

**REPORT OF THE COMMITTEE ON
INTERGOVERNMENTAL AFFAIRS AND HUMAN SERVICES**

Voting Members

Kymerly Marcos Pine, Chair; Breene Harimoto, Vice-Chair,
Carol Fukunaga, Ann H. Kobayashi, Joey Manahan

Committee Meeting Held
April 24, 2014

Honorable Ernest Y. Martin
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Intergovernmental Affairs and Human Services, which considered Resolution 14-79 entitled:

"RESOLUTION AUTHORIZING USE OF CAMP CATLIN ROAD/ARIZONA ROAD AS A PUBLIC ACCESS BETWEEN KAMEHAMEHA HIGHWAY AND SALT LAKE BOULEVARD,"

introduced on April 15, 2014 and transmitted by Communication D-278 from the Department of Transportation Services, dated April 9, 2014, reports as follows:

The purpose of the Resolution is to authorize the Mayor of the City and County of Honolulu or his designated representative to execute License No. N62478-13-RP-00012 for use of Camp Catlin Road/Arizona Road as a public access between Kamehameha Highway and Salt Lake Boulevard.

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON MAY 7 2014

COMMITTEE REPORT NO. 131

REPORT OF THE COMMITTEE ON INTERGOVERNMENTAL AFFAIRS AND HUMAN SERVICES

Voting Members

Kymerly Marcos Pine, Chair; Breene Harimoto, Vice-Chair,
Carol Fukunaga, Ann H. Kobayashi, Joey Manahan

Committee Meeting Held
April 24, 2014
Page 2

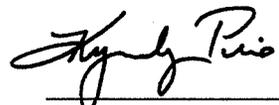
Your Committee amended the Resolution to a CD1 version that makes the following changes:

- Amends the title to:
 1. Specify that the Director of Transportation Services or the Director's designee is authorized to execute the License Agreement; and
 2. Identify the purpose of the License Agreement.
- Makes miscellaneous technical and nonsubstantive changes.

The Director of the Department of Transportation Services testified in support of the Resolution and the CD1 version.

Your Committee on Intergovernmental Affairs and Human Services is in accord with the intent and purpose of Resolution 14-79, as amended herein, and recommends its adoption in the form attached hereto as Resolution 14-79, CD1. (Ayes: Pine, Fukunaga, Kobayashi, Manahan - 4; Excused: Harimoto - 1; Noes: None.)

Respectfully submitted,



Committee Chair

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON MAY 7 2014

COMMITTEE REPORT NO. 131



RESOLUTION

AUTHORIZING THE DIRECTOR OF TRANSPORTATION SERVICES OR THE DIRECTOR'S DESIGNEE TO EXECUTE A LICENSE AGREEMENT WITH THE U.S. NAVY TO USE PORTIONS OF U.S. NAVY ROADWAYS (CAMP CATLIN ROAD AND ARIZONA ROAD) AS A PUBLIC ACCESS BETWEEN KAMEHAMEHA HIGHWAY AND SALT LAKE BOULEVARD.

WHEREAS, Chapter 1, Article 8, Revised Ordinances of Honolulu 1990, as amended, requires that any intergovernmental agreement or any amendments thereto which places an obligation upon the City of any department or agency thereof receive the consent and approval of the Council of the City and County of Honolulu; and

WHEREAS, U.S. Department of the Navy License No. N62478-09-RP-00028, attached hereto as Exhibit "A" and by reference incorporated herein, permitting public use of portions of Navy roadways (Camp Catlin Road and Arizona Road), expired on August 31, 2013; and

WHEREAS, the City Department of Transportation Services has determined that continued use of said roadways, as public access between Kamehameha Highway and Salt Lake Boulevard, is desirable; and

WHEREAS, the City Department of Facility Maintenance has agreed to maintain said roadways; and

WHEREAS, the U.S. Navy is willing to extend the aforesaid license for a five-year period from September 1, 2013 to August 31, 2018; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that the Director of Transportation Services or the Director's designee is authorized to execute License No. N62478-13-RP-00012 substantially in the form attached hereto as Exhibit "B" and by reference made a part of this Resolution, on behalf of the City and County of Honolulu; and

ATTACHMENT TO CR-131



RESOLUTION

BE IT FINALLY RESOLVED, that the copies of this Resolution be transmitted to the Mayor, the Director of Transportation Services, the Director and Chief Engineer of the Department of Facility Maintenance, the Director of the Department of Design and Construction, and the U.S. Department of the Navy.

