TO REZONE LAND SITUATED AT HONOULIULI, OAHU, HAWAII.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Zoning Map No. 12, Ordinance 86-114, and Zoning Map No. 13, Ordinance 86-115, are hereby amended as follows: Land situated at Ewa, Oahu, Hawaii hereinafter described, is hereby rezoned from the AG-1 Restricted Agricultural District to the R-3.5 Residential District, A-2 Medium-Density Apartment District (with 40- and 65-foot height limits), AMX-2 Medium-Density Mixed Use Apartment District (with 40- and 65-foot height limits), B-1 Neighborhood Business District, B-2 Community Business District (with a 60-foot height limit), BMX-3 Community Business Mixed Use District (with a 90-foot height limit), IMX-1 Industrial-Commercial Mixed Use District (with a 60-foot height limit), and P-2 General Preservation District. The boundaries of said Districts shall be described as shown on the map attached hereto, marked “Exhibit A” and made a part hereof, and further identified as Tax Map Keys 9-1-017:004 (por.), 059 (por.), and 072 (por.); 9-1-018:001 (por.) and 004 (por.).

SECTION 2. A Unilateral Agreement marked “Exhibit B” is by reference incorporated herein and made a part hereof.
SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

DATE OF INTRODUCTION:

FEB 2 2015
Honolulu, Hawaii

APPROVED AS TO FORM AND LEGALITY:

DON S. KITAOKA
Deputy Corporation Counsel

APPROVED this 20th day of May, 2015.

KIRK CALDWELL, Mayor
City and County of Honolulu
PROPOSED ZONING CHANGES with Height Limits

FROM: AG-1 TO:

(1) R-3.5 - [LUO height requirements.]
(2) A-2 - Height shown on map
(3) AMX-2 - Height shown on map
(4) BMX-3 - Height 90'
(5) B-1 - Height 40'
(6) B-2 - Height 60'
(7) IMX-1 - Height 60'
(8) P-2 - [LUO height requirements]

PORTION OF EXISTING ZONING MAP #12
(EWA BEACH - IROQUOIS POINT) &
ZONING MAP #13 - (MAKAKILO)

Land situated South of the H-1 Freeway adjacent to Kualakai Parkway, between Kunia Road and the Old Fort Weaver Road and ending North of the Ewa Villages Golf Course.

APPLICANT: D. R. HORTON - SCHULER HOMES, LLC
TAX MAP KEY(S): 9-1-017: 004 (por.), 059 (por.), and 072 (por.);
9-1-018: 001 (por.), and 004 (por.);
LAND AREA: 1,289 Acres (Approx.)
PREPARED BY: DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
PUBLIC HEARING: PLANNING COMMISSION DECEMBER 3 2014
CITY COUNCIL MARCH 11 2015

EXHIBIT A
UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE (hereinafter referred to as “Unilateral Agreement” or “Declaration”), entered into this 4th day of May, 2015, by D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company, d.b.a. D.R. HORTON - SCHULER DIVISION, whose principal place of business is 130 Merchant Street, Suite 112, Honolulu, Hawai‘i 96813 (hereinafter, the “Declarant”);

WITNESSETH:

WHEREAS, the Declarant is the owner in fee simple of those certain parcels of land situated at East Kapolei, District of Ewa, City and County of Honolulu, State of Hawai‘i, consisting of approximately 1,531 acres, described as Tax Map Key Nos. (1) 9-1-017:004, 059 and 072 and (1) 9-1-018:001 and 004, and more particularly described in Exhibit A attached hereto

EXHIBIT B
and incorporated herein by reference (the “Property”), and desires to make the Property subject to this Unilateral Agreement; and

WHEREAS, the Declarant plans to develop a new master-planned, mixed-use community on the Property (the “Ho‘opili 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 Property from AG-1 Restricted Agricultural District to the P-2 General Preservation District, R-3.5 Residential District, A-2 Medium-Density Apartment District (with 40- and 65-foot height limit), AMX-2 Medium-Density Mixed Use Apartment District (with 40- and 65-foot height limit), B-2 Community Business District (with a 60-foot height limit), B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District (with a 90-foot height limit) and IMX-1 Industrial-Commercial Mixed Use District (with a 60-foot height limit); and

WHEREAS, the portion of the Property subject to the zone change, consisting of approximately 1,289 acres, is depicted as the areas proposed for zone changes on the portion of Zoning Map No. 12 and Zoning Map No. 13 attached hereto as Exhibit B and incorporated herein by reference, and more particularly described in Exhibit C attached hereto and incorporated herein by reference (the “Project Site”);

WHEREAS, a public hearing regarding the change in zoning, Bill 3 (2015), was held by the Council on March 11, 2015; and

WHEREAS, the Council recommended by its Zoning and Planning Committee Report No. 165 that 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 for the
portion of the Property described as the Project Site:

1. Affordable Housing. 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 (the “DPP”) and in accordance with the adopted rules. The agreement shall provide
no less than thirty percent (30%) of the total residential units in the Ho‘opili Project to be
affordable housing units; provided that, said percentage shall be adjusted for credits earned by
Declarant for affordable housing commitments made pursuant to the aforesaid adopted rules.
Additionally:

a. Declarant or its designee shall be required to deliver the equivalent under the
aforesaid adopted rules of:

i) Ten percent (10%) of the total number of residential units in the
Ho‘opili Project to affordable households with incomes up to and
including eighty percent (80%) of area median income using U.S.
Department of Housing and Urban Development (“HUD”) standards
adjusted for family size for the City and County of Honolulu (“AMI”);
provided, that, twenty percent (20%) of the aforesaid number of units
in this paragraph (i) shall be rental units pursuant to applicable City
and County of Honolulu guidelines and rules; and
ii) Twenty percent (20%) of the total number of residential units in the Ho'opili Project to affordable households with incomes between eighty-one percent (81%) and one hundred twenty percent (120%) of AMI.

b. Affordable dwelling units designated for sale to households with incomes up to and including eighty percent (80%) of AMI shall be marketed for sale to such households for a period of one hundred twenty (120) days ("First Marketing Period") at prices affordable to such households; provided that if, at the end of the First Marketing Period, construction of the affordable dwelling unit has commenced and Developer has been unable to obtain a contract for sale of the unit to a qualified purchaser, then the affordable dwelling unit may be marketed to persons with household incomes between eighty-one percent (81%) and one hundred twenty percent (120%) of AMI at prices affordable to such households for a period of one hundred twenty (120) days ("Second Marketing Period"). If, following the Second Marketing Period, Developer has been unable to obtain a contract for the sale of the affordable dwelling unit to a qualified purchaser, then the affordable dwelling unit may be marketed to persons with household incomes between one hundred twenty percent (120%) and one hundred forty percent (140%) of AMI at prices affordable to such households for a period of one hundred twenty (120) days ("Third Marketing Period"). If, following the Third Marketing Period, the Developer has been unable to obtain a contract for the sale of the affordable dwelling unit to a qualified purchaser the affordable
dwelling unit may be sold to the general public free of the restrictions in the Affordable Housing Condition relating to the income level of the household of the purchaser, but not free from any of the other restrictions of the Affordable Housing Condition, and applicable rules.

c. Affordable dwelling units designated for sale to households with incomes between eighty-one percent (81%) and one hundred twenty percent (120%) of AMI shall be marketed for sale to such persons at prices affordable to such households for a period of one hundred twenty (120) days. If, following this initial one hundred twenty (120) day period, the Developer has been unable to obtain a contract for the sale of the affordable dwelling unit to a qualified purchaser, then the affordable dwelling unit may be marketed to persons with household incomes between one hundred twenty percent (120%) and one hundred forty percent (140%) of AMI at prices affordable to such households for a period of one hundred twenty (120) days. If, following this second one hundred twenty (120) day period, Developer has been unable to obtain a contract for sale of the unit to a qualified purchaser, then the affordable dwelling unit may be sold to the general public free of the restrictions in the Affordable Housing Condition relating to the income level of the household of the purchaser, but not free from any of the other restrictions of the Affordable Housing Condition and applicable rules.

d. Developer shall receive full credit for all affordable dwelling units constructed, sold or rented pursuant to these provisions and applicable rules.
2. **Transportation.** The Declarant shall carry out the following requirements related to traffic and transportation improvements for the Ho'opili Project consistent with the mitigation measures specified in the applicable Traffic Impact Analysis Report.

   a. A time line establishing the anticipated commencement and completion dates of the four (4) major phasing components of this development, including the completion of major roadway improvements, such as the internal parkway, arterial and main streets, Keahumoa Parkway and Farrington Highway, shall be prepared by the Declarant in a format acceptable to the DPP. The time line shall also identify when the Comprehensive Transportation Master Plan (the "CTMP"), which shall include a Roadway Master Plan (the "RMP"), the Construction Management Plan (the "CMP"), and updates to the initial Traffic Impact Analysis Report (the "TIAR"), dated May 30, 2014, will be submitted for review and approval. The CTMP shall be submitted to the DPP, in consultation with the Department of Transportation Services (the "DTS") for initial acceptance prior to any subdivision which will establish a boundary of any major roadway within this development. The CMP should be submitted prior to the start of any major on-site construction or grading work or work on any public street. Updates to the TIAR should be submitted as determined in the time line. Updates to the TIAR, as determined by the DPP, shall generally be submitted prior to the start of each 2,500 dwelling units or about every four (4) years. Interim updates may be required at two (2) year increments. The primary purpose of the interim updates is to determine when traffic signal
warrants are going to be met and assure the signals are in place at the time they are warranted.

