAWAII, INC.
680 Iwilei Road, Suite 510
Honolulu, Hawaii 96817

TAX MAP KEY NO. (1) 9-4-06: 038, portions of 1, 2, 3, 5, 39; and
9-5-03: portions of 1 and 4

**UNILATERAL AGREEMENT AND
DECLARATION FOR CONDITIONAL ZONING**

THIS INDENTURE (hereinafter referred to as this "Unilateral Agreement" or this "Declaration"), made this _____ day of _____, 2013, by CASTLE & COOKE HOMES HAWAII, INC., a Hawaii corporation, whose address is 680 Iwilei Road, Suite 510, Honolulu, Hawaii 96817 (hereinafter referred to as the "Declarant"),

WITNESSETH:

WHEREAS, the Declarant is the owner in fee simple of those certain parcels of land situated in Waipio, Oahu (Ewa Judicial District), consisting of approximately 576.435 acres, described as Tax Map Key Nos. (1) 9-4-06: 038, portions of 1, 2, 3, 5, 39; and 9-5-03: portions of 1 and 4, and more particularly described in Exhibit A attached hereto and made a part hereof (the "Land"), and desires to make the Land subject to this Unilateral Agreement; and

WHEREAS, the Declarant plans to develop a new master-planned community on the Land (the "Project"); and

WHEREAS, the City Council (the "Council") of the City and County of Honolulu (the "City"), pursuant to the provisions of the Land Use Ordinance ("LUO"), Revised Ordinances of Honolulu 1990 ("ROH") Section 21-2.80, as amended, relating to conditional zoning, is considering a change in zoning under the LUO of the Land from the AG-1 Restricted Agricultural District to the P-2 General Preservation District, A-2 Medium Density Apartment District with a 50-foot height limit, B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District with a 60-foot height limit, and IMX-1 Industrial-Commercial Mixed Use District with a 60-foot height limit (the "zone change"); and

WHEREAS, a public hearing regarding the change in zoning, Bill 48 (2013), was held by the Council on * ; and

WHEREAS, the Council recommended by its Zoning and Planning Committee Report No. _____ that the said zone change be approved, subject to the following conditions contained in this Declaration to be made pursuant to the provisions of ROH Section 21-2.80, as amended, relating to conditional zoning, and to become effective on the effective date of the zoning ordinance approving the change of zoning (the "Rezoning Ordinance");

NOW THEREFORE, the Declarant hereby covenants and declares as follows:

1. Affordable Housing Program. Prior to residential subdivision approval, or residential building permit approval, whichever comes first, the Declarant shall execute an agreement to participate in an affordable housing plan acceptable to the Department of Planning and Permitting (DPP) in accordance with adopted rules. The agreement shall provide that no less than 30 percent of the total residential units in the Project shall be affordable housing units.
2. Stormwater Management and Drainage. Prior to subdivision approval or sale of any portion of the Land, whichever comes first, the Declarant shall submit a revised Drainage Master

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Plan to the DPP for review and approval. The Drainage Master Plan shall also include measures to retain off-site drainage basins for drainage purposes to run with the Land.

3. Transportation System. The Declarant shall submit and obtain approval by the DPP, the Department of Transportation Services, and the State Department of Transportation, of the following plans and reports.
 - a. Prior to the first grading or subdivision approval, whichever comes first, a time line with anticipated commencement and completion dates of:
 - i. The major phasing components of this development, including the completion of major roadway improvements, such as freeway ramps, road connections at Kamehameha Highway, and widening Ka Uka Boulevard;
 - ii. The completion date of the comprehensive transportation master plan (CTMP) and update schedule; and
 - iii. Traffic Impact Analysis Report (TIAR) updates, which should generally be prior to the start of each 1,000 dwelling units or about every two to three years.

The time line shall be prepared in a format acceptable to the DPP.

- b. A CTMP that reflects various modes of travel, including transit, vehicle, bicycle and pedestrian, establishing a safe and efficient balance between the various travel modes (such as grade separated bicycle and pedestrian facilities) convenient and centrally located transit stops and terminals, traffic calming devices, and other sustainable transportation elements. The CTMP shall include:
 - i. A roadway master plan (RMP). The RMP shall be based on the TIAR and shall incorporate conceptual intersection design, such as the lengths of right-turn deceleration lanes, pedestrian islands, traffic calming, or other traffic elements that will affect road rights-of-ways. The roadway sections shall follow the City's Subdivision Rules and Regulations, unless a request for modification of the roadway standards is approved. The RMP shall incorporate "smart growth" and "connectivity

concepts". It shall be updated as needed, as the TIAR is updated.

- ii. A construction management plan (CMP). The CMP identifies the type, frequency and routing of heavy trucks and construction related vehicles. It shall outline how impacts from these vehicles and related construction activities will be minimized, including, but not limited to restricting activity to non-peak traffic periods, utilizing alternative routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles to limit the use of on-street parking around the Project site. Preliminary or conceptual traffic control plans shall also be included in the CMP. The Declarant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.
- iii. Consideration for a connection from this Project to Mililani in the vicinity of Anania Drive.
- iv. The main spine road and the driveway servicing a commercial site across Ka Uka Boulevard shall include provisions for minimum transition lengths in the design of the intersection. As necessary, additional pavement widths which may affect the commercial site may be necessary to maintain these minimum transition lengths.
- v. Traffic demand management (TDM) strategies that reduce the overall vehicular trip demand in and around the Project site. Strategies could include opening the commercial properties during the early stages of the development in an effort to increase internal capture within the Project, transit, bicycle, and pedestrian incentives (such as bus passes, abundant bicycle racks and shower facilities in employment centers) establishing a car pool and/or ride share programs, providing residential and/or commercial incentives to work and/or hire within the community, and other TDM strategies. TIAR updates shall include an evaluation of the relative effectiveness of the TDM strategies, as the development progresses. The Declarant should hire or retain the services

of a transportation coordinator to make sure the TDM strategies, as proposed by the Declarant for their trip reduction rates, are followed. The TDM strategies shall include the following bus pass subsidy: the Declarant shall pay 50 percent of the cost of one annual bus pass for each new home which is delivered in the first three years after residential occupancy is allowed under this Declaration.

