

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

## Voting Members:

Ikaika Anderson, Chair; Trevor Ozawa, Vice-Chair;  
Carol Fukunaga, Ann H. Kobayashi, Joey Manahan

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Committee Meeting Held  
March 21, 2015

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

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Bill 62 (2015) entitled:

"A BILL FOR AN ORDINANCE TO REZONE LAND SITUATED AT EWA BEACH,  
OAHU, HAWAII,"

transmitted by Departmental Communication No. 449 dated June 12, 2015, and which passed First Reading at the September 2, 2015 Council meeting, reports as follows:

The purpose of Bill 62 (2015) is to rezone approximately 69 acres of land situated in Ewa Beach from BMX-3 Community Business Mixed Use District with a height limit of 60 feet, I-3 Waterfront Industrial District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District; to the A-2 Medium-Density Apartment District with a height limit of 60-feet, B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District with a height limit of 60 feet, IMX-1 Industrial-Commercial Mixed Use District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District; at the request of Haseko (Ewa), Inc. (the "Applicant") to accommodate an update of the Hoakalei Master Plan for the last undeveloped phase of the 1,100-acre Ocean Pointe-Hoakalei development.

Your Committee finds that the Planning Commission, after a public hearing held on May 27, 2015 at which nine individuals testified and 224 written testimonies in support of the zone change were received, voted to recommend approval of the rezoning in

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON APR 20 2016

COMMITTEE REPORT NO. 84

# REPORT OF THE COMMITTEE ON ZONING AND PLANNING

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Committee Meeting Held  
March 21, 2016  
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concurrence with the recommendation of the Department of Planning and Permitting (DPP) in the Attachment to Departmental Communication No. 449 (2015), with the following revision:

In the Director's May 12, 2015 report, Condition 1, Public Access and Revised Urban Plan is amended as follows:

Public Access and Revised Urban Design Plan. The proposed swimming cove adjacent to the lagoon shall be made available for use by the general public when completed. At least 150 parking stalls shall also be made available for use by the general public prior to issuance of the first certificate of occupancy for visitor units in the UA area, and parking rates should be comparable to other City lots. The 150 parking stalls shall not be used to satisfy off-street parking required by the Land Use Ordinance. The swimming and parking areas shall be linked with a publicly accessible pedestrian pathway system that connect them together with the Oneula Beach Park. These items shall be incorporated into a revised Urban Design Plan, which the Declarant shall submit to the DPP for review and approval prior to issuance of the first building permit for visitor units in the UA area.

Your Committee has reviewed the conditions recommended by the DPP to be included in a Unilateral Agreement for this rezoning, as set forth in the Attachment to Departmental Communication No. 449 (2015), as revised by the Planning Commission. Although your Committee generally finds the DPP's proposed conditions to be appropriate, your Committee further recommends certain revisions and additions to the proposed conditions as outlined in Councilmember Anderson's Council Communication

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## CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

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Committee Meeting Held  
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No. 49 and Councilmember Pine's hand-carried Council Communication No. 68. Committee Chair Anderson proposed a further amendment to the UA that does the following:

1. Adds a new Condition 2 that reads as follows:

"No hotel uses are permitted on the property except in areas zoned Resort District. No vacation cabin uses are permitted on the Property. Notwithstanding any future amendments to the LUO, no time sharing, bed and breakfast home, transient vacation unit, or other uses involving transient overnight accommodations are permitted on the Property, except to the extent permitted by the LUO in areas zoned Resort District."

2. Renumbers the remaining conditions.

Your Committee finds that the conditions recommended by the DPP to be included in a Unilateral Agreement for this rezoning, as revised in accordance with your Committee's recommendations herein, appear to be in conformance with the criteria specified in Section 21-2.80 (b) and (c), Revised Ordinances of Honolulu 1990, as amended (ROH). In particular, your Committee finds that the conditions appear to be necessary to prevent circumstances that may be adverse to public health, safety and welfare and fulfill needs directly emanating from the proposed project.

Attached hereto is a proposed Unilateral Agreement (draft dated 4/14/16) submitted by the Applicant. The proposed Unilateral Agreement (U/A) reflects the foregoing conditions.

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HONOLULU, HAWAII

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Committee Meeting Held  
March 21, 2016  
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At your Committee's meeting on March 21, 2016, your Committee considered Bill 62 (2015), Bill 63 (2015), and Resolution 15-206 together. Your Committee received testimony as follows: A representative of The Hawaii Laborers-Employers Cooperation and Education Trust offered oral and written testimony in support of Bill 62. Nine individuals also spoke in support of the Bill. Written supporting testimony was received from three individuals and comments were offered by two individuals. One individual offered written testimony and spoke in opposition to the Bill. A petition was submitted that contained three signatures in opposition to the Bill.

Your Committee has prepared a CD1 version of the bill that makes the following amendments:

- A. Revises the map attached as Exhibit A to reflect amendments to the zone changes to accommodate relocation of Resort Districts mauka of the lagoon.
- B. Corrects the TMK references for the parcels affected by the zone change in the text of the Bill and the map attached as Exhibit A to reflect amendments to the zone changes, and proper TMK numbers pursuant to an October 2015 subdivision.
- C. Removes the map depicting the area encumbered by the Unilateral Agreement.
- D. Makes miscellaneous technical and non-substantive amendments.

Your Committee finds that the rezoning proposed in this bill appears to be consistent with the General Plan and Development Plan of the City and in the best interests of the people of the City and County of Honolulu. Your Committee plans to

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**CITY COUNCIL**  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

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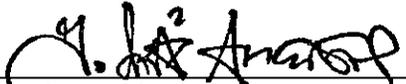
Committee Meeting Held  
March 21, 2016  
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consider this matter further following the receipt of public testimony at the public hearing thereon to be held as required by law.

Your Committee finds that the time needed for further consideration of Bill 62 (2015) could exceed the time limit provided for that consideration. It, therefore, recommends that Bill 62 (2015) be granted a 120-day extension of time. (Ayes: Anderson, Ozawa, Kobayashi, Manahan, Ozawa – 4; Noes: None; Excused: Fukunaga – 1.)

Your Committee on Zoning and Planning is in accord with the intent and purpose of Bill 62 (2015), as amended herein, and further recommends that it pass Second Reading, be scheduled for a public hearing, and thereafter be referred back to Committee in the form attached hereto as Bill 62 (2015), CD1. (Ayes: Anderson, Ozawa, Kobayashi, Manahan, Ozawa – 4; Noes: None; Excused: Fukunaga – 1.)

Respectfully submitted,

  
\_\_\_\_\_  
Committee Chair

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CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

ADOPTED ON APR 20 2016

COMMITTEE REPORT NO. 84



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**A BILL FOR AN ORDINANCE**

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TO REZONE LAND SITUATED AT EWA BEACH, OAHU, HAWAII.

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

SECTION 1. Zoning Map No. 12 (Ewa Beach – Iroquois Point), Ordinance 86-114, is hereby amended as follows: Land situated in Ewa Beach, Oahu, Hawaii, hereinafter described, is hereby rezoned from the BMX-3 Community Business Mixed Use District with a height limit of 60 feet, I-3 Waterfront Industrial District with a height limit of 60 feet, Resort District with a height limit of 90 feet, and P-2 General Preservation District to the A-2 Medium-Density Apartment District with a height limit of 60 feet, B-1 Neighborhood Business District, BMX-3 Community Business Mixed Use District with a height limit of 60 feet, IMX-1 Industrial-Commercial Mixed Use District with a height limit of 60 feet, Resort District with a height limit of 90 feet, 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: 9-1-134: 27, 36, 40, 42, and portions of 28, 33, 34, 35.

SECTION 2. The Unilateral Agreement conditions of Ordinance 93-94, as amended, shall remain in full force and effect, unless released by the Director of the Department of Planning and Permitting, as authorized by Section 21-2.80(e)(2), Revised Ordinances of Honolulu.

SECTION 3. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.