b. A CTMP shall be developed to incorporate various modes of travel, including transit, vehicular, bicycle, and pedestrian. The plan shall be designed to establish and promote 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 transportation elements, as necessary. A connection from the Ho'opili Project to lands north of the H-1 Freeway shall be considered; land will be set aside for this purpose to minimize the amount of traffic having to cross the freeway interchanges. The CTMP shall also incorporate Traffic Demand Management ("TDM") strategies in an effort to reduce the overall vehicular trip demand in and around the Ho'opili Project, including available data on job creation at the University of Hawaii-West Oahu Campus and within the West Oahu region provided by the University of Hawaii-West Oahu, Office of State Planning and Department of Business, Economic Development and Tourism in advance of the Declarant's preparation of TIAR updates prior to the start of each 2,500 dwelling units. The TDM strategies could include opening the commercial properties during the early stages of the development in an effort to increase internal capture within the site, encourage transit, bicycle and pedestrian incentives, such as bus passes, more 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, a safe route to school program, and other TDM strategies. The CTMP, along with the TDM strategies, should be updated periodically, along with the TIAR, as determined by the time line, in part, to determine the relative effectiveness of the TDM strategies, as the Ho'opili Project progresses. The Declarant should hire or retain the services of a transportation coordinator to make sure the TDM strategies, as proposed by the applicant, are followed. These would include measures of effectiveness of the TDM strategies and the safe route to school program.

c. A RMP, incorporating smart growth, connectivity, and complete streets concepts, shall be developed in concert with the DPP and the DTS. The RMP shall be based on a TIAR which establishes projected traffic volumes along each major segment of roadway. This should 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 and incorporate a balance of connectivity to Transit-Oriented Development (“TOD”) areas to create a seamless connection for the entire development. The RMP shall include conceptual intersection designs, such as the lengths of right-turn deceleration lanes, size, and location of pedestrian islands, traffic calming, or other traffic elements that will affect the road right-of-ways. The roadway sections should follow the City’s Subdivision Rules and Regulations, unless a request for modification of the roadway standards is approved. On a micro-level scale, the internal layout of parking facilities and driveway access locations to public streets within the major shopping complexes should follow basic traffic
circulation guidelines and be optimally designed to the extent practical to assure the off-site flow of vehicles and pedestrians. The plan should also incorporate either grade separated utilitarian pathways for the exclusive use by pedestrians and bicyclists, or right-of-ways which are separate and apart from vehicular access streets, to avoid inherent conflicts between these modes of travel. At locations where these utilitarian pathways cross streets, traffic measures, such as bulb outs, should be installed to provide a safer crossing for pedestrians and bicyclists. These pathways should link parks and recreational areas, schools and commercial districts with residential areas. The hierarchy of these pathways should be similar to those established for streets.

d. The CMP shall identify the type, frequency and routing of heavy trucks and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, utilizing alternate 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 Ho'opili Project and other mitigation measures related to traffic and potential neighborhood impacts. Preliminary or conceptual traffic control plans should also be included in the CMP. The applicant 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 because of the
related construction activities. The CMP is not expected to be a critical component during the early stages of the Ho'opili Project, as ample land will be available and the public street system will not yet have been developed. However, during the later stages of the Ho'opili Project, as residential and commercial sites are built and occupied and begin to infill, the CMP will have a more critical role in minimizing impacts related to construction work. It is anticipated the CMP submittals will follow the same frequency as the TIAR, unless it is otherwise mutually determined that submittals are not necessary.

e. The TIAR should be updated periodically, as determined by the time line. The updates to the TIAR shall 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 within this development shall be installed by the Declarant, until full build-out of the development. If there is a need to extend the lengths of any auxiliary lanes or provide additional laneage resulting from trip generation rates being higher than initially projected or if the internal capture rates are lower than projected, the Declarant shall be required to provide the necessary improvements to maintain an appropriate Level-Of-Service. The purpose of the updates to the TIAR are to assure that the transportation elements are adequately assessed for the near future developments to avoid severely congested conditions that may arise from inadequate planning and implementation of roadway infrastructure within this development. If these roadway deficiencies occur due to
inaccuracies in the trip generation, distribution, and/or discount rates, the City shall have the option to suspend any or all pending permits until these deficiencies are corrected. In this regard, the Declarant and the City shall work in close accord to assure that potential deficiencies or inaccuracies to the transportation system and network do not occur.

f. The Declarant shall hold annual meetings with and inclusive of the affected transportation agencies, including the State Department of Transportation, the DTS, University of Hawaii-West Oahu, Office of State Planning, and the DPP. The purpose of these meetings is to provide an active forum for discussion between the transportation agencies with the Declarant. The Declarant shall report to the agencies at each annual meeting the level of vehicular traffic demand in and around the Ho'opili Project, as well as the levels of traffic having to cross the freeway interchanges. Discussion will tend to be more technical in nature and the traffic consultant for the Declarant should be available and included in these discussions. The transportation agencies should provide a representative to these meetings, if they wish to have their concerns or issues raised with the Declarant.

3. Drainage Master Plan. Prior to subdivision approval, the Declarant shall submit a revised Drainage Master Plan to the DPP for review and approval. Additionally, the Declarant shall maintain and manage all private drainage facilities, including, but not limited to retention/detention ponds, and drainage channels.
4. **Water Master Plan.** Prior to subdivision approval or building permit approval, whichever comes first, the Declarant shall submit a revised Water Master Plan to the Board of Water Supply for their review and approval.

5. **Sewerage Master Plan.** Prior to subdivision approval or building permit approval, whichever comes first, the Declarant shall submit a revised Sewerage Master Plan to the DPP for review and approval.

6. **Urban Design Plan.** Prior to subdivision approval or building permit approval, whichever comes first, the Declarant shall submit and have approved by the DPP an urban design plan that defines the vision, character, and principles for the Ho‘opili Project. However, Parcel A as described in Exhibit C, shall not be included with the Ho‘opili Project Urban Design Plan. Parcel A shall have its own urban design plan, separate from the Ho‘opili Project. In context to its surroundings, the plan or plans shall address land use patterns, including commercial and residential, neighborhood activity nodes, open spaces and gathering sites, and the provision of a variety of housing types and sizes, with building designs, and street lighting that respond to the region. In commercial areas, street, sidewalks, and building frontages shall be designed as pedestrian-friendly, and promote active streetscapes. In conjunction with the applicable Roadway Master Plan, the plan or plans shall address circulation for multiple transportation modes, including bicycles and pedestrians, providing for convenient and safe connections both within the Urban Design Plan area, and with surrounding areas.

7. **Daycare Facility.** Prior to the first residential building permit approval, the Declarant and the City and County of Honolulu’s Department of Community Services shall enter into a written agreement for a daycare facility for the Ho‘opili Project. The written agreement shall specify that one (1) acre of land within the Ho‘opili Project shall be conveyed by the
Declarant to the City and that the location of the property shall be mutually agreeable to both parties at a date to be determined by the Declarant and the City. The written agreement shall be executed prior to conveyance of the one (1) acre property.

8. **Meeting Facilities.** The Declarant shall make available for sale a minimum of two (2) acres of land within the Ho'opili Project for the development of meeting facilities between the 2,500th and 5,000th residential building permit submission and shall market said land for a period of one (1) year. The Declarant shall identify the location(s) and organizations to be contacted prior to sales offering. If there is no buyer within the aforesaid one (1) year period, the land may be used by Declarant for other purposes.

9. **Fire Station Site.** The Declarant shall provide a two (2) acre site for a new fire station within the Ho'opili Project. Declarant will coordinate the site location within the Ho'opili Project with the Honolulu Fire Department.

10. **Parks.** The Declarant shall develop parks in substantial compliance with the conceptual public and private parks plan referenced in its zone change application and attached hereto as Exhibit D and made a part hereof ("Parks Plan"), and in full compliance with the applicable park dedication requirements of the City (Revised Ordinances of Honolulu 1990, as amended, Chapter 22, Article 7 et seq.). This will include the entire acreage required under the subdivision code, currently estimated at net forty-five (45) acres, dedicated to the City and County of Honolulu. Of this forty-five (45) acres, a minimum of thirty-nine (39) shall be dedicated to the City and the additional six (6) acres can be included by applicant as a portion of the remaining acreage to be developed as private parks, if approved by the DPP and the Department of Parks and Recreation ("DPR"). If the Declarant constructs fewer units than the 11,750 units proposed, the 81 acres specified in the Parks Plan may be reduced proportionally.
11. **Subdivision and Building Permit approvals.** If not otherwise specified, references herein to subdivision and building permit approvals under paragraphs 1 through 10 above, apply to conveyance subdivisions and not to the designation of easements. References to building permit approvals do not apply to permits associated with the fixed guideway, its stations and support facilities. Permits associated with minor improvements related to public safety, utilities and infrastructure, and pre-construction activities are also exempt from paragraphs 1 through 10 above.