- c. Updates to the initial TIAR dated May 2012. The TIAR establishes projected traffic volumes along each major segment of roadway, and shall be used to generally determine and define the hierarchy of streets, as it relates to a typical "grid" pattern of roadways to the greatest extent practical. The updates should analyze the adequacy of the lengths of left- and right-turn auxiliary lanes along all the major roadways, perform traffic signal warrants based on projected traffic volumes, and include provisions for the installation of the signals, as needed. Traffic signals and necessary modifications to roadways within this development shall be installed by the Declarant, as determined by updated TIARs until full build-out of the Project.

4. Transportation Improvements and Restrictions on Delivery of Residential Units and Commercial Floor Area

- a. No initial certificate of occupancy for the residential units or commercial floor area shall be issued until the construction of transportation improvements recommended for completion, prior to occupancy of the Project, in the Traffic Impact Analysis Report (TIAR) accepted by the State Department of Transportation (DOT), the City Department of Transportation Services (DTS), and the DPP, as appropriate. The initial accepted TIAR shall be subject to updates as required in this Unilateral Agreement, and as subsequently required by the DOT, DTS, and/or DPP. Improvements required prior to the initial certificate of occupancy shall be determined by the latest TIAR accepted by the DOT, DTS, and DPP, as appropriate.
- b. Subject to subsection a, no certificate of occupancy for residential units shall be issued prior to January 1, 2016.
- c. As demonstrated in annual reports, the Declarant shall plan to provide 500 dwelling units or equivalent, as determined by the DPP, to seniors. The units or

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equivalents shall be planned to be absorbed as early as possible.

- d. The Declarant reaffirms its commitment to the Land Use Commission Decision and Order dated June 21, 2012, Docket No. A11-793, portion of Condition 11, as follows:

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Petitioner [Declarant] shall complete design and construction of the Pineapple Road Interchange including all associated on and off ramps and necessary freeway improvements in accordance with a development threshold or schedule acceptable to DOT, but no later than a development threshold for Koa Ridge Makai of 1,800 residential units with up to 328,000 square feet of commercial floor area. After the 1,800th residential unit is completed or after the 328,000 square feet of commercial floor area is completed, whichever comes first, the Pineapple Interchange and all on and off ramps and freeway improvements shall be completed and operational before any further residential units or commercial space is occupied."

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- e. Prior to final subdivision approval, the Declarant shall submit to the Department of Planning and Permitting (DPP) a TIAR accepted by the DOT and final executed MOA with the DOT, as required by Condition 11 of the Land Use Commission Decision and Order dated June 21, 2012, Docket No. A11-793.

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- f. Prior to final subdivision approval, the Declarant shall make a presentation to the Mililani/Waipio/Melemanu Neighborhood Board No. 25, and Waipahu Neighborhood Board No. 22, on the contents of the final TIAR and approved MOA. Provided, however, that the requirements of this condition shall be deemed satisfied if the Declarant makes a written request to present the contents of the final TIAR and approved MOA to each of the neighborhood boards and:

- i. The neighborhood board fails to provide the Declarant with an opportunity to present the final TIAR and approved MOA at a meeting held within 60 days of the written request; or
ii. The neighborhood board provides the Declarant with written notice that it has no objection to the final TIAR and the approved MOA or that no presentation is necessary.

5. Urban Design Plan. Prior to receiving subdivision approvals, the Declarant shall submit an Urban Design Plan

(UDP) for review and approval by the DPP. The UDP shall include site plans and illustrations, including but not limited to the Village Green and community center, and address the circulation network including bicycle/pedestrian pathways, generalized architecture and building design, landscape design and open space network to ensure consistency with applicable policies, planning principles and guidelines of the Central Oahu Sustainable Communities Plan (COSCP) and shall consider implementing Complete Streets policies as described in Ordinance 12-15 provided in Exhibit B attached hereto and made a part hereof. The UDP shall address pedestrian safety concerns by reflecting no roadway between the proposed school and community park or other design approved by the Department of Education and the DPP. The Declarant shall comply with the approved UDP.

6. Multi-Purpose Facilities. The Declarant shall provide the Koa Ridge Community Association, with their input, multi-purpose venues in both the Koa Ridge Village and the community center near the Community Park. The multi-purpose venues, as approved under the UDP, shall consist of the open air Village Green and a multi-purpose community center which can accommodate a wide range of recreational, educational, social and theatrical events, activities and performances.
7. Sustainability. The Declarant shall comply with the implementation of the Koa Ridge Sustainability Plan, provided in Exhibit C attached hereto and made a part hereof, which establishes targets for the reduction of energy and water consumption usage. Compliance shall be demonstrated by the Declarant in its annual reports.
8. Fire Protection. Prior to subdivision approval, except for bulk lot subdivision and designation of easements, the Declarant shall reach an agreement with the Honolulu Fire Department on the location of a site, not less than one acre, to be dedicated to the City.
9. Public Safety/Civil Defense. The Declarant shall be required to work with the Department of Emergency Management to plan and install outdoor warning sirens to ensure adequate siren coverage prior to occupancy of businesses, health care facilities, or residences.
10. Day-care Facility. The Declarant shall dedicate to the City a minimum of one acre of land within the Project for the development of a day-care facility. The Declarant shall enter into a contribution agreement with the Department of Community Services prior to residential cluster, residential subdivision, or residential building permit approval, whichever comes first.