INTRODUCED BY:

Ernest Y. Martin (BR)

DATE OF INTRODUCTION:

April 15, 2014
Honolulu, Hawaii

Councilmembers

License for Non Federal Use of Real Property (NAVFAC 11011/29)

LICENSE FOR NONFEDERAL USE OF REAL PROPERTY <small>NAVFAC 11011/29 (6-75) (Supersedes NAVDOCKS 2260)</small> THIS LICENSE TO USE THE U.S. GOVERNMENT PROPERTY HEREIN DESCRIBED IS ISSUED BY THE DEPARTMENT OF THE NAVY TO THE LICENSEE NAMED BELOW FOR THE PURPOSE HEREIN SPECIFIED UPON THE TERMS AND CONDITIONS SET FORTH BELOW AND THE ATTACHED GENERAL PROVISIONS. BY THE EXECUTION HEREOF, THE LICENSEE AGREES TO COMPLY WITH ALL SUCH TERMS, CONDITIONS, AND GENERAL PROVISIONS.		LICENSE NUMBER N62478-09-RP-00028	
1. NAVAL ACTIVITY (Property Location) Commander Navy Region, Hawaii	2. DATES COVERED (Inclusive) From 1 September 2008 To 31 August 2013		
3. DESCRIPTION OF PROPERTY (Include room & building numbers where appropriate) Arizona Road within Lots 3776 and 3778, and Camp Catlin Road within Lots G-2 and H-5 as shown on Maps 636, 74, and 656 Land Court App. 1074, respectfully, said roads comprising 4.477 acres of improvements within the areas shown on Exhibit "A", attached hereto and made a part hereof.			
4. PURPOSE OF LICENSE Public access right-of-way between Nimitz Highway and Salt Lake Boulevard.			
5. LICENSOR UNITED STATES OF AMERICA DEPARTMENT OF THE NAVY	5a. LOCAL REPRESENTATIVE, DEPARTMENT OF THE NAVY OFFICIAL (TITLE & ADDRESS) Commanding Officer, Naval Facilities Engineering Command, Hawaii 400 Marshall Road, Building X-11, Pearl Harbor, HI 96860-3139		
6. LICENSEE (Name & Address) City and County of Honolulu, Honolulu Hale Honolulu, Hawaii 96813	6a. LOCAL REPRESENTATIVE (Name & Address) Mr. Wayne Yoshioka, P.E., Director Department of Transportation Services 650 S. King Street Honolulu, HI 96813		
7. CASH PAYMENT BY LICENSEE (Payable in advance) <small>(If no cash payment is required, enter "NONE" under item 7a "Amount")</small>			
a. AMOUNT (EACH PAYMENT) None	b. FREQUENCY PAYMENTS DUE	c. FIRST DUE DATE	
d. TO (Title & address of local representative of the Government)			
8. DEPOSIT FOR UTILITIES AND SERVICES (Payable in Advance) <small>(If no cash payment is required, enter "None" under item 8a "Amount")</small>			
a. AMOUNT (EACH PAYMENT) None	b. FREQUENCY PAYMENTS DUE	c. FIRST DUE DATE	
d. TO (Mailing Address)			
9. INSURANCE REQUIRED AT EXPENSE OF LICENSEE <small>(If any or all insurance requirements have been waived, enter "None" in a, b, c, or d as appropriate)</small>			
TYPE a. FIRE & EXTENDED COVERAGE	MINIMUM AMOUNT None	TYPE c. THIRD PARTY PERSONAL INJURY PER PERSON	
b. THIRD PARTY PROPERTY DAMAGE	None	d. THIRD PARTY PERSONAL INJURY PER ACCIDENT	
MINIMUM AMOUNT None			
10. GENERAL PROVISIONS (See Attached) Insurance requirement waived in accordance with NAVFAC P-73, Chapter 20, Paragraph 17. See Special Provisions attached hereto and made a part hereof.			
II. EXECUTION OF LICENSE			
FOR	BY		DATE
	NAME AND TITLE (Typed)	SIGNATURE	
DEPARTMENT OF THE NAVY	STEVEN K. JOHNSTON, Director of Real Estate Naval Facilities Engineering Command, Hawaii Real Estate Contracting Officer		
LICENSEE	MUFI HANNEMANN, Mayor City and County of Honolulu		