12. **Compliance with Other Governmental Requirements.** The Declarant acknowledges that approval of this zone change does not constitute compliance with other LUO or governmental agencies' requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the proposed Ho'opili Project approved under this permit comply with all applicable LUO and other governmental agencies' provisions and requirements.

13. **Annual Reports.** On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction and/or describing its progress toward complying with each condition of approval for this zone change. This status report shall be submitted to the DPP by December 31st of each year until such time as the DPP has determined that all conditions of approval have been satisfied. Failure to do so may result in delays in processing of further permits.

14. **Noncompliance or Failure to Fulfill Any Conditions.** In the event of noncompliance or failure to fulfill any of the conditions set forth herein, the Director of the DPP shall inform the Council and may institute action to terminate or stop the Ho'opili Project until applicable conditions are met. Noncompliance also may be grounds for revocation of the
permits issued under this zone change. 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 Property 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 DPP may fully or partially release, as applicable, any of the foregoing conditions that have been fulfilled.

That if there are any conflicts between this Unilateral Agreement and any previous unilateral agreement(s) applicable to the Property, the terms and conditions of this Unilateral Agreement shall apply.

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that the conditions imposed in this Declaration shall run with the Property (excluding Parcel B-2 and Parcel C-3) and shall bind and constitute notice to all the parties hereto and subsequent lessees, grantees, assignees, mortgagees, lienors, successors, and any other persons who have or claim to have an interest in the Property, and the City and County of Honolulu shall have the right to enforce this Declaration by rezoning, appropriate action at law or suit in equity against all such persons,
provided that the Declarant or its successors and assigns may file a petition with the DPP for amendment or removal of any conditions or termination of this Declaration, such petition to be processed in the same manner as petitions for zone changes.

IN WITNESS WHEREOF, the parties hereto have executed this Unilateral Agreement and Declaration for Conditional Zoning on the day and year first above written.

D.R. HORTON – SCHULER HOMES, LLC, a Delaware limited liability company, d.b.a. D.R. HORTON-SCHULER DIVISION

By VERTICAL CONSTRUCTION CORPORATION, a Delaware corporation
   Its Manager

By
   Michael T. Jones
   Vice President
On this 4th day of May, 2015, before me appeared MICHAEL T. JONES, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.

Colleen Mae Okashige
Print Name: Colleen Mae Okashige
Notary Public, in and for said State
My commission expires: 11/14/2015

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: Unilateral Agreement and Declaration for Conditional Zoning (Ho'opi'i)

Document Date: 5/4/2015 or □ Undated at time of notarization.

No. of Pages: 17 Jurisdiction: first Circuit (not including Exhibits) (in which notarial act is performed)

Colleen Mae Okashige 5/4/2015

Signature of Notary Date of Notarization and Certification Statement

Colleen Mae Okashige (Official Stamp or Seal)

Printed Name of Notary
EXHIBIT A
The Property

-ITEM 1:-

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 10069-A, area 654.214 acres, more or less, as shown on Map 1162, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

Being land(s) described in Transfer Certificate of Title No. 795122 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

-ITEM 2:-

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 10078, area 182.768 acres, more or less, as shown on Map 785, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

Together with access over Easement "4772" as shown on Map 712, affecting Lot 10079 to Lot 8861-D and then over Easement "4770", over and across Lot 8862-A-1 to Farrington Highway, as a public street, as set forth by Land Court Order No. 120505, filed May 10, 1995.

Being land(s) described in Transfer Certificate of Title No. 795123 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

-ITEM 3:-

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 10068, area 27.00 acres, more or less, as shown on Map 777, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

Being the land(s) described in Transfer Certificate of Title No. 795124 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

-ITEM 4:-

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:
LOT 98-B, area 7.258 acres, more or less, as shown on Map 442, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

Being land(s) described in Transfer Certificate of Title No. 795,125 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

-ITEM 5:-

All of those certain parcels of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOTS: 11993-A, area 38.082 acres, more or less, and 11993-B, area 14.207 acres, more or less,

as shown on Map 1621, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

Being land(s) described in Transfer Certificate of Title No. 795,126 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

-ITEM 6:-

All of those certain parcels of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOTS: 11995-A-1-A, area 423.669 acres, more or less, and 11995-A-1-B, area 0.761 acre, more or less,

as shown on Map 1583, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

Being land(s) described in Transfer Certificate of Title No. 795,127 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

-ITEM 7:-

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 20, area 0.007 acre, more or less, as shown on Map 12, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

Being land(s) described in Transfer Certificate of Title No. 795,129 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.
ITEM 8:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 21, area 0.074 acre, more or less, as shown on Map 12, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

Being land(s) described in Transfer Certificate of Title No. 795,128 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

ITEM 9:

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOT 17-A-1, area 19.935 acres, more or less, as shown on Map 423, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased;

Being land(s) described in Transfer Certificate of Title No. 795,130 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

ITEM 10:

All of those certain parcels of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, described as follows:

LOTS: 10067-B-1-A, area 153.318 acres, more or less, and 10067-B-1-B, area 4.236 acres, more or less,

as shown on Map 1523, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased.

As to Lot 10067-B-1-A, together with access over Lot 10067-B-1-B shown on said Map 1523 and Lot 10067-B-2 shown on Map 1514, to Farrington Highway, a public road, as set forth by Land Court Order No. 187056, filed May 18, 2011.

As to Lot 10067-B-1-B, together with access over Lot 10067-B-2 shown on Map 1514, to Farrington Highway, a public road, as set forth by Land Court Order No. 187056, filed May 18, 2011.

Being land(s) described in Transfer Certificate of Title No. 1,004,824 issued to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company.

ITEM 11:
All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being PORTION OF EXCLUSION 5, as shown on Map 1 of Land Court Application No. 1069, being also portion of Old Fort Weaver Road, and thus bounded and described:

Beginning at the southwest corner of this parcel of land and on the westerly side of Fort Weaver Road, FASP No. S-RS-0760 (2), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 7,109.69 feet south and 14,581.08 feet east and thence running by azimuths measured clockwise from true South:

Along Lot 10069, Map 777 of Land Court Application 1069 on a curve to the left with a radius of 1407.50 feet, the chord azimuth and distance being:

1. 154° 45' 59" 232.27 feet;
2. 150° 02' 1404.98 feet along Lot 10069, Map 777 of Land Court Application 1069;
3. 240° 02' 50.00 feet along the remainder of Old Fort Weaver Road;
4. 330° 02' 1404.98 feet along Lot 98-B, Map 442 of Land Court Application 1069;

Thence along Lot 98-B, Map 442 of Land Court Application 1069 on a curve to the right with a radius of 1457.50 feet, the chord azimuth and distance being:

5. 330° 14' 08" 10.29 feet;
6. 348° 00' 59" 170.56 feet;
7. 345° 40' 61.22 feet along the westerly side of Fort Weaver Road, FASP No. S-RS-0760 (2) on a curve to the left with a radius of 2080.00 feet, the chord azimuth and distance being:
Road, FASP No. S-RS-0760 (2)
to the point of beginning and
containing an area of 1.728
acres, more or less.

BEING THE PREMISES ACQUIRED BY TRUSTEES’ LIMITED
WARRANTY DEED WITH COVENANTS AND RESERVATION OF
RIGHTS

GRANTOR : TRUSTEES UNDER THE WILL AND OF THE
ESTATE OF JAMES CAMPBELL, DECEASED

GRANTEE : D.R. HORTON - SCHULER HOMES, LLC, a
Delaware limited liability company

DATED : March 1, 2006
FILED : Land Court Document No. 3398322
RECORDED : Document No. 2006-039948

Together with easements for water purposes in, on, over and under the
easement areas granted by and described in GRANT OF EASEMENTS
(WATERLINE) dated September 5, 2006, filed as Land Court Document No.
3485394, recorded as Document No. 2006-173177, subject to the terms and
provisions contained therein.

-ITEM 12:-

All of that certain parcel of land (portion of the land(s) described in and
covered by Royal Patent Number 6971, Land Commission Award Number
11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli,
District of Ewa, City and County of Honolulu, State of Hawaii, being
PORTION OF PARCEL 28-A, PORTION OF EXCLUSION 1, as shown on
Map 1 of Land Court Application No. 1069, being also abandoned portion of
the Old Government Road, bearing Tax Key designation (1) 9-1-018-POR.
001, and containing an area of 2.038 acres, more or less.

BEING THE PREMISES ACQUIRED BY TRUSTEES’ LIMITED
WARRANTY DEED WITH COVENANTS AND RESERVATION OF
RIGHTS

GRANTOR : TRUSTEES UNDER THE WILL AND OF THE
ESTATE OF JAMES CAMPBELL, DECEASED

GRANTEE : D.R. HORTON - SCHULER HOMES, LLC, a
Delaware limited liability company

DATED : March 1, 2006
FILED : Land Court Document No. 3398322
RECORDED : Document No. 2006-039948
Together with easements for water purposes in, on, over and under the easement areas granted by and described in GRANT OF EASEMENTS (WATERLINE) dated September 5, 2006, filed as Land Court Document No. 3485394, recorded as Document No. 2006-173177, subject to the terms and provisions contained therein.