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11. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.
12. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied.
13. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of Planning and Permitting shall inform the Council and may seek civil enforcement or take appropriate action to terminate or stop the Project until applicable conditions are met, including but not limited to revoking any permits issued under this zoning and withholding issuance of other permits related to the Project. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

NOW, THEREFORE, the Declarant hereby makes the following additional Declarations:

As used herein, references to a specific City department or agency shall be deemed to include a reference to any successor department or agency.

That the conditions imposed herein are reasonably conceived to fulfill public service demands created by the requested change in zoning and are rationally related to the objective of preserving the public health, safety and general welfare and the further implementation of the General Plan of the City and County of Honolulu.

That the development of the Land shall conform to the aforesaid conditions with the understanding that, at the request of the Declarant and upon the satisfaction of the conditions set forth in this Unilateral Agreement, the Department of Planning

EXHIBIT A

DESCRIPTION
Parcel 4
Reclassification of State Land Use District
Agricultural to Urban

Real property situated at Waipio, Ewa, Oahu, Hawaii

Being portions of Lots 97-B-4-C and 1-A-22-C-2 and all of Lots 1-A-22-D-2 and 1-A-22-E-3 all lots shown on Map 1047 of Land Court Application 1000, and more particularly described as follows:

Beginning at the most southeasterly corner of this parcel of land, on the westerly side of Interstate Highway H-2 (F.A.P. No. 1-H2-1(4)), being also the most southeasterly corner of said Lot 1-A-22-E-3, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 144.09 feet North and 6,268.17 feet East, thence running by azimuths measured clockwise from True South:

1. 107° 09' 30" 60.70 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
2. 122° 02' 52.52 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
3. 122° 03' 177.92 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
4. 99° 04' 30" 292.95 feet along Lot 14676 -A-1 (Map 1092) of Land Court Application 1000;
5. 113° 19' 30" 124.17 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
6. 125° 23' 69.22 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
7. 141° 27' 143.61 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
8. 123° 05' 74.75 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
9. 106° 36' 127.84 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;

DESCRIPTION
PARCEL 4
PAGE 2 OF 3

10. 129° 24' 30" 64.16 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
11. 147° 28' 114.55 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
12. 166° 12' 30" 88.35 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
13. 134° 29' 30" 43.33 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
14. 206° 21' 670.23 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000;
15. 337° 36' 37.26 feet along the remainder of Lot 97-B-4-C (Map 1047) of Land Court Application 1000;

Thence along Lot 97-B-4-C (Map 1047) of Land Court Application 1000, along the edge of pineapple field fields for the next three (3) courses, the direct azimuths and distances between points of said edge of pineapple being:

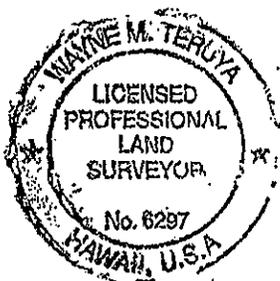
16. 200° 47' 402.18 feet;
17. 185° 22' 30" 303.75 feet;
18. 243° 40' 129.80 feet;
19. 266° 10' 511.65 feet along the remainder of Lot 97-B-4-C (Map 1047) of Land Court Application 1000;
20. Thence along Lot 97-B-4-C (Map 1047) of Land Court Application 1000, along the edge of pineapple field fields, the direct azimuth and distance being:
289° 38' 30" 263.27 feet;
21. 358° 33' 32" 289.70 feet along the westerly side of Interstate Highway H-2 (F.A.P. No. 1-H2-1(4));
22. 5° 16' 42" 993.24 feet along the westerly side of Interstate Highway H-2 (F.A.P. No. 1-H2-1(4));

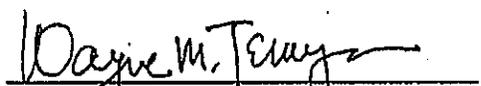
DESCRIPTION
PARCEL 4
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23. 10° 06' 42"

698.82 feet along the westerly side of Interstate Highway H-2 (F.A.P. No. 1-H2-1(4)), to the point of beginning and containing an Area of 43.487 Acres more or less.

ParEn, Inc.
dba PARK ENGINEERING




Wayne M. Teruya
Licensed Professional Land Surveyor
Certificate Number 6297

Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1500
Honolulu, Hawaii 96813

August 8, 2012

Tax Map Keys: 9-5-03: portions 1 and 4

DESCRIPTION
PARCEL 5
PAGE 2 OF 8

7. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the left with a radius of 305.00 feet, the chord azimuth and distance being:
193° 30' 211.96 feet;
8. 173° 10' 790.00 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
9. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the left with a radius of 535.00 feet, the chord azimuth and distance being:
158° 35' 269.41 feet;
10. 144° 00' 270.00 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
11. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the left with a radius of 475.00 feet, the chord azimuth and distance being:
131° 15' 209.66 feet;
12. 118° 30' 860.00 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
13. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the right with a radius of 115.00 feet, the chord azimuth and distance being:
143° 35' 97.51 feet;
14. 168° 40' 320.00 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
15. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the right with a radius of 365.00 feet, the chord azimuth and distance being:
180° 05' 144.50 feet;
16. 191° 30' 225.00 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
17. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the right with a radius of 495.00 feet, the chord azimuth and distance being:
204° 10' 217.09 feet;

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18. 216° 50' 750.00 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
19. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the left with a radius of 375.00 feet, the chord azimuth and distance being:
205° 00' 153.80 feet;
20. 193° 10' 150.00 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
21. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the left with a radius of 725.00 feet, the chord azimuth and distance being:
184° 10' 226.83 feet;
22. 175° 10' 80.00 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
23. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the right with a radius of 195.00 feet, the chord azimuth and distance being:
217° 25' 262.22 feet;
24. 259° 40' 122.80 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
25. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the left with a radius of 295.00 feet, the chord azimuth and distance being:
236° 20' 233.69 feet;
26. 213° 00' 71.40 feet along Exclusion 18 (Map 1) of Land Court Application 1000;
27. Thence along Exclusion 18 (Map 1) of Land Court Application 1000, on a curve to the left with a radius of 275.00 feet, the chord azimuth and distance being:
212° 50' 10" 1.57 feet;
28. 294° 02' 356.28 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000;