A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Ernest Martin (BR)

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DATE OF INTRODUCTION:

August 11, 2015  
Honolulu, Hawaii

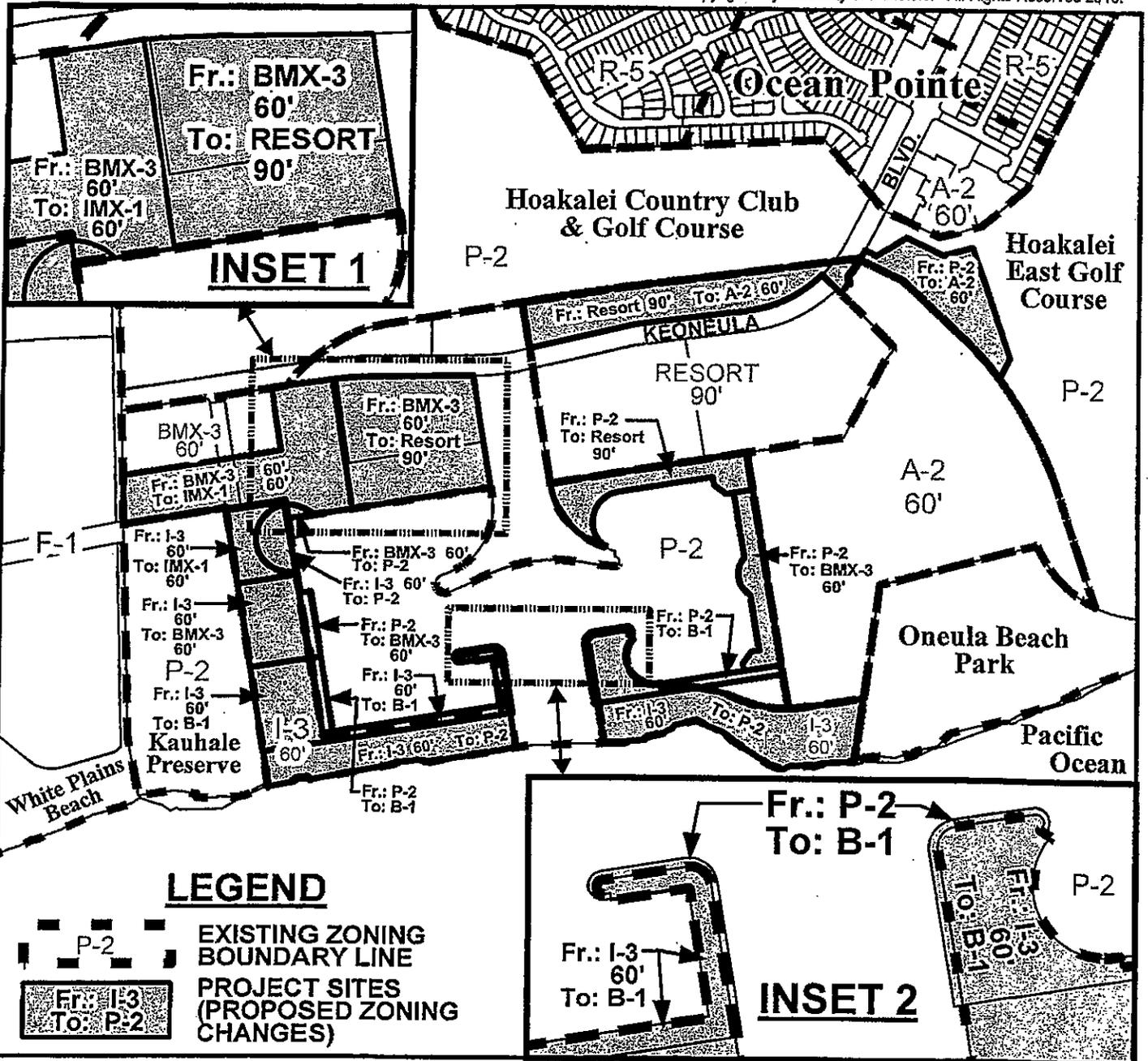
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KIRK CALDWELL, Mayor  
City and County of Honolulu



0 400 800

Scale in Feet



ORD. NO.

2015/Z-1

EFF. DATE:

EXHIBIT A

## EXHIBIT B

DRAFT UNILATERAL AGREEMENT  
INCORPORATING THE CONDITIONS RECOMMENDED  
BY THE DPP IN THE DIRECTOR'S REPORT

To be prepared by the Applicant and submitted to the Council

DRAFT  
4/14/16  
BILL 62 (2015), CD1  
PROPOSED U/A

LAND COURT SYSTEM

REGULAR SYSTEM

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

MORIHARA LAU & FONG LLP  
841 BISHOP STREET, SUITE 400  
HONOLULU, HI 96813  
TELEPHONE No.: (808) 526-2888

TYPE OF DOCUMENT:

UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING

PARTIES TO DOCUMENT:

DECLARANT: HASEKO (EWA), INC., A HAWAII CORPORATION  
91-1001 KAIMALIE STREET, SUITE 205  
EWA BEACH, HAWAII 96706

HOAKALEI CORPORATION, A HAWAII CORPORATION  
91-1001 KAIMALIE STREET, SUITE 205  
EWA BEACH, HAWAII 96706

TAX MAP KEY FOR PROPERTY:

9-1-134-027, 033 TO 040, 042, AND A PORTION OF 028

Total Pages ( )

UNILATERAL AGREEMENT  
AND DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE (hereinafter referred to as this "Unilateral Agreement" or "Declaration") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by HASEKO (EWA), INC., a Hawaii corporation ("Haseko"), and HOAKALEI CORPORATION, a Hawaii corporation ("Hoakalei"), both of whose address is 91-1001 Kaimalie Street, Suite 205, Ewa Beach, Hawaii 96706 (Haseko and Hoakalei are sometimes hereinafter collectively referred to as the "Declarant").

WITNESSETH:

WHEREAS, the Declarant is the developer and owner in fee simple of the approximately 1,100-acre mixed-use development known as "Ocean Pointe-Hoakalei" situated in Honouliuli, Ewa, Oahu, Hawaii; and

WHEREAS, lands comprising Ocean Pointe-Hoakalei were rezoned by Ordinance 93-94 and are subject to a Unilateral Agreement dated November 29, 1993 (the "93-94 UA") filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii (the "Land Court") as Document No. 2091140, and incorporated by reference into Ordinance 93-94; and

WHEREAS, certain parcels of land within Ocean Pointe-Hoakalei were rezoned by Ordinance 02-09 to accommodate a reduction of the marina and a revised drainage plan, and an amendment to the 93-94 UA (the "First 93-94 UA Amendment") was filed in the Office of the Assistant Registrar of the Land Court as Document No. 2778785, and incorporated by reference into Ordinance 02-09; and

WHEREAS, pursuant to Ordinance 02-58, a further amendment to the 93-94 UA, as amended by the First 93-94 UA Amendment (the "Second 93-94 UA Amendment") was filed in the Office of the Assistant Registrar of the Land Court as Document Nos. 2857087 and 2857088, and incorporated by reference into Ordinance 02-58; and

WHEREAS, the last undeveloped phase of Ocean Pointe-Hoakalei (the "Project") includes approximately 175 acres, described as Tax Map Key Nos. (1) 9-1-134:027, 033 to 040, 042, and a portion of 028, depicted as the bordered area on the map attached hereto as Exhibit 1 and incorporated by reference herein, and more particularly described in Exhibit 2 attached hereto and incorporated by reference herein (the "Property"), and the Declarant desires to make the Property subject to this Unilateral Agreement; and

WHEREAS, certain parcels of land within Ocean Pointe-Hoakalei, including lands comprising the Property, have been deregistered from the Land Court system and are now registered with the Bureau of Conveyances under the regular system; 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 portions of the Property from the BMX-3 Community Business Mixed Use District (with a height limit of 60 feet), I-3 Waterfront Industrial District (with a height limit of 60 feet), Resort District (with a height limit of 90 feet), and P-2 General Preservation District (with a height limit of 25 feet); to the A-2 Medium-Density Apartment District (with a height limit of 60 feet), B-1 Neighborhood Business District (with a height limit of 40 feet), BMX-3 Community Business Mixed Use District (with a height limit of 60 feet), IMX-1 Industrial-Commercial Mixed Use District (with a height limit of 60 feet), Resort District (with a height limit of 90 feet), and P-2 General Preservation District (with a height limit of 25 feet) (the "zone change"); and

WHEREAS, the portions of the Property subject to the zone change and consisting of approximately 69 acres, described as Tax Map Key Nos. (1) 9-1-134:027, 036, 040, 042, and portions of 028, 033, 034 and 035, are depicted as the areas proposed for zone changes on

the map attached hereto as Exhibit 1 and incorporated by reference herein, and are more particularly described in Exhibit 3 attached hereto and incorporated by reference herein (the "zone change area"); and

WHEREAS, a public hearing regarding the zone change, Bill 62 (2015), was held by the Council on \_\_\_\_\_, 2016; and

WHEREAS, the Council recommended by its Zoning and Planning Committee Report No. \_\_\_\_\_, that the said zone change be approved, subject to continuation in full force and effect of the 93-94 UA, as amended by the First 93-94 UA Amendment, and as further amended by the Second 93-94 UA Amendment, and subject to the following additional 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, Declarant hereby covenants and declares as follows with respect to the Property:

1. Public Access and Revised Urban Design Plan. The proposed swimming cove adjacent to the lagoon shall be made available for use by the general public when completed. At least 150 parking stalls shall also be made available for use by the general public prior to issuance of the first certificate of occupancy for visitor units located within the Property and parking rates should be comparable to other City lots. The 150 parking stalls shall not be used to satisfy off-street parking required by the Land Use Ordinance ("LUO") except as follows: for development within the swimming cove and lagoon, the 150 parking stalls may be used only to satisfy off-street parking required by the LUO for outdoor recreation facilities that are open to the public at no charge, as determined by the Director of the Department of Planning and Permitting (the "DPP"). The swimming and parking areas shall be linked with a publicly accessible pedestrian pathway system that connects them together with the nearby nature preserve, shoreline areas around the lagoon, the natural shoreline, and Oneula Beach Park. These items shall be incorporated into a revised Urban Design Plan, which the Declarant shall submit to DPP for review and approval prior to issuance of the first building permit for visitor units located within the Property.
2. No hotel uses are permitted on the Property except in areas zoned Resort District. No vacation cabin uses are permitted on the Property. Notwithstanding any future amendments to the LUO, no time sharing, bed and breakfast home, transient vacation unit, or other uses involving transient overnight accommodations are permitted on the Property, except to the extent permitted by the LUO in areas zoned Resort District.
3. The Declarant or its designee, shall from time to time, promulgate and enforce rules for the use, operation, and maintenance of the swimming cove and lagoon, and all related facilities, including but not limited to parking and commercial concessions that rent recreational watercraft and equipment, and the Wai Kai Club or similar membership facility.