-ITEM 13:-

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being REMNANT B, PORTION OF EXCLUSION 1, as shown on Map 1 of Land Court Application No. 1069, being also abandoned portion of the Old Government Road, and thus bounded and described:

Beginning at the east corner of this piece of land, being also the west corner of Lot 9 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069, and on the north side of the present Government Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 3,262.64 feet south and 7,108.75 feet west, thence running by azimuths measured clockwise from true South:

1. On a curve to the left with a radius of 1,939.86 feet along Parcel 37, along the remainder of the present Government Road, Exclusion 1 of Land Court Application 1069, the chord azimuth and distance being 43° 12' 11" 552.19 feet;

2. 213° 15' 221.14 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069;

3. Thence on a curve to the right with a radius of 455.00 feet, the chord azimuth and distance being 224° 22' 30" 175.59 feet;

4. 235° 30' 162.57 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069 to the point of beginning and containing an area of 0.161 acre, more or less.
BEING THE PREMISES ACQUIRED BY TRUSTEES' LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS

GRANTOR : TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED

GRANTEE : D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company

DATED : March 1, 2006
FILED : Land Court Document No. 3398322
RECORDED : Document No. 2006-039948

Together with easements for water purposes in, on, over and under the easement areas granted by and described in GRANT OF EASEMENTS (WATERLINE) dated September 5, 2006, filed as Land Court Document No. 3485394, recorded as Document No. 2006-173177, subject to the terms and provisions contained therein.

-ITEM 14:-

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being REMNANT A, PORTION OF EXCLUSION 1, as shown on Map 1 of Land Court Application No. 1069, being also abandoned portion of the Old Government Road, and thus bounded and described:

Beginning at the southwest corner of this piece of land, being also the west corner of Lot 21 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069, and on the south side of the present Government Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 914.74 feet south and 10511.55 feet east, thence running by azimuths measured clockwise from true South:

1. On a curve to the left with a radius of 1939.86 feet across the present Government Road, along Parcel 37, the chord azimuth and distance being $62° \ 15' \ 43'' \ 323.35$ feet;

2. $233° \ 22' \ 347.57$ feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069;

3. Thence along same on a curve to the right with a radius of 381.00 feet,
the chord azimuth and distance being 250° 56' 229.98 feet;

4. 268° 30' 320.39 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069;

5. Thence on a curve to the left with a radius of 1939.86 feet across the present Government Road, along Parcel 32-A, the chord azimuth and distance being 78° 52' 46" 299.19 feet;

6. 88° 30' 25.42 feet along Lot 21 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069;

7. Thence along same on a curve to the left with a radius of 331.00 feet, the chord azimuth and distance being 70° 56' 199.80 feet;

8. 53° 22' 28.10 feet along Lot 21 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069 to the point of beginning and containing an area of 0.605 acre, more or less.

BEING THE PREMISES ACQUIRED BY TRUSTEES' LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS

GRANTOR : TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED

GRANTEE : D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company

DATED : March 1, 2006
FILED : Land Court Document No. 3398322
RECORDED : Document No. 2006-039948

Together with easements for water purposes in, on, over and under the
-ITEM 15:-

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being PARCEL 30-B, PORTION OF EXCLUSION 1, as shown on Map 1 of Land Court Application No. 1069, being also abandoned portion of the Old Government Road, and thus bounded and described:

Beginning at the west corner of this piece of land, being also the east corner of Lot 6 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069, and on the north side of Waianae Road, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 739.82 feet south and 11981.45 feet east, thence running by azimuths measured clockwise from true South:

1. On a curve to the left with a radius of 420.00 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069, the chord azimuth and distance being 255° 46' 36" 4.06 feet; feet;

2. 255° 30' 196.00 feet along Lot 43 as shown on Map 11 of the Consolidation and Resubdivision of Land Court Application 1069;

3. Thence along same on a curve to the right with a radius of 335.00 feet, the chord azimuth and distance being 278° 42' 46' 264.08 feet;

4. 88° 44' 132.07 feet across the old Government Road, along Parcel 30;

5. Thence on a curve to the left with a radius of 285.00 feet along Lot 20 as shown on Map 12 of the Consolidation and Resubdivision of Land Court Application 1069, the chord azimuth and distance being 88° 44' 102.65 feet;
6. 88° 44' 220.11 feet across the old Government Road, along Parcel 32 to the point of beginning and containing an area of 0.342 acre, more or less.

BEING THE PREMISES ACQUIRED BY TRUSTEES' LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS

GRANTOR : TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED

GRANTEE : D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company

DATED : March 1, 2006
FILED : Land Court Document No. 3398322
RECORDED : Document No. 2006-039948

Together with easements for water purposes in, on, over and under the easement areas granted by and described in GRANT OF EASEMENTS (WATERLINE) dated September 5, 2006, filed as Land Court Document No. 3485394, recorded as Document No. 2006-173177, subject to the terms and provisions contained therein.

-ITEM 16:-

All of that certain parcel of land (portion of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being PORTION OF EXCLUSION 3, as shown on Map 1 of Land Court Application No. 1069, being also a strip of land 40 feet in width, bearing Tax Key designation (1) 9-1-017-por. 004, and containing an area of 0.650 acre, more or less.

BEING THE PREMISES ACQUIRED BY TRUSTEES' LIMITED WARRANTY DEED WITH COVENANTS AND RESERVATION OF RIGHTS

GRANTOR : TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED

GRANTEE : D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company

DATED : March 1, 2006
FILED : Land Court Document No. 3398322
RECORDED : Document No. 2006-039948
Together with an easement for maintenance purposes over Easement "7967" as shown on Map 1162 and affecting Lot 10069-B, as granted by GRANT OF EASEMENT FOR MAINTENANCE PURPOSES by CFS REAL PROPERTY, INC., a Hawaii nonprofit corporation, to TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities, dated March 15, 2004, filed as Land Court Document No. 3082582, and subject to the terms and provisions contained therein.

ASSIGNMENT OF RIGHTS (FARRINGTON MAKAI PARCEL) as of September 22, 2006, filed as Land Court Document No. 3503320, by TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities, to D.R. HORTON - SCHULER HOMES, LLC, a Delaware limited liability company, dba D.R. HORTON-SCHULER DIVISION.

AMENDMENT OF GRANT OF EASEMENT (FARRINGTON MAKAI PARCEL) as of March 13, 2007, filed as Land Court Document No. 3573920.

Together also with easements for water purposes in, on, over and under the easement areas granted by and described in GRANT OF EASEMENTS (WATERLINE) dated September 5, 2006, filed as Land Court Document No. 3485394, recorded as Document No. 2006-173177, subject to the terms and provisions contained therein.
PROPOSED ZONING CHANGES with Height Limits

FROM: AG-1 TO:

1. R-3.5 - [LUO height requirements.]
2. A-2 - Height shown on map
3. AMX-2 - Height shown on map
4. BMX-3 - Height 90'
5. B-1 - Height 40'
6. B-2 - Height 60'
7. IMX-1 - Height 60'
8. P-2 - [LUO height requirements]

PORTION OF EXISTING ZONING MAP #12
(EWA BEACH - IROQUOIS POINT) &
ZONING MAP #13 - (MAKAKILO)

Land situated South of the H-1 Freeway adjacent to Kualakai Parkway, between Kunia Road and the Old Fort Weaver Road and ending North of the Ewa Villages Golf Course.

APPLICANT:
D. R. HORTON - SCHULER HOMES, LLC

TAX MAP KEY(S):
9-1-017: 004 (por.), 059 (por.), and 072 (por.)
9-1-018: 001 (por.), and 004 (por.)

FOLDER NO.:
2014/Z-5

LAND AREA:
1,289 Acres (Approx.)

PREPARED BY:
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

PUBLIC HEARING:
PLANNING COMMISSION

EXHIBIT B
HO'OPILI PROJECT

All those certain parcels of land situated at Honouliuli, Ewa, Oahu and being described as follows:

PARCEL A

Being a portion of Lot 11993 as shown on Map 874 of Land Court Application 1069.

Beginning at the South corner of this parcel of land, being also the Southeast corner of Lot 18060 as shown on Map 1409 of Land Court Application 1069 and on the Northerly side of Farrington Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUALI NEW" being 5,946.24 feet South and 5,087.20 feet East and running by azimuths measured clockwise from true South:

1. 133° 20' 2060.40 feet along Lots 18060 and 18059 of Land Court Application 1069 as shown on Map 1409;
2. Thence along North South Road (F. A. P. No. STP-8930(3)), on a curve to the right with a radius of 909.97 feet, the chord azimuth and distance being: 232° 24' 07" 376.25 feet;
3. 244° 20' 334.92 feet along same;
4. Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being: 273° 56' 25" 49.40 feet;
5. 303° 32' 50" 1002.45 feet along same;
6. 313° 20' 859.90 feet along same;
7. 43° 20' 719.84 feet along the Northerly side of Farrington Highway;
8. Thence along same, on a curve to the right with a radius of 2834.79 feet, the chord azimuth and distance being: 45° 00' 47.4" 166.20 feet;

to the point of beginning and containing an area of 38.082 acres.
**PARCEL B**

Being all of Lots 20 and 21 (Map 12), Lot 17-A-1 (Map 423) and portion of Lot 11995-A-1 (Map 1210) of Land Court Application 1069 and portion of Exclusion 1 (Remnants A and B, Parcel 30-B and portion of Parcel 28-A), as shown on Map 1 of Land Court Application 1069, covered by R. P. 6971, L. C. Aw. 11216, Apana 8 to M. Kekauonohi.