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|-----|--------------|---|
| 29. | 189° 26' | 1286.20 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 30. | 229° 35' 30" | 913.15 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 31. | 207° 58' | 883.30 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 32. | 250° 39' | 199.25 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 33. | 225° 15' 30" | 300.85 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 34. | 238° 44' 30" | 773.30 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 35. | 229° 50' 30" | 593.00 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 36. | 142° 32' | 442.80 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 37. | 206° 21' | 69.55 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000; |
| 38. | 314° 29' 30" | 18.84 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000; |
| 39. | 346° 12' 30" | 83.59 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000; |
| 40. | 327° 28' | 127.51 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000; |
| 41. | 309° 24' 30" | 78.58 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000; |
| 42. | 286° 36' | 130.11 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000; |
| 43. | 303° 05' | 62.49 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000; |

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44. 321° 27' 142.79 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
45. 305° 23' 79.09 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
46. 293° 19' 30" 133.39 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
47. 279° 04' 30" 289.82 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
48. 302° 03' 227.48 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
49. 287° 09' 30" 70.96 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
50. 10° 06' 42" 315.55 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
51. Thence along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3)), on a curve to the right with a radius of 2399.98 feet, the chord azimuth and distance being:
19° 15' 12" 762.60 feet;
52. 28° 23' 42" 151.71 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
53. 118° 23' 42" 10.00 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
54. 28° 23' 42" 200.00 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
55. 298° 23' 42" 10.00 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
56. 28° 23' 42" 1088.01 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));

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PARCEL 5
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57. Thence along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3)), on a curve to the left with a radius of 2199.97 feet, the chord azimuth and distance being:
18° 43' 42" 738.82 feet;
58. 9° 03' 42" 951.06 feet along the westerly side of Interstate Highway (F.A.P. 1-H2-1(3));
59. Thence along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3)), on a curve to the right with a radius of 2039.97 feet, the chord azimuth and distance being:
18° 09' 12" 644.69 feet;
60. 27° 14' 42" 830.36 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
61. 20° 02' 59" 609.30 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
62. Thence along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3)), on a curve to the right with a radius of 749.98 feet, the chord azimuth and distance being:
32° 46' 20.5" 330.34 feet;
63. 45° 29' 42" 357.31 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
64. Thence along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3)), on a curve to the left with a radius of 549.99 feet, the chord azimuth and distance being:
17° 12' 12" 521.35 feet;
65. 348° 54' 42" 262.37 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
66. Thence along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3)), on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:
33° 54' 42" 70.71 feet;
67. 78° 54' 42" 249.40 feet along the northerly side of Ka Uka Boulevard;

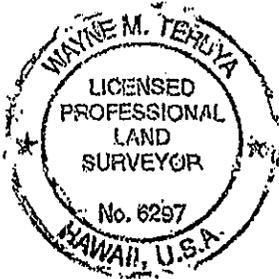
DESCRIPTION
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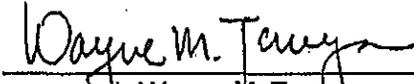
68. Thence along the northerly side of Ka Uka Boulevard, on a curve to the left with a radius of 1,240.00 feet, the chord azimuth and distance being:
62° 44' 12" 690.86 feet, to a non-tangent curve to the right with a radius of 20.00 feet, its curve center bears: 145° 09' 12";
69. Thence along said non-tangent curve to the right with a radius of 20.00, along the northerly side of Ka Uka Boulevard, the chord azimuth and distance being:
94° 52' 57" 25.57 feet;
70. 44° 36' 42" 56.00 feet along the northerly side of Ka Uka Boulevard, to a non-tangent curve to the right having a radius of 20.00 feet, its curve center bears: 44° 36' 42";
71. Thence along said non-tangent curve to the right with a radius of 20.00 feet, along the northerly side of Ka Uka Boulevard, the chord azimuth and distance being:
356° 19' 27" 26.62 feet, to a non-tangent curve to the left with a radius of 1,240.00 feet, its curve center bears: 312° 24';
72. Thence along said non-tangent curve to the left with a radius of 1,240.00 feet, along the northerly side of Ka Uka Boulevard, the chord azimuth and distance being:
29° 40' 17" 546.43 feet;
73. 53° 15' 1145.57 feet along Lots 7849, 7848, 7847, 7846, 7845, 7844, 7843, 7842 and 7841 (Map 510) of Land Court Application 1000;
74. Thence along Lots 7841 and 7840 (Map 510) of Land Court Application 1000, on a curve to the left with a radius of 470.96 feet, the chord azimuth and distance being:
39° 36' 30" 222.15 feet;
75. 25° 58' 180.38 feet along Lots 7840, 7839 and 7838 (Map 510) of Land Court Application 1000;
76. Thence along Lots 7838 and 7837 (Map 510) of Land Court Application 1000, on a curve to the left with a radius of 900.00 feet, the chord azimuth and distance being:
23° 19' 30" 82.96 feet;

DESCRIPTION
PARCEL 5
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77. 20° 41' 361.82 feet along Lots 7837, 7836, 7835 and 7834 (Map 510) of Land Court Application 1000;
78. Thence along Lot 7833 (Map 510) of Land Court Application 1000, on a curve to the right with a radius of 295.00 feet; the chord azimuth and distance being:
39° 34' 190.95 feet, to the point of beginning and containing a Gross Area of 438.432 Acres and Net Area of 434.552 Acres after subtracting 1.573 Acres and 2.307 Acres for Lots 14676-B (Map 1052) and 14677 (Map 904), respectively.