In establishing the rules for the Wai Kai Club or similar membership facility, the Declarant or its designee shall uphold the Declarant's representations regarding

activities that are allowed in the recreational water areas, as illustrated in the Declarant's promotional materials provided to potential purchasers of residences in the development, including but not limited to allowing the use of the entire recreational lagoon's water areas by children of all ages, not requiring users to wear safety vests, allowing pets in the recreational water areas, allowing users to provide their own watercraft and equipment at no additional charge per watercraft or equipment, and not establishing a limit on guests for Wai Kai Club or similar membership facility members.

The Declarant's designee must be a resort association established by the Declarant for this purpose. The resort association must be comprised of members representing homeowners in the \_\_\_\_\_ community (Community Representatives), owners and operators of the hotel and resort (Hotel Representatives), and owners and operators of the commercial concessions (Commercial Representatives). Membership and voting power in the resort association must be allocated as follows: \_\_\_\_\_ percent Community Representatives, \_\_\_\_\_ percent Hotel Representatives, and \_\_\_\_\_ percent Commercial Representatives.

4. All conditions established in the 93-94 UA, as amended by the First 93-94 UA Amendment, and as further amended by the Second 93-94 UA Amendment, remain in full force and effect and are incorporated herein by reference.
5. Compliance with Other Governmental Requirements. The Declarant acknowledges that approval of the zone change does not constitute compliance with other LUO or other governmental requirements. They are subject to separate review and approval. The Declarant shall be responsible for ensuring that the final plans for the Project comply with all applicable LUO and other governmental provisions and requirements.
6. Annual Reports. On an annual basis, the Declarant shall submit a written status report to the DPP documenting its satisfaction of and/or describing its progress toward complying with each condition of approval for this zone change. The status report shall be submitted to the DPP by December 31 of each year until such time as the DPP has determined that all conditions of approval have been satisfied, or as necessary.
7. Noncompliance with Conditions. In the event of noncompliance with any of the conditions set forth herein, the Director of the DPP shall inform the Council and may seek civil enforcement or take appropriate action to terminate or stop the Project until applicable conditions are met, including but not limited to revoking any permits issued under this zoning and withholding issuance of other permits related to the Project. Noncompliance also may be grounds for the enactment of ordinances making further zone changes, including revocation of the underlying zoning, upon initiation by the proper parties in accordance with the Revised City Charter.

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

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

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

That the development of the Property shall conform to the aforesaid conditions with the understanding that, at the request of the Declarant 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 and shall bind and constitute notice to all 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 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 of the day and year first above written.

HASEKO (EWA), INC.

HOAKALEI CORPORATION

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF HAWAII )  
 )  
CITY AND COUNTY OF HONOLULU ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, in the First Circuit, State of Hawaii, before me personally appeared \_\_\_\_\_,  personally known to me -OR-  proved to me on the basis of satisfactory evidence, who, being by me duly sworn or affirmed, did say that such person is the \_\_\_\_\_ of HASEKO (EWA), INC., a Hawaii corporation; that said person executed the foregoing instrument identified or described as Unilateral Agreement and Declaration for Conditional Zoning, as such person's free act and deed as having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated \_\_\_\_\_ and contained \_\_\_\_\_ pages at the time of this acknowledgment/certification.

\_\_\_\_\_  
Notary Public, State of Hawaii

\_\_\_\_\_  
Printed Name of Notary Public

My commission expires: \_\_\_\_\_

STATE OF HAWAII )  
 )  
CITY AND COUNTY OF HONOLULU ) SS.

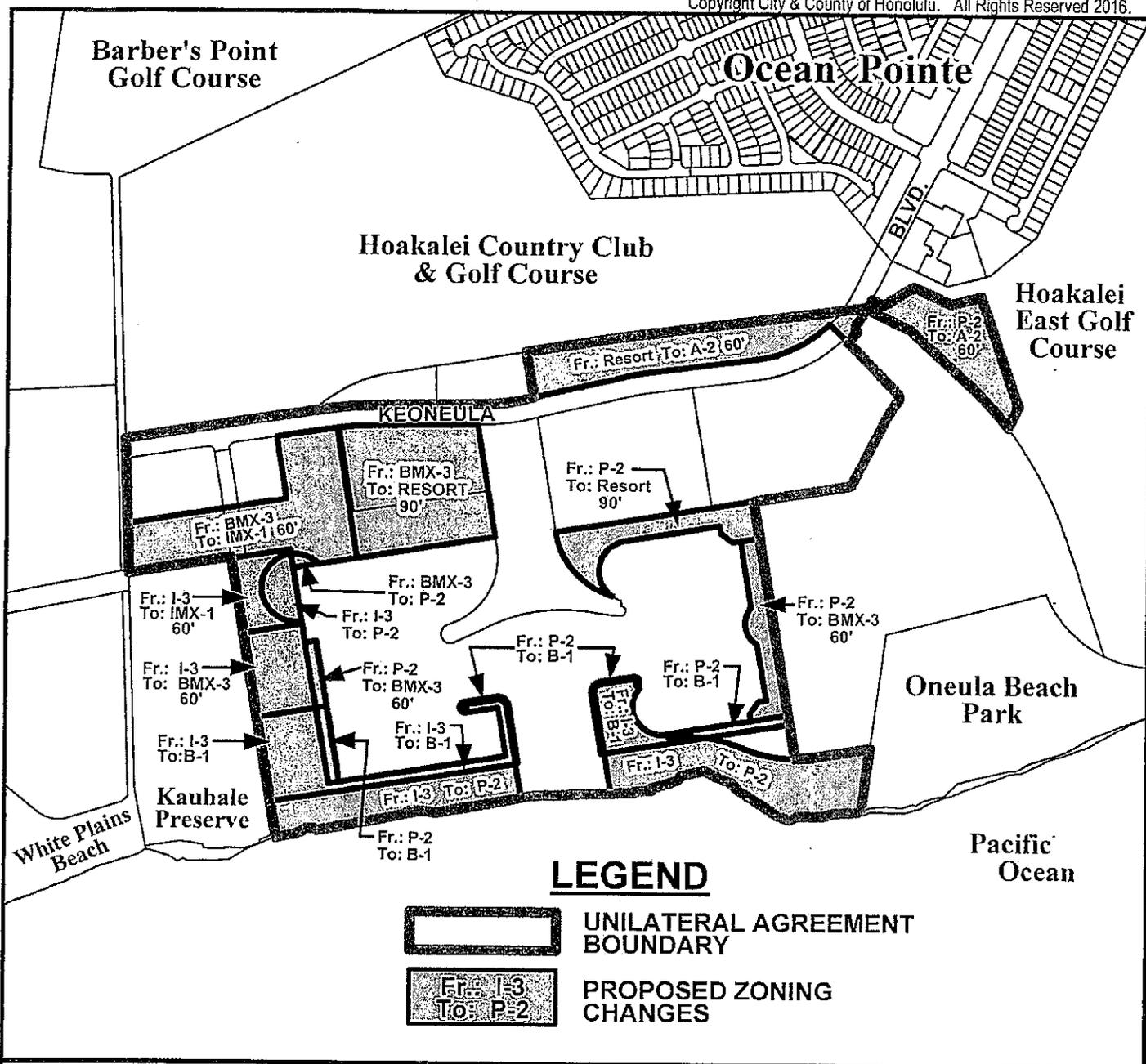
On this \_\_\_\_\_ day of \_\_\_\_\_, 2016, in the First Circuit, State of Hawaii, before me personally appeared \_\_\_\_\_,  personally known to me -OR-  proved to me on the basis of satisfactory evidence, who, being by me duly sworn or affirmed, did say that such person is the \_\_\_\_\_ of HOAKALEI CORPORATION, a Hawaii corporation; that said person executed the foregoing instrument identified or described as Unilateral Agreement and Declaration for Conditional Zoning, as such person's free act and deed as having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated \_\_\_\_\_ and contained \_\_\_\_\_ pages at the time of this acknowledgment/certification.