Beginning at the Northwest corner of this parcel of land, and on the Southeast side of North South Road (F. A. P. No. STP-8930 (3)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 2,551.05 feet South and 5,505.34 feet East and running by azimuths measured clockwise from true South:

1. 224° 54' 30"  1726.05 feet along the Southeast side of North South Road (F. A. P. No. STP-8930 (3));
2. 226° 11' 20"  244.87 feet along the Southeast side of Interstate Highway (F. A. P. No. I-HI-I (11));
3. Thence along same, on a curve to the right with a radius of 4,496.66 feet, the chord azimuth and distance being:
   \[
   228° 54' 16.5"  \quad 426.10 \text{ feet};
   \]
4. 237° 38' 51"  343.17 feet along same;
5. 239° 54' 28"  243.91 feet along same;
6. 242° 57' 22"  291.94 feet along same;
7. Thence along same, on a curve to the right with a radius of 4,453.66 feet, the chord azimuth and distance being:
   \[
   245° 03' 01.5"  \quad 338.85 \text{ feet};
   \]
8. 247° 13' 50"  451.34 feet along same;
9. 243° 39' 10"  400.62 feet along same;
10. 247° 13' 50"  1100.00 feet along same;
11. 252° 56' 30"  150.75 feet along same;
12. 247° 13' 50"  192.26 feet along same;
13. 244° 04' 55'' 364.16 feet along same;
14. 239° 04' 23'' 406.66 feet along same;
15. Thence along same, on a curve to the left with a radius of 6,587.00 feet, the chord azimuth and distance being:
   239° 41' 42.1'' 196.84 feet;
16. 238° 50' 20'' 705.60 feet along same;
17. 242° 50' 30'' 401.12 feet along same;
18. 238° 50' 20'' 54.12 feet along same;
19. Thence along same, on a curve to the right with a radius of 5,939.00 feet, the chord azimuth and distance being:
   243° 05' 20'' 880.26 feet;
20. 247° 20' 20'' 635.41 feet along same;
21. Thence along the Southwest corner of the intersection of Interstate Highway (F. A. P. No. I-HI-1 (11)) and Kunia Road (F. A. P. No. F-075-1 (2)), on a curve to the right with a radius of 250.00 feet, the chord azimuth and distance being:
   274° 45' 25'' 230.24 feet;
22. 32° 10' 30'' 15.00 feet along a jog the Southwest side Kunia Road (F. A. P. No. F-075-1 (2));
23. Thence along the Southwest side of Kunia Road (F. A. P. No. F-075-1 (2)), on a curve to the right with a radius of 235.00 feet, the chord azimuth and distance being:
   311° 22' 55'' 75.20 feet;
24. 320° 35' 20'' 305.87 feet along same;
25. 323° 33' 52'' 230.00 feet along same;
26. 233° 33' 52'' 15.00 feet along a jog on the Southwest side of Kunia Road (F.A.P. No. F-075-1(2));
27. 323° 33' 52" 796.77 feet along the Southwest side of Kunia Road (F. A. P. No. F-075-1 (2));

28. 327° 17' 10" 354.32 feet along same;

29. 331° 09' 04" 291.68 feet along same;

30. 335° 59' 36" 133.59 feet along same;

31. 329° 36' 02" 347.40 feet along same;

32. Thence along the Northwest corner of the intersection of Kunia Road (F. A. P. No. F-075-1 (2)) and Farrington Highway, on a curve to the right with a radius of 320.00 feet, the chord azimuth and distance being:

15° 30’ 37” 396.52 feet;

33. Thence along the Northwest side of Farrington Highway, on a curve to the right with a radius of 2,720.00 feet, the chord azimuth and distance being:

59° 41’ 56” 559.61 feet;

34. Thence along same, on a curve to the right with a radius of 2,769.79 feet, the chord azimuth and distance being:

72° 10’ 12” 111.98 feet;

35. 343° 19’ 42" 10.00 feet along a jog on the Northwest side of Farrington Highway;

36. Thence along the Northwest side of Farrington Highway, on a curve to the right with a radius of 2,779.79 feet, the chord azimuth and distance being:

76° 49’ 42” 339.40 feet;

37. 350° 19’ 42" 15.00 feet along a jog on the Northwest side of Farrington Highway;
38. Thence along the Northwest side of Farrington Highway, on a curve to the right with a radius of 2,794.79 feet, the chord azimuth and distance being:

\[ \text{azimuth} = 84^\circ 31' 51'' \quad \text{distance} = 409.61 \text{ feet}; \]

39. \( 88^\circ 44' \) 59.76 feet along same;

40. \( 358^\circ 44' \) 25.00 feet along a jog on the Northwest side of Farrington Highway;

41. \( 88^\circ 44' \) 961.94 feet along the Northwest side of Farrington Highway;

42. \( 358^\circ 44' \) 10.00 feet along a jog on the Northwest side of Farrington Highway;

43. \( 88^\circ 44' \) 1508.06 feet along the Northwest side of Farrington Highway;

44. \( 358^\circ 44' \) 5.00 feet along a jog on the Northwest side of Farrington Highway;

45. \( 88^\circ 44' \) 100.00 feet along the Northwest side of Farrington Highway;

46. Thence along same, on a curve to the left with a radius of 1,939.86 feet, the chord azimuth and distance being:

\[ \text{azimuth} = 71^\circ 03' 1178.49 \text{ feet}; \]

47. \( 53^\circ 22' \) 100.00 feet along same;

48. \( 323^\circ 22' \) 5.00 feet along a jog on the Northwest side of Farrington Highway;

49. \( 53^\circ 22' \) 987.79 feet along the Northwest side of Farrington Highway;

50. \( 55^\circ 30' \) 2347.79 feet along same;

51. \( 145^\circ 30' \) 5.00 feet along a jog on the Northwest side of Farrington Highway;

52. \( 55^\circ 30' \) 100.00 feet along the Northwest side of Farrington Highway;
53. Thence along same, on a curve to the left with a radius of 1,939.86 feet, the chord azimuth and distance being:

\[ 39\degree\ 25' \quad 1074.82\text{feet}; \]

54. \(23\degree\ 20'\) 181.20 feet along same;

55. \(149\degree\ 25'\) 1887.96 feet along Lot 11994 (Map 874) of Land Court Application 1069 to the point of beginning and containing a gross area of 455.541 acre and a net area of 446.831 acre after deducting 8.710 acre of Lot 11995-B (Map 954) of Land Court Application 1069.

Reserving and excepting from the above Parcel B, Parcel B-2 for agricultural use and being described as follows:

**PARCEL B-2**

(Remaining in Zone AG-1)

Being all of Lot 20 (Map 12) and portion of Lot 11995-A-1 (Map 1210) of Land Court Application 1069 and portion of Exclusion 1 (Parcel 30-B) as shown on Map 1 of Land Court Application 1069, covered by R. P. 6971, L. C. Awn. 11216, Apana 8 to M. Kekauonohi.

Beginning at the Northwest corner of this parcel of land, being also the initial point of the above described Parcel B and on the Southeast side of North South Road (F. A. P. No. STP-8930 (3)), the coordinates of said point of beginning referred to Government Survey Triangulation Station “KAPUAI NEW” being 2,551.05 feet South and 5,505.34 feet East and running by azimuths measured clockwise from true South:

1. \(224\degree\ 54'\ 30''\) 1726.05 feet along the Southeast side of North South Road (F.A.P. No. STP-8930(3));

2. \(226\degree\ 11'\ 20''\) 244.87 feet along the Southeast side of Interstate Highway (F. A. P. No. I-HI-1 (11));

3. Thence along same, on a curve to the right with a radius of 4,496.66 feet, the chord azimuth and distance being:

\[ 228\degree\ 54'\ 16.5'' \quad 426.10\text{feet}; \]

4. \(237\degree\ 38'\ 51''\) 343.17 feet along same;

5. \(239\degree\ 54'\ 28''\) 243.91 feet along same;
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<th>Bearing</th>
<th>Azimuth</th>
<th>Distance</th>
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<td>7.</td>
<td>Thence along same, on a curve to the right with a radius of 4,453.66 feet, the chord azimuth and distance being:</td>
<td>245° 03' 01.5&quot;</td>
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<tr>
<td>15.</td>
<td>Thence along same, on a curve to the left with a radius of 6,587.00 feet, the chord azimuth and distance being:</td>
<td>239° 41' 42.1&quot;</td>
<td>196.84</td>
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<td>18.</td>
<td>238° 50' 20&quot;</td>
<td>54.12</td>
<td>54.12</td>
</tr>
<tr>
<td>19.</td>
<td>Thence along same, on a curve to the right with a radius of 5,939.00 feet, the chord azimuth and distance being:</td>
<td>243° 05' 20&quot;</td>
<td>880.26</td>
</tr>
<tr>
<td>20.</td>
<td>247° 20' 20&quot;</td>
<td>224.33</td>
<td>224.33</td>
</tr>
<tr>
<td>21.</td>
<td>331° 31'</td>
<td>246.67</td>
<td>246.67</td>
</tr>
<tr>
<td>22.</td>
<td>67° 20' 20&quot;</td>
<td>249.35</td>
<td>249.35</td>
</tr>
</tbody>
</table>
23. Thence along same, on a curve to the left with a radius of 5693.60 feet, the chord azimuth and distance being:

\[ 63^\circ 05' 20'' \quad 843.89 \text{ feet}; \]