10. GENERAL PROVISIONS
LIC- N62478-09-RP-00028

- a. The Licensor hereby grants to the Licensee the right to use the premises or facilities described in item 3, together with the necessary rights of ingress and egress.
- b. This License shall be effective for the period stated in item 2 and is revocable at any time without notice at the option and discretion of the Licensor or its duly authorized representative.
- c. The use shall be limited to the purposes specified herein.
- d. This License shall be neither assignable nor transferable by the Licensee.
- e. If utilities and services are furnished the Licensee for its use of the premises the Licensee shall reimburse the Licensor for the cost thereof as determined by the Licensor in accordance with applicable statutes and regulations.
- f. The Licensee, at its own cost and expense, shall protect, maintain, and keep in good order, the premises or facilities licensed hereby. At the discretion of the Licensor this obligation shall include, but not be limited to, contribution toward the expense of long-term maintenance of the premises or facilities, the necessity for which accrued during the period of Licensee's use. The amount of expense to be borne by the Licensee shall be determined by prorating the total expense of the item of long-term maintenance on the basis of fractional use by the Licensee. This fractional part of the total expense shall be prorated further if the item of long-term maintenance did not accrue in its entirety during the Licensee's use. Upon a determination by the Licensor that the necessity exists for an expenditure of funds for maintenance, protection, preservation or repair, the Licensee shall pay to the Licensor its proportionate share, on demand.
- g. No additions to, or alterations of, the premises or facilities shall be made without the prior consent of the Licensor. Upon revocation of surrender of this License, to the extent directed by the Licensor, the Licensee shall remove all alterations, additions, betterments and improvements made, or installed, and restore the premises or facilities to the same, or as good condition as existed on the date of entry under this License, reasonable wear and tear excepted.
- h. The Licensee shall be liable for any loss of, or damage to, the premises or facilities incurred as a result of its use and shall make such restoration or repair, or monetary compensation as may be directed by the Licensor. The Licensee's liability for loss or damage to the premises resulting from risks expressly required to be insured hereunder shall not exceed the amount of insurance so required. The Licensee shall not be liable for loss of, or damage to, the premises arising from causes beyond the control of the Licensee and occasioned by a risk not in fact covered by insurance and not customarily covered by insurance in the locality in which the premises are situated. Nothing contained herein, however, shall relieve the Licensee of liability with respect to any loss or damage to the premises, not fully compensated for by insurance, which results from willful misconduct, lack of good faith, or failure to exercise due diligence, on the part of the Licensee. All insurance required of the Licensee on the premises shall be for the protection of the Licensor and the Licensee against their respective risks and liabilities in connection with the premises. Each policy of insurance against loss or damage to Government property shall name the Licensee and the United States of America, Department of the Navy, as the insured and shall contain a loss payable clause reading substantially as follows:
- "Loss, if any, under this policy shall be adjusted with (Name of Licensee) and the proceeds, at the direction of the Government, shall be payable to (Name of Licensee), and proceeds not paid to (Name of Licensee) shall be payable to the Treasurer of the United States of America."
- In the event that any item or part of the premises or facilities shall require repair, rebuilding or replacement resulting from loss or damage, the risk of which is assumed under this paragraph h, the

Licensee shall promptly give notice thereof to the Licensor and, to the extent of its liability as provided in this paragraph, shall upon demand, either compensate the Government for such loss or damage, or rebuild, replace or repair the item or items of the premises or facilities so lost or damaged, as the Licensor may elect. If the cost of such repair, rebuilding, or replacement exceeds the liability of the Licensee for such loss or damage, the Licensee shall effect such repair, rebuilding or replacement if required so to do by the Licensor, and such excess of cost shall be reimbursed to the Licensee by the Licensor. In the event the Licensee shall have effected any repair, rebuilding or replacement which the Licensee is required to effect pursuant to this paragraph, the Licensor shall direct payment to the Licensee of so much of the proceeds of any insurance carried by the Licensee and made available to the Government on account of loss of or damage to any item or part of the premises or facilities as may be necessary to enable the Licensee to effect such repair, rebuilding or replacement. In event the Licensee shall not have been required to effect such repair, rebuilding, or replacement, and the insurance proceeds allocable to the loss or damage which has created the need for such repair, rebuilding or replacement have been paid to the Licensee, the Licensee shall promptly refund to the Licensor the amount of such proceeds.

i. The Licensee shall indemnify and save harmless the Government, its officers, agents, servants and employees from all liability under the Federal Tort Claims Act (62 Stat. 869, 982; 28 U.S.C. Sec 2671, 2680) or otherwise, for death or injury to all persons, or loss or damage to the property of all persons resulting from the use of the premises by the Licensee, and shall furnish the insurance specified in Item 9. Each policy of insurance required in Item 9 covering bodily injuries and third party property damage shall contain an endorsement reading substantially as follows:

"The insurer waives any right of subrogation against the United States of America which might arise by reason of any payment made under this policy."

j. All insurance required by this License shall be in such form, for such periods of time, and with such insurers as the Licensor may require or approve. A certificate of insurance or a certified copy of each policy of insurance taken out hereunder shall be deposited with the Licensor's local representative prior to use of the premises and facilities. The Licensee agrees that not less than thirty (30) days prior to the expiration of any insurance required by the Licensee, it will deliver to the Licensor's local representative a certificate of insurance or a certified copy of each renewal policy to cover the same risks.