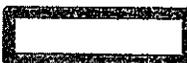
\_\_\_\_\_  
Notary Public, State of Hawaii

\_\_\_\_\_  
Printed Name of Notary Public

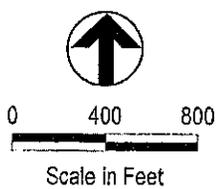
My commission expires: \_\_\_\_\_



**LEGEND**

-  UNILATERAL AGREEMENT BOUNDARY
-  PROPOSED ZONING CHANGES

**UNILATERAL AGREEMENT AREA**



**APPLICANT:** HASEKO (Ewa), Inc.  
**TAX MAP KEY(S):** 9-1-134: 27, 33 to 40, 42 and Por. 28  
**FOLDER NO. :** 2015/Z-1  
**LAND AREA:** Approx. 175 Acres  
**PREPARED BY:** DEPARTMENT OF PLANNING & PERMITTING  
 CITY AND COUNTY OF HONOLULU

Exhibit 2

-PARCEL FIRST:-  
(Lot 18886)

All of that certain parcel of land (being portion(s) of the land(s) described in and covered by Royal Patent Number 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi) situate, lying and being at Honouliuli, Ewa, Island of Oahu, City and County of Honolulu, State of Hawaii, being LOT 18886, (Deregistered from the Land Court System by recordation of Land Court Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083) and thus bounded and described:

Beginning at the southwest corner of this parcel of land, being the southeast corner of Lot D (DPP File No. 2013/SUB-103), being also a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 23,998.21 feet south and 11,576.42 feet east, thence running by azimuths measured clockwise from true South:

1. 170° 37' 248.58 feet along Lot D (DPP File No. 2013/SUB-103), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
2. 260° 37' 491.38 feet along Lot 18880 (Document No. A-43731084), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
3. 262° 37' 1178.91 feet along Lot 18880 (Document No. A-434731084), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
4. Thence along Lot 18887 (Document No. A-43731083), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi; on a curve to the right with a radius of 686.00 feet, the chord azimuth and distance being:  
  
59° 49' 07" 531.63 feet;
5. 82° 37' 533.40 feet along Lot 18887 (Document No. A-43731083), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;

6. Thence along Lot 18887 (Document No. A-43731083), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi; on a curve to the left with a radius of 1354.00 feet, the chord azimuth and distance being:

79° 37'      141.73 feet;

7. 76° 37';      499.02 feet along Lot 18887 (Document No. A-43731083), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 7.458 acres, more or less.

LOT 18886 shall have access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), Roadway Lot 15422 (as shown on Map 1177), and Roadway Lot 12587 (as shown on Map 929); SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication.

-PARCEL SECOND:-  
(Lot 18887)

All of that certain parcel of land (being portion(s) 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, Ewa, Island of Oahu, City and County of Honolulu, State of Hawaii, being LOT 18887 (Deregistered from the Land Court System by recordation of Land Court Certificate of Title No. 1.014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083) and thus bounded and described:

Beginning at the southwest corner of this parcel of land, being the northwest corner of Lot 4 (DPP File No. 2008/SUB-203), being also a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,338.47 feet south and 9,441.36 feet east, thence running by azimuths measured clockwise from true South:

1. 178° 02'      108.78 feet along Lot 13058-G (Map 962) of Land Court  
Application Number 1069;
2. 261° 09'      1040.14 feet along Lot 18880 (Document No. A-43731084), being  
a portion of Royal Patent Number 6971,  
Land Commission Award Number 11216,  
Apana 8 to M. Kekauonohi;
3. Thence along Lot C (DPP File No. 2013/SUB-103), being a portion of Royal Patent  
Number 6971, Land Commission Award  
Number 11216, Apana 8 to M.  
Kekauonohi, on a curve to the right with a  
radius of 2,056.00 feet, the chord azimuth  
and distance being:  
  
265° 05' 58"    283.22 feet;
4. 269° 02' 56"    574.52 feet along Lots C and D (DPP File No. 2013/SUB-103),  
being portions of Royal Patent Number  
6971, Land Commission Award Number  
11216, Apana 8 to M. Kekauonohi;
5. Thence along Lot D (DPP File No. 2013/SUB-103), being a portion of Royal Patent  
Number 6971, Land Commission Award  
Number 11216, Apana 8 to M.  
Kekauonohi, on a curve to the left with a  
radius of 944.00 feet, the chord azimuth  
and distance being:  
  
262° 49' 58"    204.43 feet;

6. 256° 37' 552.05 feet along Lot D (DPP File No. 2013/SUB-103) and Lot 18886 (Document No. A-43731083), being portions of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
7. Thence along Lot 18886 (Document No. A-43731083), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 1354.00 feet, the chord azimuth and distance being:
 

259° 37' 141.73 feet;
8. 262° 37' 533.40 feet along Lot 18886 (Document No. A-43731083), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
9. Thence along Lot 18886 (Document No. A-43731083), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 686.00 feet, the chord azimuth and distance being:
 

234° 41' 642.71 feet;
10. 206° 45' 280.82 feet along Lot 18886 (Document No. A-43731083), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
11. 319° 46' 103.06 feet along Lot 17875 (Map 1381) of Land Court Application Number 1069;
12. 295° 12' 13.15 feet along Lot 17875 (Map 1381) of Land Court Application Number 1069;
13. 26° 45' 240.88 feet along Lots A-2-A and A-1-A (DPP File No. 2014/SUB-94), being portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
14. Thence along Lot A-1-A (DPP File No. 2014-SUB-94) and Lot B (DPP File No. 2014/SUB-149), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi; on a curve to the right with a

radius of 794.00 feet, the chord azimuth  
and distance being:

32° 08' 02.5" 149.00 feet;

15. Thence along Lot B (DPP File No. 2011/SUB-149), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

354° 55' 11" 40.61 feet;

16. 42° 19' 17" 78.00 feet along Lots B (DPP File No. 2011/SUB-149), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;

17. Thence along Lot 5 (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

89° 43' 23.5" 40.61 feet;

18. Thence along Lot 5 (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 794.00 feet, the chord azimuth and distance being:

64° 52' 15" 484.01 feet;

19. 82° 37' 533.40 feet along Lots 5 and 4 (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;

20. Thence along Lot 4 (DPP File No. 2013-SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 1,246.00 feet, the chord azimuth and distance being:

79° 37' 130.42 feet;

21. 76° 37' 552.05 feet along Lots 4 and 3 (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
22. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 1,052.00 feet, the chord azimuth and distance being:
- 82° 49' 58" 227.82 feet;
23. 89° 02' 56" 574.52 feet along Lots 3 and 2 (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
24. Thence along Lots 2, 6, and 1 (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 1,948.00 feet, the chord azimuth and distance being:
- 85° 05' 58" 268.34 feet;
25. 81° 09' 480.79 feet along Lot 1 (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
26. Thence along Lot 1, (DPP File No. 2013/SUB-94), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:
- 35° 53' 58" 42.61 feet;
27. 80° 38' 56" 78.00 feet along Lot 5 (DPP File No. 2008/SUB-203), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi;
28. 170° 38' 56' 1.21 feet along Lot 4 (DPP File No. 2009/SUB-203), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M.

Kekauonohi;

29. Thence along Lot 4 (DPP File No. 2008/SUB-203), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:

125° 53' 58" 42.24 feet;

30. 81° 09' 434.39 feet along Lot 4 (DPP File No. 2008/SUB-203), being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 10.819 acres, more or less.

Lot 18887 is intended as an interconnecting roadway access lot which connects to Fort Weaver Road, a public road, over and across Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), Roadway Lot 15422 (as shown on Map 1177), and Roadway Lot 12587 (as shown on Map 929); SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigns, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED, HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication.

-PARCEL THIRD:-  
(Lot A-1-A)

All of that certain parcel of land (being portion(s) 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, Ewa, Island of Oahu, City and County of Honolulu, State of Hawaii, being LOT A-1-A and thus bounded and described May 25, 2014:

Beginning at the northwest corner of this parcel of land, being also the west corner of Lot A-2-A, being a portion of Royal Patent Number 6971, Land Commission Award Number 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 23,461.50 feet south and 13,353.26 feet east, thence running by azimuths measured clockwise from true South:

1. 296° 45' 67.01 feet along Lot A-2-A;
2. 238° 22' 05" 188.65 feet along Lot A-2-A;
3. 295° 12' 215.11 feet along Lot A-2-A;
4. 255° 07' 162.26 feet along Lot A-2-A;
5. 340° 46' 618.03 feet along Lot A-2-A;
6. 26° 16' 29" 126.45 feet along Lot A-2-A;
7. Thence along Lot B (DPP File No. 2011/SUB-149), on a curve to the left with a radius of 2,008.00 feet, the chord azimuth and distance being:  
  
137° 28' 53" 313.79 feet;
8. 133° 00' 414.92 feet along Lot B (DPP File No. 2011/SUB-149);
9. 116° 17' 257.61 feet along Lot B (DPP File No. 2011/SUB-149);
10. Thence along Lot 18887 (Map 1504) of Land Court Application 1069, on a curve to the left with a radius of 794.00 feet, the chord azimuth and distance being:  
  
208° 37' 20" 51.88 feet;
11. 206° 45' 4.69 feet along Lot 18887 (Map 1504) of Land Court Application 1069 to the point of beginning and containing an area of 5.055 acres, more or less.