ParEn, Inc.
dba PARK ENGINEERING




Wayne M. Teruya
Licensed Professional Land Surveyor
Certificate Number 6297

Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1500
Honolulu, Hawaii 96813

August 8, 2012

Tax Map Key: 9-4-06: 38, portions 1 and 39

DESCRIPTION
Parcel 6
Reclassification of State Land Use District
Agricultural to Urban

Real property situated at Waipio, Ewa, Oahu, Hawaii

Being all of Lot 110-A and a portion of Lot 110-B as shown on Map 1096 of Land Court Application 1000, and more particularly described as follows:

Beginning at the most southerly corner of this parcel of land, on the southeasterly side of said Lot 110-B, having an azimuth and distance of $53^{\circ} 15'$ 1,603.67 feet as shown on said Map 1096, and being 5.19 feet from the southwesterly terminus of said southeasterly side, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 8,989.00 feet South and 628.35 feet East, thence running by azimuths measured clockwise from True South:

1. Thence along the remainder of said Lot 110-B, on a curve to the right with a radius of 1000.00 feet, the chord azimuth and distance being:
 $176^{\circ} 55' 17''$ 44.63 feet;
2. $178^{\circ} 12'$ 200.66 feet along the remainder of said Lot 110-B;
3. Thence along the remainder of said Lot 110-B, on a curve to the left with a radius of 988.59 feet, the chord azimuth and distance being:
 $163^{\circ} 14' 51''$ 510.15 feet;
4. $174^{\circ} 09'$ 116.63 feet along Lot 942-B (Map 451) of Land Court Application 1000;
5. $184^{\circ} 30'$ 153.35 feet along Lot 942-B (Map 451) of Land Court Application 1000;
6. $218^{\circ} 39' 30''$ 137.90 feet along Lot 942-B (Map 451) of Land Court Application 1000;
7. $167^{\circ} 38'$ 799.30 feet along Lot 942-B (Map 451) of Land Court Application 1000;
8. $195^{\circ} 10' 30''$ 550.75 feet along Lot 942-B (Map 451) of Land Court Application 1000;

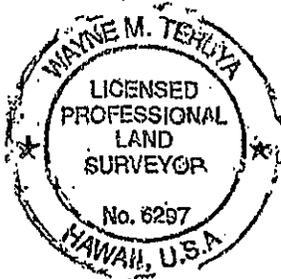
DESCRIPTION
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PAGE 2 OF 3

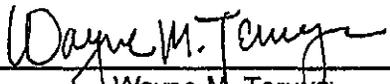
9. 214° 04' 273.30 feet along Lot 942-B (Map 451) of Land Court Application 1000;
10. 199° 34' 380.30 feet along Lots 942-B and 942-A (Map 451) of Land Court Application 1000;
11. 204° 04' 296.60 feet along Lot 942-A (Map 451) of Land Court Application 1000, to a non-tangent curve to the left having a radius of 185.00 feet, its curve center bears: 238° 00' 40";
12. Thence along said non-tangent curve to the left having a radius of 185.00 feet, along the westerly side of Exclusion 18 of Land Court Application 1000, the chord azimuth and distance being:
313° 15' 20" 94.24 feet;
13. 298° 30' 860.00 feet along the westerly side of Exclusion 18 of Land Court Application 1000;
14. Thence along the westerly side of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 405.00 feet, the chord azimuth and distance being:
311° 15' 178.76 feet;
15. 324° 00' 270.00 feet along the westerly side of Exclusion 18 of Land Court Application 1000;
16. Thence along the westerly side of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 465.00 feet, the chord azimuth and distance being:
338° 35' 234.16 feet
17. 353° 10' 790.00 feet along the westerly side of Exclusion 18 of Land Court Application 1000;
18. Thence along the westerly side of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 235.00 feet, the chord azimuth and distance being:
13° 30' 163.32 feet;
19. 33° 50' 210.00 feet along the westerly side of Exclusion 18 of Land Court Application 1000;

DESCRIPTION
PARCEL 6
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20. Thence along the westerly side of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 715.00 feet, the chord azimuth and distance being:
43° 32' 30" 241.14 feet;
21. 53° 15' 1598.48 feet along the westerly side of Exclusion 18 of Land Court Application 1000, to the point of beginning and containing an Area of 88.760 Acres.

ParEn, Inc.
dba PARK ENGINEERING




Wayne M. Teruya
Licensed Professional Land Surveyor
Certificate Number 6297

Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1500
Honolulu, Hawaii 96813

August 8, 2012

Tax Map Key: 9-4-06: portion 02

DESCRIPTION
Parcel 7
Reclassification of State Land Use District
Agricultural to Urban

Real property situated at Waipio, Ewa, Oahu, Hawaii

Being a portion of Royal Patent 5732, Land Commission Award 8241 to Ioane II, being also a portion of Exclusion 18 of Land Court Application 1000, and more particularly described as follows:

Beginning at the most southwesterly corner of this parcel of land, on the southeasterly side of Lot 110-B as shown on Map 1096 of Land Court Application 1000, having an azimuth and distance of 53° 15' 1,603.67 feet, and being 5.19 feet from the southwesterly terminus of said southeasterly side, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 8,989.00 feet South and 682.35 feet East, thence running by azimuths measured clockwise from True South:

1. 233° 15' 1598.48 feet along Lot 110-B (Map 1096) of Land Court Application 1000;
2. Thence along Lot 110-B (Map 1096) of Land Court Application 1000, on a curve to the left with a radius of 715.00 feet, the chord azimuth and distance being:
 223° 32' 30" 241.14 feet;
3. 213° 50' 210.00 feet along Lot 110 (Map 37) of Land Court Application 1000;
4. Thence along Lot 110-B (Map 1096) of Land Court Application 1000, on a curve to the left with a radius of 235.00 feet, the chord azimuth and distance being:
 193° 30' 163.32 feet;
5. 173° 10' 790.00 feet along Lot 110-B (Map 1096) of Land Court Application 1000;
6. Thence along Lots 110-B and Lot 110-A (Map 1096) of Land Court Application 1000, on a curve to the left with a radius of 465.00 feet, the chord azimuth and distance being:
 158° 35' 234.16 feet;