k. No member of or Delegate to Congress, or Resident Commissioner shall be admitted to any share or part of this License or to any benefit that may arise therefrom; but this provision shall not be construed to extend to this License if made with a corporation for its general benefit.

l. The Licensee warrants that it has not employed any person to solicit or secure this License upon any agreement for a commission, percentage, brokerage or contingent fee. Breach of this warranty shall give the Government the right to annul this License or in its discretion to recover from the Licensee the amount of such commission, percentage, brokerage or contingent fee in addition to the consideration herein set forth. This warranty shall not apply to commissions payable by the Licensee upon contracts or sales secured or made through bona fide established commercial or selling agencies maintained by the Licensee for the purpose of securing business.

m. In connection with the performance of work under this License, the Licensee agrees not to discriminate against any employee or applicant for employment because of race, religion, color, or national origin. The aforesaid provision shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Licensee agrees to post hereafter in

conspicuous places available for employees and applicants for employment, notices to be provided by the Licensor setting forth the provisions of the nondiscrimination clause. The Licensee further agrees to insert the foregoing provision in all subcontracts hereunder, except subcontracts for standard commercial supplies or raw materials.

n. All activities authorized hereunder shall be subject to such rules and regulations as regards supervision or otherwise, as may, from time to time, be prescribed by the local representative of the Licensor as designated in Item 5a.

o. In the event of damage, including damage by contamination, to any Government property by the Licensee, his officers, agents, servants, employees, or invitees, the Licensee, at the election of the Government, shall promptly repair, replace, or make monetary compensation for the repair or replacement of such property to the satisfaction of the Government. Prior to the execution of an outgrant, the Licensee shall provide evidence of compliance with all local, state, and federal environmental laws and regulations. In the event that the Licensee will process, dispose, generate or handle any contaminants, hazardous wastes or hazardous substances, the Licensee shall obtain insurance or post a bond in an amount sufficient to cover possible cleanup costs. The amount shall be determined by the Commander/Commanding Officer.

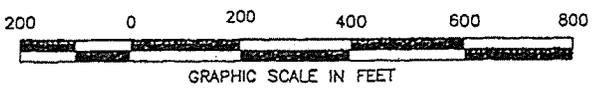
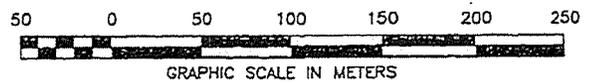
SPECIAL PROVISIONS
LICENSE N62478-09-RP-00028

1. The Licensee hereby assumes responsibility for the enforcement of all traffic regulations within the licensed premises and will ensure the strict enforcement of posted speed limits.
2. The Licensee shall, at its own cost, properly maintain the licensed premises at all times. Such maintenance shall include, but not be limited to, the following:
 - a. The resurfacing of the roads.
 - b. The provision of adequate traffic control devices.
 - c. The cleaning of drainage ditches.
 - d. The trimming of vegetation and brush.
 - e. The removal of litter along the roadways.
3. The Licensee shall have the right to terminate this license upon thirty (30) days written notice to the Local Government Representative, said notice commencing with the day after the date of mailing; provided the Licensee has fully performed any obligations under the Special Provisions herein as may have been requested by the Local Government Representative prior to said notice of termination being given.