Together with a non-exclusive easement to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929), as set forth by Land Court Order No. 186159, filed March 2, 2011;

Subject, however, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigns, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, provided, however, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication.

Together with nonexclusive easements for golf cart path and underground electrical and irrigation pipeline purposes under, over, upon, across, along, and through EASEMENT B, as provided by GRANT OF GOLF CART PATH AND UTILITY EASEMENT dated June 27, 2014, recorded as Document No. A-52910890, said Easement being more particularly described and subject to the terms and provisions contained therein.

-PARCEL FOURTH:-  
(Lot 4)

All of that certain parcel of land (being portion(s) 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, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 4, a portion of Lot 18888 as shown on Map 1504 of Land Court Application 1069 less erosion, said Lot 18888, together with Lots 18880 through 18887, inclusive, all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, and thus bounded and described as per survey dated September 18, 2009:

Beginning at the most northeasterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being said Lot 18887, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,301.25 feet south and 9,903.12 feet east, thence running by azimuths measured clockwise from true South:

1. 350° 38' 56" 574.94 feet along the southerly side of said Keoneula Boulevard and Lot 5 of said subdivision;
2. 80° 38' 56" 543.00 feet along Lot 11729 of Land Court Application 1069, Map 846;
3. 178° 02' 613.83 feet along Lots 13082-C and 13058-A-1 of Land Court Application 1069, Maps 1049 and 1365, respectively;
4. 261° 09' 434.39 feet along the southerly side of said Keoneula Boulevard;
5. Thence along the southerly side of said Keoneula Boulevard, on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:  
  
305° 53' 58" 42.24 feet, to the point of beginning and containing an area of 7.011 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

-PARCEL FIFTH:-  
(Lot 5)

All of that certain parcel of land (being a portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi and all Grant 30, Apana 8 to the Board of Education, being also a portion of Lot 18888 of Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, having been deregistered and recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-43731083) situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawaii, being LOT 5, as shown on survey map prepared by Wayne M. Teruya, Land Surveyor, with ParEn, Inc. dba Park Engineering, dated September 4, 2009, approved by the Department of Planning and Permitting, City and County of Honolulu, 2008/SUB-203, on September 18, 2009, and thus bounded and described:

Beginning at the most northeasterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being said Lot 18887, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,288.58 feet south and 9,980.07 feet east, thence running by azimuths measured clockwise from true South:

1. 350° 38' 56" 574.97 feet along Lot 3 of said subdivision;
2. 260° 38' 56" 231.52 feet along Lot 3 of said subdivision;
3. 350° 40' 98.25 feet along Lot 3 of said subdivision;
4. 260° 40' 1,071.02 feet along Lot 3 of said subdivision;
5. 350° 40' 56.36 feet along Lot 3 of said subdivision;
6. Thence along Lot 3 of said subdivision, on a curve to the right having a radius of 368.07 feet, the chord azimuth and distance being:  
  
28° 21' 59.5" 450.17 feet, to a compound curve to the right having a radius of 1,400.00 feet, its curve center bears:  
  
156° 03' 59";
7. Thence along said compound curve to the right having a radius of 1,400.00 feet, along Lot 3 of said subdivision, the chord azimuth and distance being:  
  
67° 07' 19.5" 51.59 feet, to a reverse curve to the left having a radius of 50.00 feet, its curve center bears:  
  
338° 10' 40";
8. Thence along said reverse curve to the left having a radius of 50.00 feet, along Lot

3 of said subdivision, the chord azimuth and distance being:

338° 10' 40" 100.00 feet, to a compound curve to the left having a radius of 1,500.00 feet, its curve center bears:

158° 10' 40";

9. Thence along said compound curve to the left having a radius of 1,500.00 feet, along Lot 3 of said subdivision, the chord azimuth and distance being:

244° 57' 44" 168.28 feet, to a reverse curve to the right having a radius of 900.00 feet, its curve center bears:

331° 44' 48";

10. Thence along said reverse curve to the right having a radius of 900.00 feet, along Lot 3 of said subdivision, the chord azimuth and distance being:

260° 40' 583.65 feet, to a reverse curve to the left having a radius of 1,500.00 feet, its curve center bears:

189° 35' 12";

11. Thence along said reverse curve to the left having a radius of 1,500.00 feet, along Lot 3 of said subdivision, the chord azimuth and distance being:

276° 48' 10.5" 145.70 feet, to a compound curve to the left having a radius of 25.64 feet, its curve center bears:

184° 01' 09";

12. Thence along said compound curve to the left having a radius of 25.64 feet, along Lot 3 of said subdivision, the chord azimuth and distance being:

188° 30' 09.5" 51.12 feet;

13. 173° 57' 15" 30.67 feet along Lot 3 of said subdivision, to a non-tangent curve to the right having a radius of 165.00 feet, its curve center bears:

196° 21' 37";

14. Thence along said non-tangent curve to the right having a radius of 165.00 feet, along Lot 3 of said subdivision, the chord azimuth and distance being:

115° 37' 51" 53.16 feet, to a non-tangent curve to the right having a radius of 425.00 feet, its curve center bears:

196° 47' 20";

15. Thence along said non-tangent curve to the right having a radius of 425.00 feet, along Lot 3 of said subdivision, the chord azimuth and distance being:

138° 43' 40" 449.66 feet;

16. 170° 40' 1.63 feet along Lot 3 of said subdivision;

17. 260° 40' 1,053.26 feet along Lot 2 of said subdivision;

18. 350° 40' 1,384.11 feet along Lot 1 of said subdivision, to a non-tangent curve to the left having a radius of 700.00 feet, its curve center bears:

179° 29' 27";

19. Thence along said non-tangent curve to the left having a radius of 700.00 feet, along Lot 1 of said subdivision, the chord azimuth and distance being:

265° 14' 43.5" 103.64 feet;

20. 261° 00' 293.79 feet along Lot 1 of said subdivision;

21. 7° 52' 334.61 feet along Lot 2697 of Land Court Application 1069, Map 274;

Thence along the shoreline boundary, along the seaward (makai) edge of roadway as located January 23, 2012 for the next seven (7) courses, the direct azimuths and distances between points on said shoreline boundary being:

22. 68° 52' 25.80 feet;

23. 87° 10' 122.00 feet;

24. 74° 22' 66.00 feet;

25. 91° 08' 119.80 feet;

26. 64° 51' 51.60 feet;

27. 110° 04' 71.20 feet;

28. 122° 55' 248.10 feet;

Thence along the shoreline boundary, as located January 23, 2012 for the next one (1) course, the direct azimuth and distance between points on said shoreline boundary being:

29. 136° 05' 54.20 feet;

Thence along the shoreline boundary, along the landward (mauka) edge of roadway and edge of vegetation as located January 23, 2012 for the next three (3) courses, the direct azimuths and distances between points on said shoreline boundary being:

30. 111° 39' 83.80 feet;

31. 118° 44' 68.00 feet;

32. 76° 35' 125.30 feet;

Thence along the shoreline boundary as located January 23, 2012 for the next one (1) course, the direct azimuth and distance between points on said shoreline boundary being:

33. 31° 29' 23.30 feet;

Thence along the shoreline boundary, along the upper reaches of the wash of the waves as located January 23, 2012 for the next seven (7) courses, the direct azimuths and distances between points on said shoreline boundary being:

34. 63° 45' 49.60 feet;

35. 75° 57' 81.20 feet;

36. 72° 18' 23.10 feet;

37. 350° 14' 12" 12.90 feet;

38. 87° 11' 86.20 feet;

39. 34° 17' 10.70 feet;

40. 87° 54' 531.00 feet;

Thence along the shoreline boundary, along the seaward (makai) edge of roadway as located January 23, 2012 for the next four (4) courses, the direct azimuths and distances between points on said shoreline boundary being:

- 41. 79° 35' 514.50 feet;
- 42. 97° 59' 65.60 feet;
- 43. 83° 12' 102.80 feet;
- 44. 78° 08' 461.20 feet;

Thence along the shoreline boundary as located January 23, 2012 for the next one (1) course, the direct azimuth and distance between points on said shoreline boundary being:

- 45. 124° 40' 18.10 feet;

Thence along the shoreline boundary, along the landward (mauka) edge of roadway as located January 23, 2012 for the next one (1) course, the direct azimuth and distance between points on said shoreline boundary being:

- 46. 89° 51' 43.10 feet;

Thence along the shoreline boundary as located January 23, 2012 for the next one (1) course, the direct azimuth and distance between points on said shoreline boundary being:

- 47. 59° 59' 57.30 feet;

Thence along the shoreline boundary, along edge of vegetation as located January 23, 2012 for the next one (1) course, the direct azimuth and distance between points on said shoreline boundary being:

- 48. 78° 39' 107.15 feet;
- 49. 170° 38' 56" 2,076.28 feet along Lot 11729 of Land Court Application 1069, Map 846 and Lot 4 of said subdivision;
- 50. 260° 38' 56" 78.00 feet along the southerly side of said Keoneula Boulevard, to the point of beginning and containing an area of 88.872 acres, more or less; subject to the location of the shoreline

boundary in accordance with the laws of  
the state of Hawaii.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887, as shown on Map 1504, Roadway Lot 17875, as shown on Map 1381, Roadway Lot 16912, as shown on Map 1314, Roadway Lot 12587, as shown on Map 929,

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigns, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth in Land Court Order No. 186159, filed on March 2, 2011.