24. \[ 58^\circ 50' 20'' \quad 54.12 \text{ feet along same}; \]

25. \[ 62^\circ 50' 30'' \quad 401.12 \text{ feet along same}; \]

26. \[ 58^\circ 50' 20'' \quad 705.60 \text{ feet along same}; \]

27. Thence along same, on a curve to the right with a radius of 6832.40 feet, the chord azimuth and distance being:

\[ 59^\circ 41' 42.1'' \quad 204.18 \text{ feet}; \]

28. \[ 59^\circ 04' 23'' \quad 406.66 \text{ feet along same}; \]

29. \[ 64^\circ 04' 55'' \quad 157.44 \text{ feet along same}; \]

30. \[ 323^\circ 23' 34'' \quad 456.42 \text{ feet along same}; \]

31. \[ 279^\circ 50' 30'' \quad 488.87 \text{ feet along same}; \]

32. \[ 285^\circ 28' 04'' \quad 1214.18 \text{ feet along same}; \]

33. \[ 254^\circ 53' 09'' \quad 33.25 \text{ feet along same}; \]

34. \[ 228^\circ 45' 38'' \quad 34.99 \text{ feet along same}; \]

35. \[ 229^\circ 00' 15'' \quad 47.44 \text{ feet along same}; \]

36. \[ 249^\circ 58' 43'' \quad 40.12 \text{ feet along same}; \]

37. \[ 298^\circ 23' 59'' \quad 43.41 \text{ feet along same}; \]

38. Thence along same, on a curve to the right with a radius of 623.00 feet, the chord azimuth and distance being:

\[ 302^\circ 04' 26.5'' \quad 43.83 \text{ feet}; \]

39. \[ 303^\circ 13' 41'' \quad 78.87 \text{ feet along same}; \]
40. Thence along same, on a curve to the left with a radius of 591.43 feet, the chord azimuth and distance being:
   \[ 299^\circ \ 22' \ 36'' \quad 262.65 \text{ feet}; \]

41. \[ 285^\circ \ 22' \ 45'' \quad 85.37 \text{ feet along same}; \]

42. Thence along same, on a curve to the right with a radius of 500.00 feet, the chord azimuth and distance being:
   \[ 295^\circ \ 24' \ 33.5'' \quad 225.46 \text{ feet}; \]

43. \[ 313^\circ \ 50' \ 34'' \quad 184.98 \text{ feet along same}; \]

44. \[ 88^\circ \ 44' \quad 715.54 \text{ feet along the Northwest side of Farrington Highway}; \]

45. \[ 358^\circ \ 44' \quad 10.00 \text{ feet along a jog on the Northwest side of Farrington Highway}; \]

46. \[ 88^\circ \ 44' \quad 1143.40 \text{ feet along the Northwest side of Farrington Highway}; \]

47. \[ 175^\circ \ 57' \ 49'' \quad 35.94 \text{ feet along the remainder of Lot 11995-A-1 (Map 1210) of Land Court Application 1069}; \]

48. Thence along same, on a curve to the left with a radius of 400.00 feet, the chord azimuth and distance being:
   \[ 169^\circ \ 02' \ 24.5'' \quad 96.43 \text{ feet}; \]

49. \[ 162^\circ \ 07' \quad 47.80 \text{ feet along same}; \]

50. \[ 70^\circ \ 51' \ 35'' \quad 42.49 \text{ feet along same}; \]

51. \[ 120^\circ \ 14' \ 38'' \quad 95.68 \text{ feet along same}; \]

52. \[ 122^\circ \ 52' \ 36'' \quad 181.78 \text{ feet along same}; \]

53. \[ 122^\circ \ 15' \ 42'' \quad 97.20 \text{ feet along same}; \]

54. \[ 98^\circ \ 57' \ 05'' \quad 135.98 \text{ feet along same}; \]

55. \[ 123^\circ \ 06' \ 34'' \quad 89.06 \text{ feet along same}; \]
56. $140^\circ 55' 04''$ 92.63 feet along same;
57. $127^\circ 18' 54''$ 136.74 feet along same;
58. Thence along same, on a curve to the left with a radius of 400.00 feet, the chord
    azimuth and distance being:
    $124^\circ 46' 28.5''$ 35.46 feet;
59. $15^\circ 28'$ 114.34 feet along same;
60. Thence along same, on a curve to the left with a radius of 530.00 feet, the chord
    azimuth and distance being:
    $91^\circ 37' 23''$ 480.25 feet;
61. $144^\circ 45' 57''$ 255.19 feet along same;
62. $90^\circ 48' 30''$ 207.72 feet along same;
63. $85^\circ 22'$ 77.80 feet along same;
64. $130^\circ 16' 28''$ 63.70 feet along same;
65. $122^\circ 14' 20''$ 45.84 feet along same;
66. $151^\circ 56'$ 80.00 feet along same;
67. $67^\circ 13' 50''$ 94.45 feet along same;
68. $53^\circ 23' 34''$ 1599.46 feet along same;
69. Thence along same, on a curve to the left with a radius of 330.00 feet, the chord
    azimuth and distance being:
    $123^\circ 38' 18''$ 64.27 feet;
70. $118^\circ 03'$ 49.03 feet along same;
71. Thence along same, on a curve to the left with a radius of 330.00 feet, the chord
    azimuth and distance being:
    $105^\circ 56' 07.5''$ 138.51 feet;
72. $143^\circ 23' 34''$ 222.87 feet along same;
73. 62° 57' 22" 303.96 feet along same;
74. 59° 54' 28" 234.69 feet along same;
75. 57° 38' 51" 323.92 feet along same;
76. 48° 54' 18" 406.95 feet along same;
77. 46° 11' 20" 2002.82 feet along same;
78. 149° 25' 165.78 feet along Lot 11994 (Map 874) of Land Court Application 1069 to point of beginning and containing an area of 91.938 acre.

PARCEL C
Being all of Lot 98-B (Map 442), Lot 10068 (Map 777), Lot 10078 (Map 785), Lot 10067-B-1-A (Map 1523) and Lot 10069-A (Map 1162) of Land Court Application 1069 and portions of Exclusions 3 and 5 as shown on Map 1 of Land Court Application 1069, covered by R.P. 6971, L. C. Aw. 11216, Apana 8 to M. Kekauonohi.

Situate at Honouliuli, Ewa, Oahu, Hawaii.

Beginning at the West corner of this parcel of land, being also the South corner of Lot 10067-A-i (Map 1372) of Land Court Application 1069 and on the Northeast side of North South Road (F.A.P. No. STP-8930(3)), the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 6,420.38 feet South and 7,377.39 feet East, and running by azimuths measured clockwise from true South:

1. Along Lot 10067-A-i (Map 1372) of Land Court Application 1069, on a curve to the left with a radius of 4,500.00 feet, the chord azimuth and distance being:
   
   230° 46' 04" 679.55 feet;

2. 141° 36' 2,246.74 feet along same;

3. 203° 20' 213.56 feet along the Southeast side of Farrington Highway;

4. Thence along same, on a curve to the right with a radius of 1,879.86 feet, the chord azimuth and distance being:
   
   219° 25' 1,041.58 feet;
5. 235° 30' 100.00 feet along same;
6. 145° 30' 5.00 feet along a jog on the Southeast side of Farrington Highway;
7. 235° 30' 2,348.71 feet along Southeast side of Farrington Highway;
8. 233° 22' 988.71 feet along same;
9. 323° 22' 5.00 feet along a jog on the Southeast side of Farrington Highway;
10. 233° 22' 100.00 feet along the Southeast side of Farrington Highway;
11. Thence along same, on a curve to the right with a radius of 1,879.86 feet, the chord azimuth and distance being:
    251° 03' 1,142.04 feet;
12. 268° 44' 100.00 feet along same;
13. 358° 44' 5.00 feet along a jog on the Southeast side of Farrington Highway;
14. 268° 44' 1,017.56 feet along the Southeast side of Farrington Highway;
15. 358° 44' 200.00 feet along Lot 2564 (Map 273) of Land Court Application 1069;
16. 268° 44' 246.00 feet along same;
17. 334° 15' 212.18 feet along the Southwest side of Old Fort Weaver Road;
18. Thence along same, on a curve to the left with a radius of 352.00 feet, the chord azimuth and distance being:
    306° 07' 30" 331.86 feet;
19. 278° 00' 407.89 feet along the South side of Old Fort Weaver Road;
20. 333° 13' 30" 276.52 feet along the Westerly side of Old Fort Weaver Road;

21. Thence along same, on a curve to the left with a radius of 1,662.10 feet, the chord azimuth and distance being:
   329° 05' 45" 239.36 feet;

22. 324° 58' 101.98 feet along same;

23. Thence along same, on a curve to the right with a radius of 611.01 feet, the chord azimuth and distance being:
   356° 28' 20" 638.60 feet;

24. 27° 58' 40" 338.56 feet along same;