LOT 16-2-B
 MAP 858
 0-688-88

1:2400

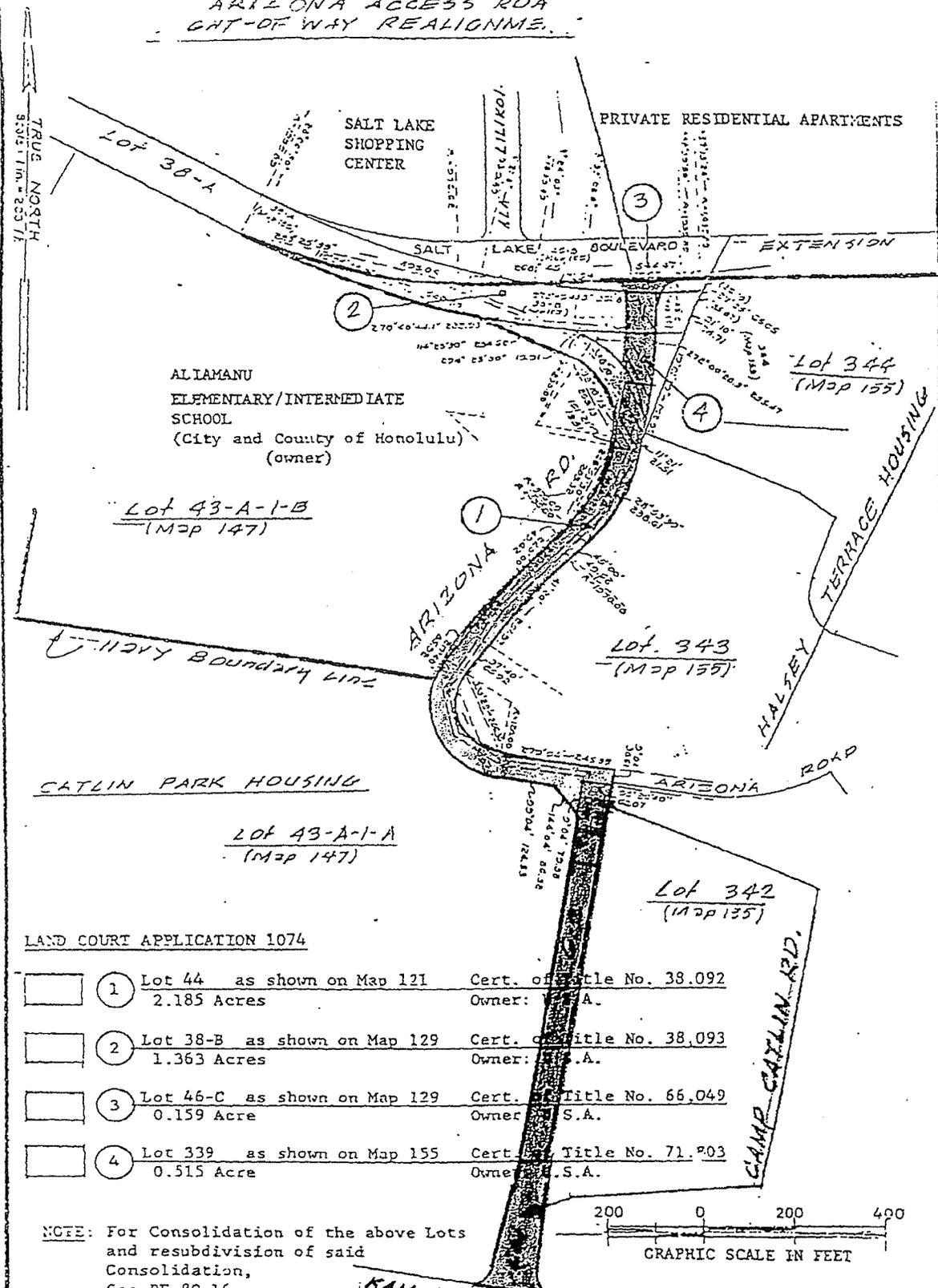


1" = 200'

DLR 1-1	DEPT OF THE NAVY, NAVAL FACILITIES ENGINEERING COMMAND	
DRAWN BY: R. DARLINGTON	MOANALUA, HONOLULU	OAHU, HAWAII
CHECKED BY: R. DARLINGTON	CAMP CATLIN & ARIZONA ROAD PUBLIC ACCESS FROM NIMITZ HWY TO SALT LAKE BLVD	
APPROVED BY:		
R. DARLINGTON <small>CADASTRAL ENGINEERING</small>		
REVISION 1 - HIGHWAY NAME -12 MAY 2009	DATE: 10 APR 2009	REAL ESTATE DRAWING NO.
	SCALE: 1:2400	RE 09-17
	SHEET 1 OF 1	

EXHIBIT

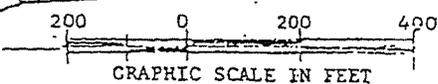
ARIZONA ACCESS ROAD
GAT-OF-WAY REALIGNMENT



LAND COURT APPLICATION 1074

- 1 Lot 44 as shown on Map 121 Cert. of Title No. 38,092
2.185 Acres Owner: S.A.
- 2 Lot 38-B as shown on Map 129 Cert. of Title No. 38,093
1.363 Acres Owner: S.A.
- 3 Lot 46-C as shown on Map 129 Cert. of Title No. 66,049
0.159 Acre Owner: S.A.
- 4 Lot 339 as shown on Map 155 Cert. of Title No. 71,203
0.515 Acre Owner: S.A.

NOTE: For Consolidation of the above Lots and resubdivision of said Consolidation, See RE-80-16



Tax Map Key: 1-1-10

Mahnifunsay		PACIFIC DIVISION NAVAL FACILITIES ENGINEERING COMMAND	
DESIGNED BY: HEJ		NAVY LAND AFFECTED BY SALT LAKE BOULEVARD PROJECT LOTS LOCATIONS	
CALCULATED BY: BRANCH			
DIRECTOR, REAL ESTATE DIV			
DATE: 4/23/80		REAL ESTATE DRAWING NO. RE - 80 - 15	

LICENSE FOR NONFEDERAL USE OF REAL PROPERTY

NAVFAC 11011/29 (2-11) (Supersedes NAVDOCKS 2360)

THIS LICENSE TO USE THE U.S. GOVERNMENT PROPERTY HEREIN DESCRIBED IS ISSUED BY THE DEPARTMENT OF THE NAVY TO THE LICENSEE NAMED BELOW FOR THE PURPOSE SPECIFIED UNDER THE TERMS AND CONDITIONS SET FORTH BELOW AND THE ATTACHED GENERAL PROVISIONS. BY ITS EXECUTION, THE LICENSEE AGREES TO COMPLY WITH ALL THOSE TERMS, CONDITIONS, AND GENERAL PROVISIONS.