DESCRIPTION
PARCEL 7
PAGE 2 OF 4

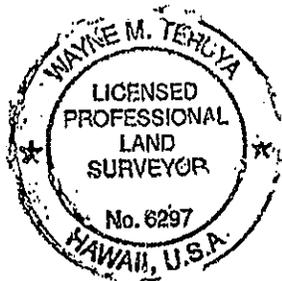
7. 144° 00' 270.00 feet along Lots 110-A and 110-B (Map 1096) of Land Court Application 1000;
8. Thence along Lot 110-B (Map 1096) of Land Court Application 1000, on a curve to the left with a radius of 405.00 feet, the chord azimuth and distance being:
131° 15' 178.76 feet;
9. 118° 30' 860.00 feet along Lot 110-B (Map 1096) of Land Court Application 1000;
10. Thence along Lot 110-B (Map 1096) of Land Court Application 1000, on a curve to the right with a radius of 185.00 feet, the chord azimuth and distance being:
133° 15' 20" 94.24 feet;
11. 238° 00' 40" 10.00 feet along the remainder of Exclusion 18 of Land Court Application 1000, to a non-tangent curve to the left with a radius of 175.00 feet, its curve center bears: 238° 00' 40";
12. Thence along said non-tangent curve to the left with a radius of 150.00 feet, along the remainder of Exclusion 18 of Land Court Application 1000, the chord azimuth and distance being:
313° 15' 20" 89.14 feet;
13. 298° 30' 860.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
14. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 415.00 feet, the chord azimuth and distance being:
311° 15' 183.18 feet;
15. 324° 00' 270.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
16. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 475.00 feet the chord azimuth and distance being:
338° 35' 239.20 feet;

DESCRIPTION
PARCEL 7
PAGE 3 OF 4

17. 353° 10' 790.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
18. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 245.00 feet, the chord azimuth and distance being:
13° 30' 170.27 feet;
19. 33° 50' 210.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
20. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 725.00 feet, the chord azimuth and distance being:
43° 32' 30" 244.52 feet;
21. 53° 15' 1603.67 feet along the remainder Exclusion 18 of Land Court Application 1000;
22. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 210.00 feet, the chord azimuth and distance being:
53° 05' 54" 1.11 feet, to a non-tangent curve to the right with a radius of 1000.00 feet, its curve center bears: 264° 58';
23. Thence along said non-tangent curve to the right with a radius of 1000.00 feet, along the remainder of Exclusion 18 of Land Court Application 1000, the chord azimuth and distance being:
175° 18' 17" 11.80 feet, to the point of beginning and containing an Area of 1.070 Acre.

DESCRIPTION
PARCEL 7
PAGE 4 OF 4

ParEn, Inc.
dba PARK ENGINEERING



Wayne M. Teruya

Wayne M. Teruya
Licensed Professional Land Surveyor
Certificate Number 6297

Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1500
Honolulu, Hawaii 96813

August 8, 2012

Tax Map Key: 9-4-06: portion 02

DESCRIPTION
Parcel 8
Reclassification of State Land Use District
Agricultural to Urban

Real property situated at Waipio, Ewa, Oahu, Hawaii

Being a portion of Royal Patent 5732, Land Commission Award 8241 to Ioane II, being also a portion of Exclusion 18 of Land Court Application 1000, and more particularly described as follows:

Beginning at the most southeasterly corner of this parcel of land, on a curve concave to the southeast having a radius of 150.00 feet, its curve center bears: $308^{\circ} 36' 04''$, said curve being the northwesterly side of Lot 14676-A-3 as shown on Map 1092 of Land Court Application 1000, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 9,074.78 feet South and 692.63 feet East, thence running by azimuths measured clockwise from True South:

1. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 1000.00 feet, its curve center bears: $260^{\circ} 41' 30''$, the chord azimuth and distance being:
 $171^{\circ} 04' 13.5''$ 13.22 feet, to a non-tangent curve to the right with a radius of 160.00 feet, its curve center bears: $311^{\circ} 47' 56''$;
2. Thence along said non-tangent curve to the right with a radius of 160.00 feet, along the remainder of Exclusion 18 of Land Court Application 1000, the chord azimuth and distance being:
 $227^{\circ} 31' 28''$ 31.92 feet;
3. $233^{\circ} 15'$ 1,603.67 feet along the remainder of Exclusion 18 of Land Court Application 1000;
4. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 775.00 feet, the chord azimuth and distance being:
 $223^{\circ} 32' 30''$ 261.38 feet;
5. $213^{\circ} 50'$ 210.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;

DESCRIPTION
PARCEL 8
PAGE 2 OF 6

6. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 295.00 feet, the chord azimuth and distance being:
193° 30' 205.01 feet;
7. 173° 10' 790.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
8. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 525.00 feet, the chord azimuth and distance being:
158° 35' 264.38 feet;
9. 144° 00' 270.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
10. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 465.00 feet, the chord azimuth and distance being:
131° 15' 205.25 feet;
11. 118° 30' 860.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
12. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 125.00 feet, the chord azimuth and distance being:
143° 35' 105.98 feet;
13. 168° 40' 320.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
14. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 375.00 feet, the chord azimuth and distance being:
180° 05' 148.46 feet;
15. 191° 30' 225.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
16. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 505.00 feet, the chord azimuth and distance being:
204° 10' 221.47 feet;