25. 117° 58' 40" 8.00 feet along jog on the Westerly side of Old Fort Weaver Road;

26. 27° 58' 40" 98.76 feet along the Westerly side of Old Fort Weaver Road;

27. Thence along same, on a curve to the left with a radius of 749.30 feet, the chord azimuth and distance being:
   23° 58' 11" 104.75 feet;

28. 289° 57' 42" 8.00 feet along a jog on the Westerly side of Old Fort Weaver Road;

29. Thence along the Westerly side of Old Weaver Road, on a curve to the left with a radius of 741.30 feet, the chord azimuth and distance being:
   8° 59' 26" 282.16 feet;

30. 358° 01' 10" 240.97 feet along same;

31. Thence along same, on a curve to the right with a radius of 548.30 feet, the chord azimuth and distance being:
   8° 24' 55" 197.77 feet;

32. 18° 48' 40" 472.96 feet along same;
33. Thence along same, on a curve to the left with a radius of 434.30 feet, the chord azimuth and distance being:

357° 34’ 25” 314.64 feet;

34. 336° 20’ 10” 761.67 feet along same;

35. Thence along same, on a curve to the left with a radius of 2,317.00 feet, the chord azimuth and distance being:

333° 11’ 05” 254.75 feet;

36. 330° 02’ 214.71 feet along same;

37. 240° 02’ 68.23 feet along the remainder of Old Fort Weaver Road and along Lot 98-D (Map 442) of Land Court Application 1069;

38. 307° 17’ 276.16 feet along Lot 98-D (Map 442) of Land Court Application 1069;

39. 285° 40’ 98.51 feet along same;

40. 265° 28’ 28” 56.70 feet along same;

41. 270° 39’ 40” 332.55 feet along same;

42. 9° 08’ 65.31 feet along the Westerly side of Fort Weaver Road (F.A.S.P. No. S-RS-0760(2));

43. 358° 03’ 60.65 feet along same;

44. 354° 33’ 30” 60.81 feet along same;

45. 0° 41’ 50” 60.13 feet along same;

46. Thence along same, on a curve to the left with a radius of 2,090.00 feet, the chord azimuth and distance being:

6° 11’ 34” 450.55 feet;

47. 353° 05’ 40” 104.72 feet along same;
48. Thence along same, on a curve to the left with a radius of 2,080.00 feet, the chord azimuth and distance being:

<table>
<thead>
<tr>
<th>Degree</th>
<th>Minutes</th>
<th>Seconds</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>351°</td>
<td>24'</td>
<td>12''</td>
<td>415.82 ft</td>
</tr>
</tbody>
</table>

49. 345° 40' 61.22 feet along same;  
50. 345° 38' 25.56'' 146.14 feet along same;  
51. 345° 40' 437.36 feet along same;  
52. 70° 01' 10'' 313.04 feet along Lot 3178-A-2 (Map 427) of Land Court Application 1069;  
53. 33° 52' 151.24 feet along same;  
54. 40° 52' 20'' 95.49 feet along Lot 10069-B (Map 1162) of Land Court Application 1069;  
55. 345° 40' 523.09 feet along same;  
56. 252° 41' 171.15 feet along same;  
57. 254° 51' 231.26 feet along same;  
58. 260° 36' 100.91 feet along same;  
59. 345° 40' 121.18 feet along the Westerly side of Fort Weaver Road (F.A.S.P. No. S-RS-0760(2));  
60. 75° 55' 315.84 feet along Lot 18277 (Map 1442) of Land Court Application 1069;  
61. 77° 56' 232.45 feet along same;  
62. 79° 10' 215.27 feet along same;  
63. 65° 52' 417.47 feet along same;  
64. 58° 27' 80.13 feet along same;  
65. 21° 18' 49.95 feet along same;  
66. 75° 40' 834.59 feet along same;  
67. 46° 41' 1,027.64 feet along same;
68. 136° 41' 3,826.56 feet along Lots 18065 and 18066 (Map 1410) of Land Court Application 1069;

69. 57° 00' 1,411.72 feet along Lot 18066 (Map 1410) of Land Court application 1069;

70. Thence along same, on a curve to the right with a radius of 2,000.00 feet, the chord azimuth and distance being:

61° 48' 52.5" 335.73 feet;

71. Thence along the Northeast side of North South Road (F.A.P. No. STP-8030(3)), on a curve to the left with a radius of 4,352.00 feet, the chord azimuth and distance being:

156° 08' 27" 1,678.78 feet;

to the point of beginning and containing a gross area of 1,027.579 acre, and a net area of 1,026.936 acre after deducting 0.643 acre of Lot 8862-B (Map 709) of Land Court Application 1069.

Reserving and excepting from the above Parcel C, Parcel C-3 for agricultural use and being described as follows:

PARCEL C-3
(Remaining in Zone AG-1)

Being portions of Lot 10069-A (Map 1162), Lot 98-B (Map 442), Lot 10078 (Map 785) and Exclusions (Map 1) of Land Court Application 1069.

Situate at Honouliuli, Ewa, Oahu, Hawaii.

Beginning at the Northeast corner of this parcel of land, being also the North corner of Lot 2564 (Map 273) of Land Court Application 1069 and on the South side of Farrington Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 801.79 feet South and 12,343.53 feet East, and running by azimuths measured clockwise from true South:

1. 358° 44' 200.00 feet along Lot 2564 (Map 273) of Land Court Application 1069;

2. 268° 44' 246.00 feet along same;
3. 334° 15' 212.18 feet along the Southwest side of Old Fort Weaver Road;

4. Thence along same, on a curve to the left with a radius of 352.00 feet, the chord azimuth and distance being:
   306° 07' 30" 331.86 feet;

5. 278° 00' 407.89 feet along the South side of Old Fort Weaver Road;

6. 333° 13' 30" 276.52 feet along the Westerly side of Old Fort Weaver Road;

7. Thence along same, on a curve to the left with a radius of 1,662.10 feet, the chord azimuth and distance being:
   329° 05' 45" 239.36 feet;

8. 324° 58' 101.98 feet along same;

9. Thence along same, on a curve to the right with a radius of 611.01 feet, the chord azimuth and distance being:
   356° 28' 20" 638.60 feet;

10. 27° 58' 40" 338.56 feet along same;

11. 117° 58' 40" 8.00 feet along jog on the Westerly side of Old Fort Weaver Road;

12. 27° 58' 40" 98.76 feet along the Westerly side of Old Fort Weaver Road;

13. Thence along same, on a curve to the left with a radius of 749.30 feet, the chord azimuth and distance being:
   23° 58' 11" 104.75 feet;

14. 289° 57' 42" 8.00 feet along a jog on the Westerly side of Old Fort Weaver Road;

15. Thence along the Westerly side of Old Weaver Road, on a curve to the left with a radius of 741.30 feet, the chord azimuth and distance being:
   8° 59' 26" 282.16 feet;
16. 358° 01' 10" 240.97 feet along same;
17. Thence along same, on a curve to the right with a radius of 548.30 feet, the chord azimuth and distance being:
   8° 24' 55" 197.77 feet;
18. 18° 48' 40" 472.96 feet along same;
19. Thence along same, on a curve to the left with a radius of 434.30 feet, the chord azimuth and distance being:
   357° 34' 25" 314.64 feet;
20. 336° 20' 10" 761.67 feet along same;
21. Thence along same, on a curve to the left with a radius of 2,317.00 feet, the chord azimuth and distance being:
   333° 11' 05" 254.75 feet;
22. 330° 02' 214.71 feet along same;
23. 240° 02' 68.23 feet along the remainder of Old Fort Weaver Road and along Lot 98-D (Map 442) of Land Court Application 1069;
24. 307° 17' 246.41 feet along Lot 98-D (Map 442) of Land Court Application 1069;
25. 9° 52' 516.16 feet along the remainders of Lot 98-B (Map 442), Exclusion 5 (Map 1) and Lot 10069-A (Map 1162) of Land Court Application 1069;
26. 356° 07' 578.70 feet along the remainder of Lot 10069-A (Map 1162) of Land Court Application1069;
27. 356° 46' 606.95 feet along the same;
28. Thence along the remainders of Lot 10069-A (Map 1162) and Lot 10078 (Map 785) of Land Court Application 1069, on a curve to the right with a radius of 746.00 feet, the chord azimuth and distance being:
   34° 46' 30" 918.74 feet;
29. 72° 47' 294.60 feet along the remainder of Lot 10078 (Map 785) of Land Court Application 1069;
30. 162° 36' 166.00 feet along same;
31. Thence along same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
   117° 36' 70.71 feet;
32. 72° 36' 350.50 feet along same;
33. Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:
   101° 18' 30" 48.04 feet;
34. 130° 01' 58.00 feet along same;
35. Thence along same, on a curve to the left with a radius of 1437.50 feet, the chord azimuth and distance being:
   224° 12' 35.5" 376.24 feet;
36. 288° 04' 548.85 feet along same;
37. Thence along the remainders of Lot 10078 (Map 785) and Lot 10069-A (Map 1162) of Land Court Application 1069, on a curve to the left with a radius of 250.00 feet, the azimuth and distance being:
   214° 08' 45" 480.44 feet;
38. 140° 13' 30' 388.67 feet along the remainder of Lot 10069-A (Map 1162) of Land Court Application 1069;
39. Thence along same, on a curve to the right with a radius of 150.00 feet, the chord azimuth and distance being:
   154° 06' 35" 71.99 feet;
40. 167° 59' 40" 110.12 feet along same;
41. Thence along same, on a curve to the left with a radius of 150.00 feet, the chord azimuth and distance being:

\[135^\circ 28' 50'' \quad 161.25 \text{ feet};\]