LICENSE NUMBER

N62478-13-RP-00012

1. PROPERTY LOCATION

JOINT BASE PEARL HARBOR-HICKAM

2. DATES COVERED (Inclusive)

From 1 September 2013 To 31 August 2018

3. DESCRIPTION OF PREMISES (Include room & building numbers where appropriate)

Arizona Road within Lots 3776 and 3778, and Camp Catlin Road within Lots G-2 and H-5 as shown on Maps 636, 74, and 656 Land Court App. 1074, respectfully, said roads comprising approximately 4.477 acres of improvements within the areas shown on Exhibit "A", attached hereto and made a part hereof.

4. PURPOSE OF LICENSE

Public access right-of-way between Nimitz Highway and Salt Lake Boulevard.

5. LICENSOR

**THE UNITED STATES OF AMERICA
By the SECRETARY OF THE NAVY**

5a. NAVY/USMC LOCAL REPRESENTATIVE (Name, Address)

**Commanding Officer, Naval Facilities Engineering Command, Hawaii
400 Marshall Road, JBPHH, HI 96860-3139**

6. LICENSEE (Name Address)

**City and County of Honolulu
Honolulu Hale
Honolulu, Hawaii 96813**

6a. LICENSEE LOCAL REPRESENTATIVE (Name, Address)

**Department of Transportation Services
650 South King Street, 3rd Floor
Honolulu, HI 96813**

**7. CASH PAYMENT BY LICENSEE (Payable in advance)
(If no cash payment is required, enter "NONE" under item 7a "Amount")**

a. AMOUNT (EACH PAYMENT)	b. FREQUENCY PAYMENTS DUE	c. FIRST DUE DATE	d. TO (Title & address of local representative of the Government)
NONE			

**8. DEPOSIT FOR UTILITIES AND SERVICES (Payable in Advance)
(If no cash payment is required, enter "None" under item 8a "Amount")**

a. AMOUNT (EACH PAYMENT)	b. FREQUENCY PAYMENTS DUE	c. FIRST DUE DATE	d. TO (Mailing Address)
NONE			

**9. INSURANCE REQUIRED FROM LICENSEE
(If any or all insurance requirements have been waived, enter "None" as appropriate)**

TYPE	AMOUNT	TYPE	AMOUNT
a. Commercial General Liability (Occurrence Policy Only)	Per Occurrence	b. Worker's Compensation	Per State Law
Bodily Injury (single limit)	\$4,000,000		
Property Damage	\$100,000		
Fire/Legal Liability	None		
Deductible			

10. GENERAL PROVISIONS

**Regarding Item r., the Licensee acknowledges receipt of the Environmental Condition Report and agrees the report represents the environmental condition of the Premises on the beginning date of this License.
See Special Provisions attached hereto and made a part hereof.**

11. EXECUTION OF LICENSE

FOR	BY		DATE
	NAME AND TITLE (Typed)	SIGNATURE	
FOR THE SECRETARY OF THE NAVY	Genie Wery Real Estate Contracting Officer Naval Facilities Engineering Command, Hawaii		
LICENSEE (I am authorized to bind Licensee)	City and County of Honolulu		