DESCRIPTION
PARCEL 8
PAGE 3 OF 6

17. 216° 50' 750.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
18. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 365.00 feet, the chord azimuth and distance being:
205° 00' 149.70 feet;
19. 193° 10' 150.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
20. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 715.00 feet, the chord azimuth and distance being:
184° 10' 223.70 feet;
21. 175° 10' 80.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
22. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 205.00 feet, the chord azimuth and distance being:
217° 25' 275.67 feet;
23. 259° 40' 122.80 feet along the remainder of Exclusion 18 of Land Court Application 1000;
24. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 285.00 feet, the chord azimuth and distance being:
236° 20' 225.77 feet;
25. 213° 00' 71.40 feet along the remainder of Exclusion 18 of Land Court Application 1000;
26. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 265.00 feet, the chord azimuth and distance being:
212° 50' 10" 1.52 feet;
27. 302° 40' 20" 10.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;

DESCRIPTION
PARCEL 8
PAGE 4 OF 6

28. Thence along Lot 14676-A-1 (Map 1092) of Land Court Application 1000, on a curve to the right with a radius of 275.00 feet, the chord azimuth and distance being:
32° 50' 10" 1.57 feet;
29. 33° 00' 71.40 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
30. Thence along Lot 14676-A-1 (Map 1092) of Land Court Application 1000, on a curve to the right with a radius of 295.00 feet, the chord azimuth and distance being:
56° 20' 233.69 feet;
31. 79° 40' 122.80 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
32. Thence along Lot 14676-A-1 (Map 1092) of Land Court Application 1000, on a curve to the left with a radius of 195.00 feet, the chord azimuth and distance being:
37° 25' 262.22 feet;
33. 355° 10' 80.00 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
35. Thence along Lot 14676-A-1 (Map 1092) of Land Court Application 1000, on a curve to the right with a radius of 725.00 feet, the chord azimuth and distance being:
4° 10' 226.83 feet;
36. 13° 10' 150.00 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
37. Thence along Lot 14676-A-1 (Map 1092) of Land Court Application 1000, on a curve to the right with a radius of 375.00 feet, the chord azimuth and distance being:
25° 00' 153.80 feet;
38. 36° 50' 750.00 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
39. Thence along Lot 14676-A-1 (Map 1092) of Land Court Application 1000, on a curve to the left with a radius of 495.00 feet, the chord azimuth and distance being:
24° 10' 217.09 feet;

DESCRIPTION
PARCEL 8
PAGE 5 OF 6

40. 11° 30' 225.00 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
41. Thence along Lot 14676-A-1 (Map 1092) of Land Court Application 1000, on a curve to the left with a radius of 365.00 feet, the chord azimuth and distance being:
00° 05' 144.50 feet;
42. 348° 40' 320.00 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
43. Thence along Lot 14676-A-1 (Map 1092) of Land Court Application 1000, on a curve to the left with a radius of 115.00 feet, the chord azimuth and distance being:
323° 35' 97.51 feet;
43. 298° 30' 860.00 feet along Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
44. Thence along Lots 14676-A-1 and 14676-A-2 (Map 1092) of Land Court Application 1000, on a curve to the right with a radius of 475.00 feet, the chord azimuth and distance being:
311° 15' 209.66 feet;
45. 324° 00' 270.00 feet along Lot 14676-A-2 (Map 1092) of Land Court Application 1000;
46. Thence along Lot 14676-A-2 (Map 1092) of Land Court Application 1000, on a curve to the right with a radius of 535.00 feet, the chord azimuth and distance being:
338° 35' 269.41 feet;
47. 353° 10' 790.00 feet along Lots 14676-A-2 and 14676-A-3 (Map 1092) of Land Court Application 1000;
48. Thence along Lot 14676-A-3 (Map 1092) of Land Court Application 1000, on a curve to the right with a radius of 305.00 feet, the chord azimuth and distance being:
13° 30' 211.96 feet;
49. 33° 50' 210.00 feet along Lot 14676-A-3 (Map 1092) of Land Court Application 1000;

DESCRIPTION
PARCEL 8
PAGE 6 OF 6

50. Thence along Lot 14676-A-3 (Map 1092) of Land Court Application 1000, on a curve to the right with a radius of 785.00 feet, the chord azimuth and distance being:
43° 32' 30" 264.75 feet;
51. 53° 15' 1,603.67 feet along Lot 14676-A-3 (Map 1092) of Land Court Application 1000;
52. Thence along Lot 14676-A-3 (Map 1092) of Land Court Application 1000, on a curve to the left with a radius of 150.00 feet, the chord azimuth and distance being:
45° 55' 32" 38.25 feet, to the point of beginning and containing an area of 1.798 Acres.

ParEn, Inc.
dba PARK ENGINEERING




Wayne M. Teruya
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Certificate Number 6297

Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1500
Honolulu, Hawaii 96813

August 8, 2012

Tax Map Key: 9-4-06: portion 02

DESCRIPTION
Parcel 9
Reclassification of State Land Use District
Agricultural to Urban

Real property situated at Waipio, Ewa, Oahu, Hawaii

Being a portion of Royal Patent 5732, Land Commission Award 8241 to Ioane II, being also a portion of Exclusion 18 of Land Court Application 1000, and more particularly described as follows:

Beginning at the most southerly corner of this parcel of land, the curve center for the northwesterly side of Lot 14676-A-3 having a radius of 150.00 feet as shown on Map 1092 of Land Court Application 1000 bears: $311^{\circ} 47' 56''$ 160.00 feet, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 9,061.72 feet South and 690.57 feet East, thence running by azimuths measured clockwise from True South:

1. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 1000.00 feet, its curve center bears: $261^{\circ} 26' 57''$ the chord azimuth and distance being: $173^{\circ} 12' 28.5''$ 61.38 feet, to a non-tangent curve to the right with a radius of 210.00 feet, its curve center bears: $322^{\circ} 56' 48''$;
2. Thence along said non-tangent curve to the right with a radius of 210.00 feet, along the remainder of Exclusion 18 of Land Court Application 1000, the chord azimuth and distance being: $233^{\circ} 05' 54''$ 1.11 feet;
3. $233^{\circ} 15'$ 1,603.67 feet along the remainder of Exclusion 18 of Land Court Application 1000;
4. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 725.00 feet, the chord azimuth and distance being: $223^{\circ} 32' 30''$ 244.52 feet;
5. $213^{\circ} 50'$ 210.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;