BEING THE PREMISES ACQUIRED BY LIMITED WARRANTY DEED

GRANTOR : HASEKO (EWA), INC., a Hawaii corporation

GRANTEE : HOAKALEI CORPORATION, a Hawaii corporation

DATED : August 22, 2014

RECORDED : Document No. A-53470762

Said above LIMITED WARRANTY DEED corrected by instrument dated October 15, 2014, recorded as Document No. A-54150761, re: deleting the Exhibit "A" attached thereto and substituting in its place the Exhibit "A" attached therein.

-PARCEL SIXTH:-  
(Lot 1)

All of that certain parcel of land (being portion(s) 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, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 1 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINÁ SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northeasterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,169.11 feet south and 10,533.64 feet east, thence running by azimuths measured clockwise from true South:

1. 350° 40' 697.96 feet along Lot 6 of the Marina Six Lot Bulk Subdivision;
2. 80° 40' 331.48 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
3. 170° 40' 98.25 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
4. 80° 38' 56" 231.52 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
5. 170° 38' 56" 574.97 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;

6. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887, on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:

215° 53' 58" 42.61 feet;

7. 261° 09' 480.79 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;

8. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887, on a curve to the right having a radius of 1,948.00 feet, the chord azimuth and distance being:

261° 55' 02" 52.17 feet, to the point of beginning and containing an area of 8.535 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

-PARCEL SEVENTH:-  
(Lot 2)

All of that certain parcel of land (being portion(s) 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, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 2 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northeasterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,144.73 feet south and 11,279.09 feet east, thence running by azimuths measured clockwise from true South:

1. 350° 40' 356.12 feet along Lot 3 of the Marina Six Lot Bulk Subdivision;
2. 80° 40' 719.54 feet along Lot 6 of the Marina Six Lot Bulk Subdivision;
3. 170° 40' 452.15 feet along Lot 6 of the Marina Six Lot Bulk Subdivision, to a non-tangent curve to the right having a radius of 1,948.00 feet, its curve center bears: 353° 16' 24";
4. Thence along said non-tangent curve, along the southerly side of Keoneula Boulevard, on a curve to the right having a radius of 1948.00 feet, the chord azimuth and distance being:  
  
266° 09' 40" 196.28 feet;
5. 269° 02' 56" 529.81 feet along the southerly side of Keoneula Boulevard, along said Lot 18887, to the point of beginning and containing an area of 6.743 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

-PARCEL EIGHTH:-  
(Lot 3)

All of that certain parcel of land (being portion(s) 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, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 3 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northwesterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,144.73 feet south and 11,279.09 feet east, thence running by azimuths measured clockwise from true South:

1. 269° 02' 56" 44.71 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;
2. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887 on a curve to the left having a radius of 1052.00 feet, the chord azimuth and distance being:  
  
262° 49' 58" 227.82 feet;
3. 256° 37' 45.48 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;
4. 350° 37' 588.45 feet along Lot 4 of the Marina Six Lot Bulk Subdivision;
5. 350° 40' 26.63 feet along Lot 4 of the Marina Six Lot Bulk Subdivision and Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
6. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the left having a radius of 425.00 feet, the

chord azimuth and distance being:

318° 43' 40" 449.66 feet to a non-tangent curve to the left having a radius of 165.00 feet, its curve center bears: 214° 54' 05";

7. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a non-tangent curve to the left having a radius of 165.00 feet, the chord azimuth and distance being:

295° 37' 51" 53.16 feet;

8. 353° 57' 15" 30.67 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, to a non-tangent curve to the right having a radius of 25.64 feet, its curve center bears: 12° 59' 10";

9. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a non-tangent curve to the right having a radius of 25.64 feet, the chord azimuth and distance being:

8° 30' 09.5" 51.12 feet, to a compound curve to the right having a radius of 1,500.00 feet, its curve center bears: 184° 01' 09";

10. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the right having a radius of 1,500.00 feet, the chord azimuth and distance being:

96° 48' 10.5" 145.70 feet, to the reverse curve to the left having a radius of 900.00 feet, its curve center bears: 9° 35' 12";

11. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the left having a radius of 900.00 feet, the chord azimuth and distance being:
- 80° 40' 583.65 feet, to a reverse curve to the right having a radius of 1500.00 feet, its curve center bears: 151° 44' 48";
12. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the right having a radius of 1,500.00 feet, the chord azimuth and distance being:
- 64° 57' 44" 168.28 feet, to a compound curve to the right having a radius of 50.00 feet, its curve center bears: 158° 10' 40";
13. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the right having a radius of 50.00 feet, the chord azimuth and distance being:
- 158° 10' 40" 100.00 feet, to the reverse curve to the left having a radius of 1,400.00 feet, its curve bears: 158° 10' 40";
14. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the left having a radius of 1,400.00 feet, the chord azimuth and distance being:
- 247° 07' 19.5" 51.59 feet, to a compound curve to the left having a radius of 368.07 feet, its curve center bears: 156° 03' 59";
15. Thence along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, on a curve to the left having a radius of 368.07 feet, the chord azimuth and distance being:

208° 21' 59.5" 450.17 feet;

16. 170° 40' 657.48 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706 and Lots 6 and 2 of the Marina Six Lot Bulk Subdivision, to the point of beginning and containing an area of 9.681 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.



distance being:

259° 37' 130.42 feet;

7. 262° 37' 193.69 feet along the southerly side of Keoneula Boulevard, along said Lot 18887, to the point of beginning and containing an area of 12.152 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

-PARCEL TENTH:-  
(Lot 5)

All of that certain parcel of land (being portion(s) 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, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 5 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northwesterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 23,939.39 feet south and 12,407.26 feet east, thence running by azimuths measured clockwise from true South:

1. 262° 37' 339.71 feet along the southerly side of Keoneula Boulevard, along said Lot 18887;
2. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887 on a curve to the left having a radius of 794.00 feet, the chord azimuth and distance being:  
  
244° 52' 15" 484.01 feet, to the reverse curve to the right having a radius of 30.00 feet, its curve center bears: 317° 07' 30";
3. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887 on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:  
  
269° 43' 23.5" 40.61 feet;
4. 312° 19' 17" 26.41 feet along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46460996;

5. Thence along the Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996, on a curve to the right having a radius of 963.00 feet, the chord azimuth and distance being:

313° 59' 38.5 56.22 feet;

6. 315° 40' 299.78 feet along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996;

7. Thence along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996, on a curve to the right having a radius of 30.00 feet, the chord azimuth and distance being:

358° 05' 38" 40.48 feet, to a reverse curve to the left having a radius of 416.00 feet, its curve center bears: 310° 31' 16";

8. Thence along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996, on a curve to the left having a radius of 416.00 feet, the chord azimuth and distance being:

34° 06' 38" 92.89 feet;

9. 27° 42' 425.75 feet along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996;

10. 80° 40' 741.73 feet along Lot B as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 20, 2012 as Document Number A-46460996 and Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;

11. 170° 40' 645.02 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706, to the point of beginning and containing an area of 14.371 acres, more or less.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigns, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

-PARCEL ELEVENTH:-  
(Lot 6)

All of that certain parcel of land (being portion(s) 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, Ewa, Oahu, City and County of Honolulu, State of Hawaii, being LOT 6 of the Consolidation of Lots 2 and 3 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document No. A-46370706 and Resubdivision into six (6) lots of the "MARINA SIX LOT BULK SUBDIVISION" and thus bounded and described as per survey dated October 24, 2013:

Beginning at the most northwesterly corner of this parcel of land, on the southerly side of Keoneula Boulevard, being Lot 18887, as shown on Map 1504 of Land Court Application 1069, said Lot 18887, together with Lots 18880 through 18886, inclusive, and Lot 18888 all as shown on said Map 1504, all having been deregistered from the Land Court System by recordation of Certificate of Title No. 1,014,994 in the Bureau of Conveyances of the State of Hawaii on December 22, 2011, as Regular System Document No. A-43731083, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,169.11 feet south and 10,533.64 feet east, thence running by azimuths measured clockwise from true South:

1. Thence along the southerly side of Keoneula Boulevard, along said Lot 18887, on a curve to the right having a radius of 1,948.00 feet, the chord azimuth and distance being:  
  
262° 58' 44" 20.02 feet;
2. 350° 40' 452.15 feet along Lot 2 of the Marina Six Lot Bulk Subdivision;
3. 260° 40' 719.54 feet along Lot 2 of the Marina Six Lot Bulk Subdivision;
4. 350° 40' 245.00 feet along Lot 3 of the Marina Six Lot Bulk Subdivision;
5. 80° 40' 739.54 feet along Lot 5 as described in Surveyor's Affidavit recorded at the State Bureau of Conveyances at Honolulu on September 11, 2012 as Document Number A-46370706;
6. 170° 40' 697.96 feet along Lot 1 of the Marina Six Lot Bulk Subdivision, to the point of beginning and containing an area of 4.367 acres.