10. GENERAL PROVISIONS
LICENSE N62478-13-RP-00012

- a. The Licensor grants to the Licensee the right to use the premises or facilities described in item 3 ("Premises"), together with the necessary rights of ingress and egress authorized by the Installation Commander. The Licensee and its invitees and contractors agree to absorb all costs, including time and expense, associated with gaining access to the Installation under the RAPIDGATE or similar program. Any parking that accompanies the use of, and any routes of access to and from, the Premises are subject to change at the sole discretion of the Installation Commander.
- b. This License shall be effective for the period stated in item 2 and is revocable at any time without notice at the option and discretion of the Licensor or its authorized representative.
- c. The use of the Premises shall be limited to the purposes specified in item 4, and no other.
- d. This License is neither assignable nor transferable by the Licensee, and grants no interest in the real property of the Licensor.
- e. If utilities and services are furnished to the Premises, the Licensee agrees to reimburse the Licensor for the cost as determined by the Licensor in accordance with applicable statutes and regulations.
- f. The Licensee, at its own cost and expense, shall protect, maintain, and keep the Premises in good order. At the discretion of the Licensor this obligation shall include, but not be limited to, contribution toward the expense of long-term maintenance, the necessity for which accrued during the period of Licensee's use. The amount of expense to be borne by the Licensee shall be determined by prorating the total expense of the item of long-term maintenance on the basis of fractional use by the Licensee. This fractional part of the total expense shall be prorated further if the item of long-term maintenance did not accrue in its entirety during the Licensee's use. Upon a determination by the Licensor that the necessity exists for an expenditure of funds for maintenance, protection, preservation or repair, the Licensee shall pay to the Licensor its proportionate share, within 30 days of receipt of a statement.
- g. No additions to, or alterations of, the Premises shall be made without the prior consent of the Licensor. Upon revocation or surrender of this License, to the extent directed by the Licensor, the Licensee shall remove all alterations, additions, betterments and improvements made, or installed, and restore the Premises to the same or as good condition as existed on the date of entry under this License, reasonable wear and tear excepted.
- h. The Licensee, to the extent allowed by law, releases the Licensor and its employees from death or injury to persons caused by water, ice, snow, sleet, frost, steam, hail, wind, cold, dampness, electricity, rust, falling plaster or other materials, fire, explosion, sewer or sewage, gas, vapors, odors, aircraft noise, toxic or hazardous wastes, substances, or materials, the bursting or leaking of pipes or plumbing, or faulty wiring, or by any equipment or fixtures, or any act of God, or objects of any nature moved or propelled by water, ice, snow, sleet, steam, hail, or wind, at the Premises, unless caused by the willful act or gross negligence of the Licensor.
- i. The Licensee, to the extent allowed by law, agrees to release and hold the Licensor and its employees harmless from, and to indemnify and defend them against, loss or damage to property caused by or arising from its use of the Premises, irrespective of the contributory fault of the Licensor. In the event that any item or part of the Premises shall require repair, rebuilding or replacement (collectively, "repair") resulting from loss or damage, the risk of which is assumed under this License, the Licensee shall promptly give notice to the Licensor and, to the extent of its liability as provided in this paragraph, shall either compensate the Licensor for any loss or damage within thirty (30) days of receipt of a statement, or repair the lost or damaged item or items of the Premises, as the Licensor may elect. If the cost of repair exceeds the liability of the Licensee for any loss or damage, the Licensee shall effect the repair if required so to do by the Licensor, and the excess of cost shall be reimbursed to the Licensee by the Licensor within thirty (30) days of receipt of a statement. In the event the Licensee shall have effected any repair that the Licensee is required to effect, the Licensor shall direct payment to the Licensee of so much of the proceeds of any insurance carried by the Licensee and made available to the Licensor on account of loss of or damage to any item or part of the Premises that may be necessary to enable the Licensee to effect the repair. In the event the Licensee shall not have been required to effect the repair, and the insurance proceeds allocable to the loss or damage that has created the need for the repair have been paid to the Licensee, the Licensee shall promptly refund to the Licensor the amount of the proceeds.
- k. The Licensee, to the extent allowed by law, shall indemnify and save harmless the Licensor, its officers, agents, servants and employees from, and defend it and them against, all liability under the Federal Tort Claims Act (28 U.S.C. §§ 2671 and 2680) or otherwise, for death or injury to all persons, or loss or damage to the property of all persons resulting from its use of the Premises, unless caused, or contributed to, by the willful misconduct or gross negligence of the Licensor.
- l. The Licensee shall procure and keep continuously in effect during the term of this License the insurance specified in Item 9 on terms and conditions satisfactory to the Licensor, and naming the Licensor as additional insured and loss payee. Payments of losses shall be made to "Treasurer of the United States". Each policy of insurance required in Item 9 covering bodily injuries and

third party property damage shall contain an endorsement waiving the insurer's right of subrogation against the United States of America. No cancellation, reduction in amount, or material change in coverage shall be effective until at least sixty (60) days after receipt by the Licensor of written notice. Notwithstanding the foregoing, any cancellation of insurance coverage based on nonpayment of the premium shall be effective only upon thirty (30) days' written notice to the Licensor. Each insurer shall have a rating of at least B+ for financial strength in the latest edition of *A.M. Best's Rating Guide* (http://www3.ambest.com/ratings/advanced.asp?template=&bl=0&ext_user=&ext_misc=&altsrc=9&portal=). The Licensee will not be allowed entry on the Premises until it first delivers a certificate or certificates of required insurance to the Licensor.

m. No member of or Delegate to Congress, or Resident Commissioner shall be admitted to any share or part of this License or to any benefit that may arise from it; but this provision shall not be construed to extend to this License if made with a corporation for its general benefit.