42. \[102^\circ 58' \quad 92.89 \text{ feet along same};\]

43. Thence along same, on a curve to the left with a radius of 1437.50 feet, the chord azimuth and distance being:

\[165^\circ 10' 43'' \quad 781.99 \text{ feet};\]

44. \[233^\circ 43' \quad 99.26 \text{ feet along same};\]

45. Thence along same, on a curve to the left with a radius of 200.00 feet, the chord azimuth and distance being:

\[188^\circ 33' 17'' \quad 283.64 \text{ feet};\]

46. \[143^\circ 23' 34'' \quad 342.00 \text{ feet along same};\]

47. Thence along same, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being:

\[165^\circ 53' 34'' \quad 153.07 \text{ feet};\]

48. \[188^\circ 23' 34'' \quad 236.75 \text{ feet along same};\]

49. Thence along same, on a curve to the left with a radius of 305.00 feet, the chord azimuth and distance being:

\[188^\circ 25' 15'' \quad 395.05 \text{ feet};\]

50. \[188^\circ 23' 34'' \quad 346.30 \text{ feet along same};\]

51. Thence along same, on a curve to the left with a radius of 200.00 feet, the chord azimuth and distance being:

\[143^\circ 26' 47'' \quad 282.58 \text{ feet};\]

52. \[98^\circ 30' \quad 36.36 \text{ feet along same};\]

53. Thence along same, on a curve to the left with a radius of 1337.50 feet, the chord azimuth and distance being:

\[176^\circ 33' 50'' \quad 363.81 \text{ feet};\]
54. 258° 44' 50" 140.20 feet along same;

55. Thence along same, on a curve to the left with a radius of 160.00 feet, the chord azimuth and distance being:
   213° 21' 21.5" 227.81 feet;

56. Thence along same, on a curve to the left with a radius of 1337.50 feet, the chord azimuth and distance being:
   122° 03' 12.5" 689.11 feet;

57. Thence along same, on a curve to the left with a radius of 160.00 feet, the chord azimuth and distance being:
   143° 24' 34" 226.27 feet;

58. 53° 42' 37" 181.53 feet along same;

59. Thence along same, on a curve to the left with a radius of 1337.50 feet, the chord azimuth and distance being:
   143° 24' 282.84 feet;
68. 98° 24' 96.75 feet along same;
69. 188° 23' 34" 345.61 feet along same;
70. 270° 53' 92.14 feet along same;
71. Thence along same, on a curve to the right with a radius of 400.00 feet, the chord azimuth and distance being:
   287° 10' 30"  224.42 feet;
72. 303° 28' 45.60 feet along same;
73. Thence along same, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being:
   322° 44'  131.99 feet;
74. Thence along same, on a curve to the left with a radius of 84.00 feet, the chord azimuth and distance being:
   255° 11"  167.74 feet;
75. 168° 22' 93.19 feet along same;
76. Thence along same, on a curve to the right with a radius of 36.00 feet, the chord azimuth and distance being:
   237° 47' 42"  67.41 feet;
77. 307° 13' 24" 454.72 feet along same;
78. Thence along same, on a curve to the left with a radius of 350.00 feet, the chord azimuth and distance being:
   299° 47' 25.5"  90.56 feet;
79. 292° 21' 27" 99.36 feet along same;
80. Thence along same, on a curve to the right with a radius of 479.00 feet, the chord azimuth and distance being:
   304° 48' 43.5"  206.61 feet;
81. Thence along same, on a curve to the left with a radius of 565.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 307^\circ \ 35' \\
   \text{Distance:} & \quad 190.07 \text{ feet;}
   \end{align*}
   \]

82. Thence along same, on a curve to the left with a radius of 335.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 279^\circ \ 00' \\
   \text{Distance:} & \quad 217.02 \text{ feet;}
   \end{align*}
   \]

83. Thence along same, on a curve to the left with a radius of 130.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 229^\circ \ 48' \\
   \text{Distance:} & \quad 131.18 \text{ feet;}
   \end{align*}
   \]

84. Thence along same, on a curve to the right with a radius of 131.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 266^\circ \ 22' \ 30'' \\
   \text{Distance:} & \quad 240.95 \text{ feet;}
   \end{align*}
   \]

85. Thence along same, on a curve to the left with a radius of 568.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 326^\circ \ 22' \ 30'' \\
   \text{Distance:} & \quad 135.98 \text{ feet;}
   \end{align*}
   \]

86. Thence along same, on a curve to the left with a radius of 164.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 270^\circ \ 39' \ 13'' \\
   \text{Distance:} & \quad 246.97 \text{ feet;}
   \end{align*}
   \]

87. Thence along same, on a curve to the left with a radius of 373.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 196^\circ \ 09' \ 13'' \\
   \text{Distance:} & \quad 322.97 \text{ feet;}
   \end{align*}
   \]

88. Thence along same, on a curve to the left with a radius of 178.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 127^\circ \ 28' \ 12.5'' \\
   \text{Distance:} & \quad 242.93 \text{ feet;}
   \end{align*}
   \]

89. Thence along same, on a curve to the right with a radius of 1868.00 feet, the chord azimuth and distance being:
   
   \[
   \begin{align*}
   \text{Azimuth:} & \quad 92^\circ \ 16' \ 42.5'' \\
   \text{Distance:} & \quad 509.50 \text{ feet;}
   \end{align*}
   \]
90. Thence along same, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being:
   107° 01' 48.05 feet;

91. 113° 55'  204.18 feet along same;

92. Thence along same, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being:
   133° 30'  134.07 feet;

93. 153° 05'  99.38 feet along same;

94. Thence along same, on a curve to the left with a radius of 200.00 feet, the chord azimuth and distance being:
   142° 29'  73.58 feet;

95. 131° 53'  23.15 feet along same;

96. Thence along same, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being:
   146° 41' 30" 102.23 feet;

97. 161° 30'  36.88 feet along same;

98. 160° 16' 36"  81.26 feet along same;

99. Thence along same, on a curve to the right with a radius of 200.00 feet, the chord azimuth and distance being:
   165° 27' 48"  36.16 feet;

100 Thence along same, on a curve to the left with a radius of 275.00 feet, the chord azimuth and distance being:
   150° 39' 50"  187.99 feet;

101 Thence along same, on a curve to the left with a radius of 337.90 feet, the chord azimuth and distance being:
   140° 02' 52"  114.25 feet;

102. 140° 57' 30"  297.12 feet along same;
103. 224° 17' 12"  57.71 feet along same;
104. 178° 44' 186.71 feet along same;
105  268° 44'  313.72 feet along the South side of Farrington Highway to the point of beginning and containing an area of 131.162 acres.

March 11, 2015
Honolulu, Hawaii

Tax Map Key: 9-1-017: 004, 059 & 072; 9-1-018: 001 & 004; and 9-1-017: 004, 059 & 072
HO'OPILI PROJECT

PARCEL A
BEING A PORTION OF LOT 11993 AS SHOWN ON MAP 874 OF LAND COURT APPLICATION 1069

PARCEL B
BEING ALL OF LOTS 20 AND 21 AS SHOWN ON MAP 12; LOT 17-A-1 AS SHOWN ON MAP 403;
PORTION OF LOT 11955-B-1 AS SHOWN ON MAP 1270;
AND PORTION OF EXCLUSION (PARCELS A AND B, PARCEL 20-A AND PORTION OF PARCEL 28-A)
AS SHOWN ON MAP 1 OF LAND COURT APPLICATION 1069;
COVERED BY R. P. 697, L. C. W. 11218, APAH A TO U. KULAGOHIN

PARCEL B-2
AT HOOKEHUA ET AL., OAHU, HAWAII

MAP 1 OF 2 MAPS
HO'OPILI PROJECT

PARCEL C

BEING ALL OF LOT 98-A AS SHOWN ON MAP #42, LOT 1006 AS SHOWN ON MAP 707, LOT 1007 AS SHOWN ON MAP 708, LOT 1008-8-1 AS SHOWN ON MAP 723 AND LOT 1009-4 AS SHOWN ON MAP 1182 OF LAND COURT APPLICATION 1096 AND PORTIONS OF EXCLUSIONS 3 AND 5 AS SHOWN ON MAP 1 OF LAND COURT APPLICATION 1096.

EXECUTED BY R. P. 6871, L. C. DUE 11/11/16, JAPAN 8 TO I'OKUGISHA

PARCEL C-3

REMARKS TO LATITUDE 131.627 AC.

GROSS AREA = 1,027.59 AC.
LESS LOT 98-8 = 134.5 AC.
NET AREA = 1,026.636 AC.
EXHIBIT D

Conceptual Parks Plan

- PCL: Linear Park (Private)
- G: Community Garden (Private)
- PP: Park (Private)
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I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.

GLEN TAKAHASHI, ACTING CITY CLERK

ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER

15-13