Together with access to and from Fort Weaver Road, a public road, over and across Roadway Lot 18887 (as shown on Map 1504), Roadway Lot 17875 (as shown on Map 1381), Roadway Lot 16912 (as shown on Map 1314), and Roadway Lot 12587 (as shown on Map 929);

SUBJECT, HOWEVER, to the rights of the fee simple owner(s) of such Roadway Lots, its designees, successors and assigned, to dedicate such Roadway Lots to any governmental authority, without the consent or joinder of any other party, and, PROVIDED HOWEVER, that any easement and/or access rights over such Roadway Lots shall automatically terminate upon dedication, as set forth by Land Court Order No. 186159, filed on March 2, 2011.

Ocean Pointe/Hoakalei  
Hoakalei Project Site  
Parcel A

Being a Portion of Lot 18887 (Document No. A-43731083),  
and all of Lots 18886 (Document No. A-43731083) and Lot A-1-A (DPP File No. 2014/SUB-94)  
Being also Portions of Royal Patent 6971,  
Land Commission Award 11216, Apana 8 TO M. Kekauonohi

SITUATE AT HONOULIULI, EWA, ISLAND OF OAHU, HAWAII

Beginning at the West corner of this zoning area, being a Portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 23,752.96 feet South and 11,535.88 feet East, thence running by azimuths measured clockwise from true South:

1. 260° 37' 491.40 feet along Lot 18880 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
2. 262° 37' 1321.29 feet along Lot 18880 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
3. Thence along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 794.00 feet, the chord azimuth and distance being:  
208° 16' 51.5" 42.43 feet;
4. 206° 45' 4.69 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
5. 296° 45' 67.01 feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
6. 238° 22' 05" 188.65 feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;

- 1 -

2024 North King Street  
Suite 200  
Honolulu HI 96819-3470  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail [mtowill@hawaii.com](mailto:mtowill@hawaii.com)



R. M. TOWILL CORPORATION

SINCE 1930  
Exhibit 3, Page 1 of 13

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

- |     |  |        |  |
|-----|--|--------|--|
| 7.  | 295° 12'   | 215.11 | feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 8.  | 255° 07'   | 162.26 | feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 9.  | 340° 46'   | 618.03 | feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 10. | 26° 16' 29"  | 126.45 | feet along Lot A-2-A (DPP File No. 2014/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 11. | Thence along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; on a curve to the left with a radius of 2,008.00 feet, the chord azimuth and distance being: |        |  |
|     | 137° 28' 53"   | 313.79 | feet;  |
| 12. | 133° 00'   | 414.92 | feet along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;    |
| 13. | 116° 17'   | 257.61 | feet along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;    |
| 14. | Thence along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 794.00 feet, the chord azimuth and distance being:  |        |  |
|     | 34° 00' 23"  | 97.27  | feet;  |
| 15. | Thence along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 30.00 feet, the chord azimuth and distance being:    |        |  |
|     | 354° 55' 09.5"   | 40.61  | feet;  |

-2-



- 16. 42° 19' 17" 78.00 feet along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
- 17. 135° 02' 27" 136.03 feet along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
- 18. Thence along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; on a curve to the right with a radius of 686.00 feet, the chord azimuth and distance being:  
63° 49' 43.5" 441.88 feet;
- 19. 82° 37' 533.40 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
- 20. Thence along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the left with a radius of 1,354.00 feet, the chord azimuth and distance being:  
79° 37' 141.73 feet;
- 21. 76° 37' 499.04 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
- 22. 170° 37' 248.58 feet along Lot D (DPP File No. 2013/Sub-103), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 12.948 Acres, more or less.





R. M. TOWILL CORPORATION

Description prepared by:

*Ryan M. Suzuki*

Ryan M. Suzuki

Exp: 4/30/16

Licensed Professional Land Surveyor

Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
July 2, 2015

- 4 -

2024 North King Street  
Suite 200  
Honolulu HI 96819-3470  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail [mtowill@hawaii.r.com](mailto:mtowill@hawaii.r.com)



R. M. TOWILL CORPORATION

SINCE 1930  
Exhibit 3, Page 4 of 13

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

Ocean Pointe/Hoakalei Alternative  
Hoakalei Project Site  
Parcel B

Being a Portion of Lot 4 (DPP File No. 2008/SUB-203),  
a Portion of Lot 1 (DPP File No. 2013/SUB-94),  
a Portion of Lot 5 (DPP File No. 2008/SUB-203), and  
All of Lots 2 and 6 (DPP File No. 2013/SUB-94),  
Being Also Portions of Royal Patent 6971,  
Land Commission Award 11216, Apana 8 to M. Kekauonohi

SITUATE AT HONOULIULI, EWA, ISLAND OF OAHU, HAWAII

Beginning at the West corner of this zoning area, being a Portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,683.50 feet South and 9,453.21 feet East, thence running by azimuths measured clockwise from true South:

1. 260° 40' 839.56 feet;
2. 170° 40' 335.67 feet;
3. 261° 09' 257.85 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
4. Thence along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 1,948.00 feet, the chord azimuth and distance being:  
265° 05' 58" 268.34 feet;
5. 269° 02' 56" 529.81 feet along Lot 18887 (Document No. A-43731083), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;

- 1 -

2024 North King Street  
Suite 200  
Honolulu HI 96819-3470  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.r.com



R. M. TOWILL CORPORATION  
SINCE 1930  
Exhibit 3, Page 5 of 13

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

- |     |   |   |
|-----|---|---|
| 6.  | 350° 40'  | 601.12 feet along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;   |
| 7.  | 80° 40'   | 1071.02 feet along Lot 5 (DPP File No. 2008/SUB-203), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi; |
| 8.  | 350° 40'  | 405.56 feet along Lot 5 (DPP File No. 2008/SUB-203), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;  |
| 9.  | 260° 40'  | 54.59 feet;   |
| 10. | 350° 40'  | 757.44 feet;  |
| 11. | 260° 40'  | 890.60 feet;  |
| 12. | 170° 40'  | 260.29 feet;  |
| 13. | 80° 40'   | 172.17 feet;  |
| 14. | Thence on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being: |   |
|     | 170° 40'  | 60.00 feet;   |
| 15. | 260° 40'  | 172.00 feet;  |
| 16. | Thence on a curve to the right with a radius of 58.00 feet, the chord azimuth and distance being: |   |
|     | 305° 40'  | 82.02 feet;   |
| 17. | 350° 40'  | 312.29 feet;  |
| 18. | 80° 40'   | 15.00 feet;   |
| 19. | 350° 40'  | 179.35 feet;  |
| 20. | 78° 56'   | 438.77 feet;  |
| 21. | 85° 51'   | 211.30 feet;  |

- 2 -

2024 North King Street  
Suite 200  
Honolulu HI 96819-3470  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rr.com



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Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

22.	79° 00'	323.50 feet;
23.	127° 59'	16.40 feet;
24.	78° 48'	25.30 feet;
25.	39° 10'	18.90 feet;
26.	78° 40'	57.60 feet;
27.	135° 22'	15.90 feet;
28.	89° 19'	51.40 feet;
29.	47° 53'	25.40 feet;
30.	75° 03'	135.87 feet;
31.	170° 38' 56"	1504.96 feet along Lot 11729 (Map 846) of Land Court Application 1069;
32.	80° 38' 56"	543.00 feet along Lot 11729 (Map 846) of Land Court Application 1069;
33.	178° 02'	268.60 feet along Lots 13082-C (Map 1049) and 13058-A-1 (Map 1365) of Land Court Application 1069 to the point of beginning and containing an area of 38.835 Acres, more or less.