n. The Licensee warrants that it has not employed any person to solicit or obtain this License upon any agreement for a commission, percentage, brokerage or contingent fee. Breach of this warranty shall give the Licensor the right to annul this License or in its discretion to recover from the Licensee the amount of that commission, percentage, brokerage or contingent fee in addition to the consideration for this license. This warranty shall not apply to commissions payable by the Licensee upon contracts or sales obtained or made through *bona fide* established commercial or selling agencies maintained by the Licensee for the purpose of acquiring business.

o. In connection with the performance of work under this License, the Licensee agrees not to discriminate against any employee or applicant for employment because of race, religion, color, or national origin. Non-discrimination shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Licensee agrees to post in conspicuous places available for employees and applicants for employment, notices to be provided by the Licensor setting forth the provisions of the nondiscrimination clause. The Licensee further agrees to insert the foregoing provision in all subcontracts for work under this License, except subcontracts for standard commercial supplies or raw materials.

p. All activities authorized under this License shall be subject to rules and regulations regarding supervision or otherwise, that may, from time to time, be prescribed by the local representative of the Licensor.

q. In the event of damage, including damage by contamination, to any Government property by the Licensee, its officers, agents, servants, employees, or invitees, the Licensee, at the election of the Licensor, shall promptly repair, replace, or make monetary compensation for the repair or replacement of that property to the satisfaction of the Licensor. That obligation includes any damage discovered from the physical condition and environmental condition inspections required at condition r, notwithstanding the expiration or earlier termination or revocation of this License. Prior to the execution of this License, the Licensee shall submit to the Licensor evidence of compliance with all local, state, and Federal environmental laws and regulations. Storage, treatment, or disposal of toxic or hazardous materials on the Premises is prohibited except as authorized by the Licensor in accordance with 10 U.S.C. § 2692. In the event the Licensor approves the storage, treatment, or disposal of toxic or hazardous materials, the Licensee shall obtain insurance or post a bond in an amount sufficient to cover possible cleanup costs. The amount and required provisions shall be determined by the Commander/Commanding Officer.

r. Prior to the term beginning, the following reports will be prepared by the Licensor:

An Environmental Condition of Property (ECP) setting forth those environmental conditions and matters on and affecting the Premises on the term beginning date, as determined from the records and analyses reflected in it.

At the expiration or earlier termination or revocation of this License, the following reports will be prepared by the Licensor and attached to this License within a reasonable number of days after the Licensee vacates the Premises:

An update of the ECP, signed by representatives of the Licensor and the Licensee shall be completed on the termination of this License. The update will set forth those environmental conditions on and affecting the Premises on the ending date of this License as determined from the records and analyses reflected in the ECP.

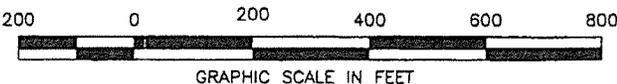
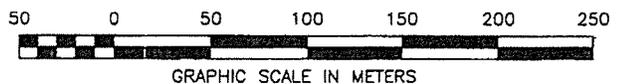
SPECIAL PROVISIONS
LICENSE N62478-13-RP-00012

1. The Licensee hereby assumes responsibility for the enforcement of all traffic regulations within the licensed premises and will ensure the strict enforcement of posted speed limits.
2. The Licensee shall, at its own cost, properly maintain the licensed premises at all times. Such maintenance shall include, but not be limited to, the following:
 - a. The resurfacing of the roads.
 - b. The provision of adequate traffic control devices.
 - c. The cleaning of drainage ditches.
 - d. The trimming of vegetation and brush.
 - e. The removal of litter along the roadways.
3. The Licensee shall notify the Department of the Navy local representative prior to accomplishing maintenance and/or repairs to the licensed premises.
4. The Licensee shall have the right to terminate this license upon thirty (30) days written notice to the Local Government Representative, said notice commencing with the day after the date of mailing; provided the Licensee has fully performed any obligations under the Special Provisions herein as may have been requested by the Local Government Representative prior to said notice of termination being given.



LOT 6-28
MAP 035
0888-AV

1:2400



1" = 200'

DLR 1-1	DEPT OF THE NAVY, NAVAL FACILITIES ENGINEERING COMMAND	
DRAWN BY: R. DARLINGTON	MOANALUA, HONOLULU	OAHU, HAWAII
CHECKED BY: R. DARLINGTON	CAMP CATLIN & ARIZONA ROAD	
APPROVED BY: R. DARLINGTON CADASTRAL ENGINEERING		
REVISION 1 - HIGHWAY NAME -12 MAY 2009	DATE: 10 APR 2009	REAL ESTATE DRAWING NO. RE 09-17
	SCALE: 1:2400	
	SHEET 1 OF 1	

EXHIBIT "A"