DESCRIPTION
PARCEL 9
PAGE 2 OF 4

6. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 245.00 feet, the chord azimuth and distance being:
193° 30' 170.27 feet;
7. 173° 10' 790.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
8. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 475.00 feet, the chord azimuth and distance being:
158° 35' 239.20 feet;
9. 144° 00' 270.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
10. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 415.00 feet, the chord azimuth and distance being:
131° 15' 183.18 feet;
11. 118° 30' 860.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
12. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 175.00 feet, the chord azimuth and distance being:
133° 15' 20" 89.14 feet;
13. 200° 47' 04" 72.89 feet along the remainder of Exclusion 18 of Land Court Application 1000, to a non-tangent curve to the left with a radius of 125.00 feet, its curve center bears: 258° 40';
14. Thence along said non-tangent curve to the left with a radius of 125.00 feet, along the remainder of Exclusion 18 of Land Court Application 1000, the chord azimuth and distance being:
323° 35' 105.98 feet;
15. 298° 30' 860.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;

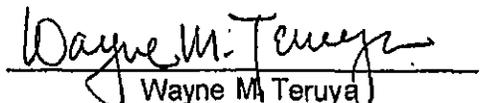
DESCRIPTION
PARCEL 9
PAGE 3 OF 4

16. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 465.00 feet, the chord azimuth and distance being:
311° 15' 205.25 feet;
17. 324° 00' 270.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
18. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 525.00 feet, the chord azimuth and distance being:
338° 35' 264.38 feet;
19. 353° 10' 790.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
20. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 295.00 feet, the chord azimuth and distance being:
13° 30' 205.01 feet;
21. 33° 50' 210.00 feet along the remainder of Exclusion 18 of Land Court Application 1000;
22. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the right with a radius of 775.00 feet, the chord azimuth and distance being:
43° 32' 30" 261.38 feet;
23. 53° 15' 1,603.67 feet along the remainder of Exclusion 18 of Land Court Application 1000;
24. Thence along the remainder of Exclusion 18 of Land Court Application 1000, on a curve to the left with a radius of 160.00 feet, the chord azimuth and distance being:
47° 31' 28" 31.92 feet, to the point of beginning and containing an Area of 5.446 Acres.

DESCRIPTION
PARCEL 9
PAGE 4 OF 4

ParEn, Inc.
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711 Kapiolani Boulevard, Suite 1500
Honolulu, Hawaii 96813

August 8, 2012

Tax Map Keys: 9-4-06: portions 02 and 05

DESCRIPTION
Parcel 10
Reclassification of State Land Use District
Agricultural to Urban

Real property situated at Waipio, Ewa, Oahu, Hawaii

Being portion of Lot 14676-A-1 as shown on Map 1092 of Land Court Application 1000, and more particularly described as follows:

Beginning at the most northeasterly corner of this parcel of land, being the most southeasterly corner of Lot 1-A-22-E-3 (Map 1047) of Land Court Application 1000, the coordinates of said point of beginning referred to Government Survey Triangulation Station "WAIPIO UKA" being 144.09 feet North and 6,268.17 feet East, thence running by azimuths measured clockwise from True South:

1. 10° 06' 42" 40.30 feet along the westerly side of Interstate Highway (F.A.P. No. 1-H2-1(3));
2. 107° 09' 30" 70.96 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
3. 122° 03' 227.48 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
4. 99° 04' 30" 289.82 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
5. 113° 19' 30" 133.39 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
6. 125° 23' 79.09 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;

DESCRIPTION
PARCEL 10
PAGE 2 OF 4

7. 141° 27' 142.79 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
8. 123° 05' 62.49 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
9. 106° 36' 130.11 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
10. 129° 24' 30" 78.58 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
11. 147° 28' 127.51 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
12. 166° 12' 30" 83.59 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
13. 134° 29' 30" 18.84 feet along the remainder of Lot 14676-A-1 (Map 1092) of Land Court Application 1000;
14. 206° 21' 42.12 feet along Lot 1-A-22-J-2 (Map 30) of Land Court Application 1000;
15. 314° 29' 30" 43.33 feet along Lot 97-B-4-C (Map 1047) of Land Court Application 1000;
16. 346° 12' 30" 88.35 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;
17. 327° 28' 114.55 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;

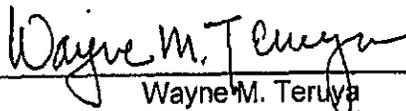
DESCRIPTION
PARCEL 10
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18. 309° 24' 30" 64.16 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;
19. 286° 36' 127.84 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;
20. 303° 05' 74.75 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;
21. 321° 27' 143.61 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;
22. 305° 23' 69.22 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;
23. 293° 19' 30" 124.17 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;
24. 279° 04' 30" 292.95 feet along Lot 1-A-22-C-2 (Map 1047) of Land Court Application 1000;
25. 302° 03' 177.92 feet along Lots 1-A-22-C-2 and 1-A-22-D-2 (Map 1047) of Land Court Application 1000;
26. 302° 02' 52.52 feet along Lot 1-A-22-E-3 (Map 1047) of Land Court Application 1000;
27. 287° 09' 30" 60.70 feet along Lot 1-A-22-E-3 (Map 1047) of Land Court Application 1000, to the point of beginning and containing an Area of 1.322 Acres.

DESCRIPTION
PARCEL 10
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ParEn, Inc.
dba PARK ENGINEERING




Wayne M. Teruya
Licensed Professional Land Surveyor
Certificate Number 6297

Pacific Park Plaza
711 Kapiolani Boulevard, Suite 1500
Honolulu, Hawaii 96813

August 8, 2012

Tax Map Key: 9-4-06: 03 portion