R. M. TOWILL CORPORATION

Description prepared by:

Ryan M. Suzuki Exp: 4/30/16  
Licensed Professional Land Surveyor  
Certificate Number 10059

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
February 1, 2016



Ocean Pointe/Hoakalei  
Hoakalei Project Site  
Parcel C

Being a Portion of Lot 5 (DPP File No. 2008/SUB-203),  
Being Also Portions of Royal Patent 6971,  
Land Commission Award 11216, Apana 8 to M. Kekauonohi

SITUATE AT HONOULIULI, EWA, ISLAND OF OAHU, HAWAII

Beginning at the West corner of this zoning area, being the Southwest corner of Lot 4 (DPP File No. 2013/SUB-94), being a Portion of Royal Patent 6971, Land Commission Award 11216, Apana 8 to M. Kekauonohi, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 24,710.26 feet South and 11,694.06 feet East, thence running by azimuths measured clockwise from true South:

1. 260° 40' 1053.26 feet along Lots 4 and 5 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
2. 350° 40' 1188.76 feet along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
3. 80° 40' 492.15 feet;
4. Thence on a curve to the right with a radius of 700.00 feet, the chord azimuth and distance being:  
283° 24' 52.5" 240.64 feet;
5. Thence on a curve to the left with a radius of 700.00 feet, the chord azimuth and distance being:  
277° 09' 22" 389.56 feet;
6. 261° 00' 293.79 feet along Lot B (DPP File No. 2011/SUB-149), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi;
7. 7° 52' 333.11 feet along Lot 2697 (Map 274) of Land Court Application 1069;
8. 83° 31' 157.15 feet;

- 1 -

2024 North King Street  
Suite 200  
Honolulu HI 96819-3470  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail [mtowill@hawaii.r.com](mailto:mtowill@hawaii.r.com)



R. M. TOWILL CORPORATION  
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Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management

- |     |   |              |
|-----|---|--------------|
| 9.  | 71° 49'   | 45.80 feet;  |
| 10. | 89° 13'   | 120.30 feet; |
| 11. | 74° 16'   | 67.80 feet;  |
| 12. | 113° 26'  | 94.70 feet;  |
| 13. | 123° 38'  | 201.90 feet; |
| 14. | 136° 12'  | 69.00 feet;  |
| 15. | 114° 13'  | 143.80 feet; |
| 16. | 77° 00'   | 130.40 feet; |
| 17. | 37° 53'   | 27.60 feet;  |
| 18. | 60° 10'   | 43.50 feet;  |
| 19. | 69° 03'   | 105.10 feet; |
| 20. | 86° 15'   | 218.74 feet; |
| 21. | 170° 40'  | 229.43 feet; |
| 22. | 80° 40'   | 15.00 feet;  |
| 23. | 170° 40'  | 312.29 feet; |
| 24. | Thence on a curve to the right with a radius of 58.00 feet, the chord azimuth and distance being: |              |
|     | 215° 40'  | 82.02 feet;  |
| 25. | 260° 40'  | 171.93 feet; |
| 26. | Thence on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being: |              |
|     | 326° 31' 50"  | 54.76 feet;  |
| 27. | 341° 07' 22"  | 15.99 feet;  |

- 2 -



28. Thence on a curve to the left with a radius of 150.00 feet, the chord azimuth and distance being:

343° 14' 28.5"      252.22 feet;

29. 260° 40'      511.58 feet;

30. 170° 40'      47.30 feet;

31. 215° 40'      80.00 feet;

32. 260° 40'      47.30 feet;

33. 170° 40'      279.70 feet;

34. Thence on a curve to the right with a radius of 130.00 feet, the chord azimuth and distance being:

170° 40'      198.85 feet;

35. 170° 40'      355.33 feet;

36. 80° 40'      40.00 feet;

37. 125° 40'      79.99 feet;

38. 170° 40'      40.00 feet;

39. 80° 40'      503.71 feet;

40. Thence on a curve to the left with a radius of 165.00 feet, the chord azimuth and distance being:

12° 47' 02.5"      305.72 feet;

41. Thence along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi, on a curve to the right with a radius of 425.00 feet, the chord azimuth and distance being:

138° 43' 40"      449.66 feet;

- 3 -



42. 170° 40'

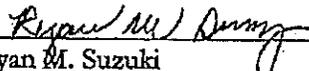
1.63 feet along Lot 3 (DPP File No. 2013/SUB-94), being a Portion of R.P. 6971, L.C. Aw. 11216, Apana 8 to M. Kekauonohi to the point of beginning and containing an area of 17.195 Acres, more or less.



R. M. TOWILL CORPORATION

Description prepared by:

2024 North King Street, Suite 200  
Honolulu, Hawaii 96819  
July 6, 2015

  
Ryan M. Suzuki Exp: 4/30/16  
Licensed Professional Land Surveyor  
Certificate Number 10059

- 4 -

2024 North King Street  
Suite 200  
Honolulu HI 96819-3470  
Telephone 808 842 1133  
Fax 808 842 1937  
eMail rmtowill@hawaii.rm.com

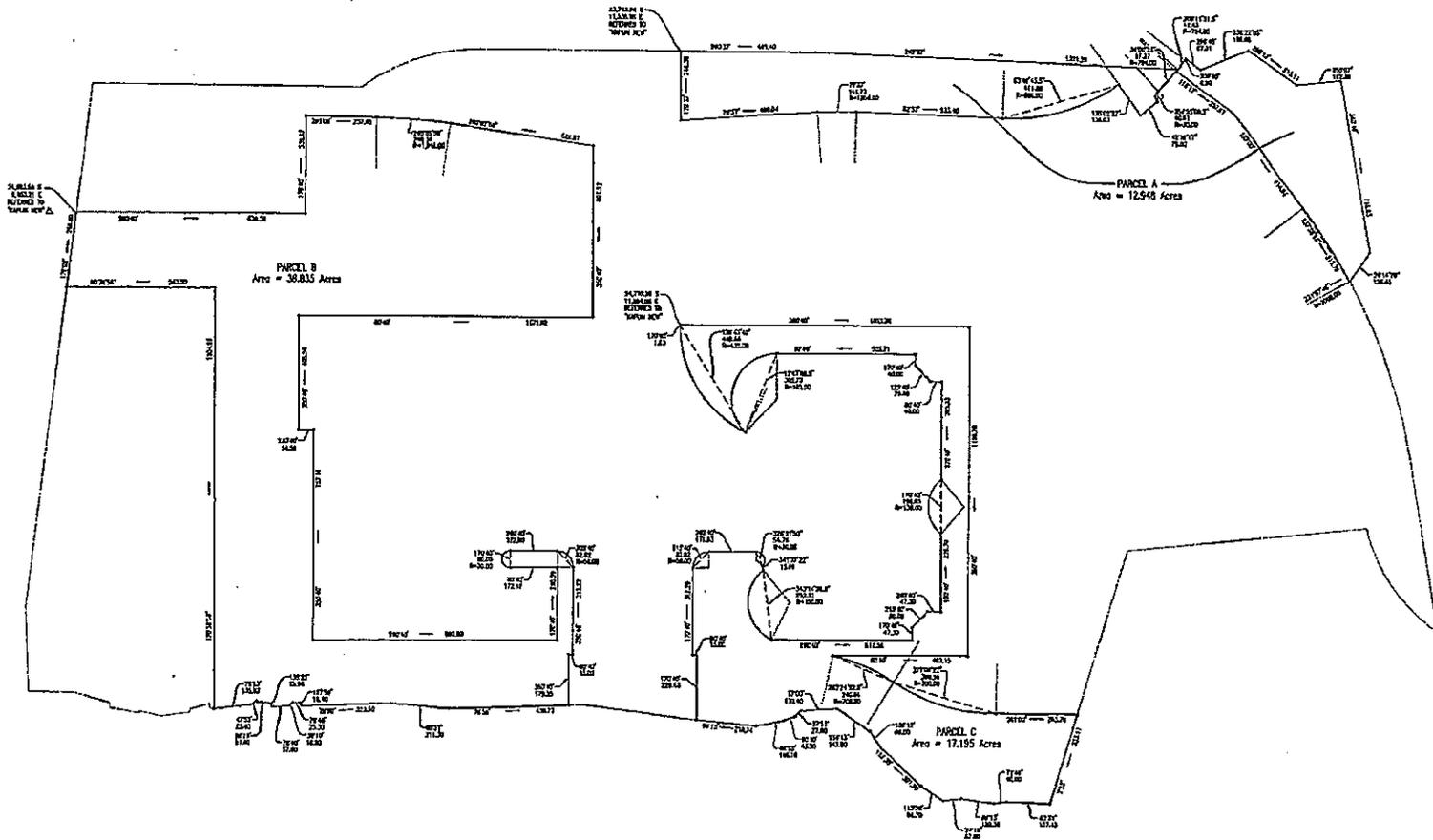


R. M. TOWILL CORPORATION

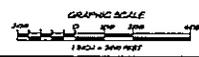
SINCE 1930

Exhibit 3, Page 12 of 13

Planning  
Engineering  
Environmental Services  
Photogrammetry  
Surveying  
Construction Management



OCEAN POINTE/HOKALEI  
 HOKALEI PROJECT SITE  
 AT HONOKALEI EWA, OAHU, HAWAII  
 OAHUPE HASUDO (OWA), INC.



R. M. SCHWEL CORPORATION



This work was prepared by me or under my direct supervision.

*Ryan W. Suzuki*  
 Ryan W. Suzuki License Number 10059  
 Date: 4/20/16  
 Licensed Professional Land Surveyor  
 Certificate Number 10059

2024 North King Street, Suite 200  
 Honolulu, Hawaii 96819  
 Phone: (808) 551-1111