

A BILL FOR AN ORDINANCE

TO REZONE LAND IN KAPOLEI, EWA, OAHU.

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 at Kapolei, Ewa, Oahu, Hawaii hereinafter described, is hereby rezoned from P-2 General Preservation District to BMX-3 Community Business Mixed Use District with a 60-foot height limit. The boundaries and area 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 Key 9-1-16: por. 001.

SECTION 2. A Unilateral Agreement marked "Exhibit B" is by reference incorporated herein and made a part hereof.

SECTION 3. Ordinance 04-45 is amended by amending the Unilateral Agreement marked "Exhibit B" and incorporated therein by reference (hereinafter referred to as the "04-45 U/A") as set forth in the Amendment of Unilateral Agreement marked "Exhibit C" attached hereto, incorporated herein, and made a part hereof. Said amendment shall only apply to the land rezoned by this ordinance. The 04-45 U/A shall continue in full force and effect in its unamended form for all other lands subject thereto.



A BILL FOR AN ORDINANCE

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

Barbara Marshall (BR)

DATE OF INTRODUCTION:

March 13, 2007
Honolulu, Hawaii

Councilmembers

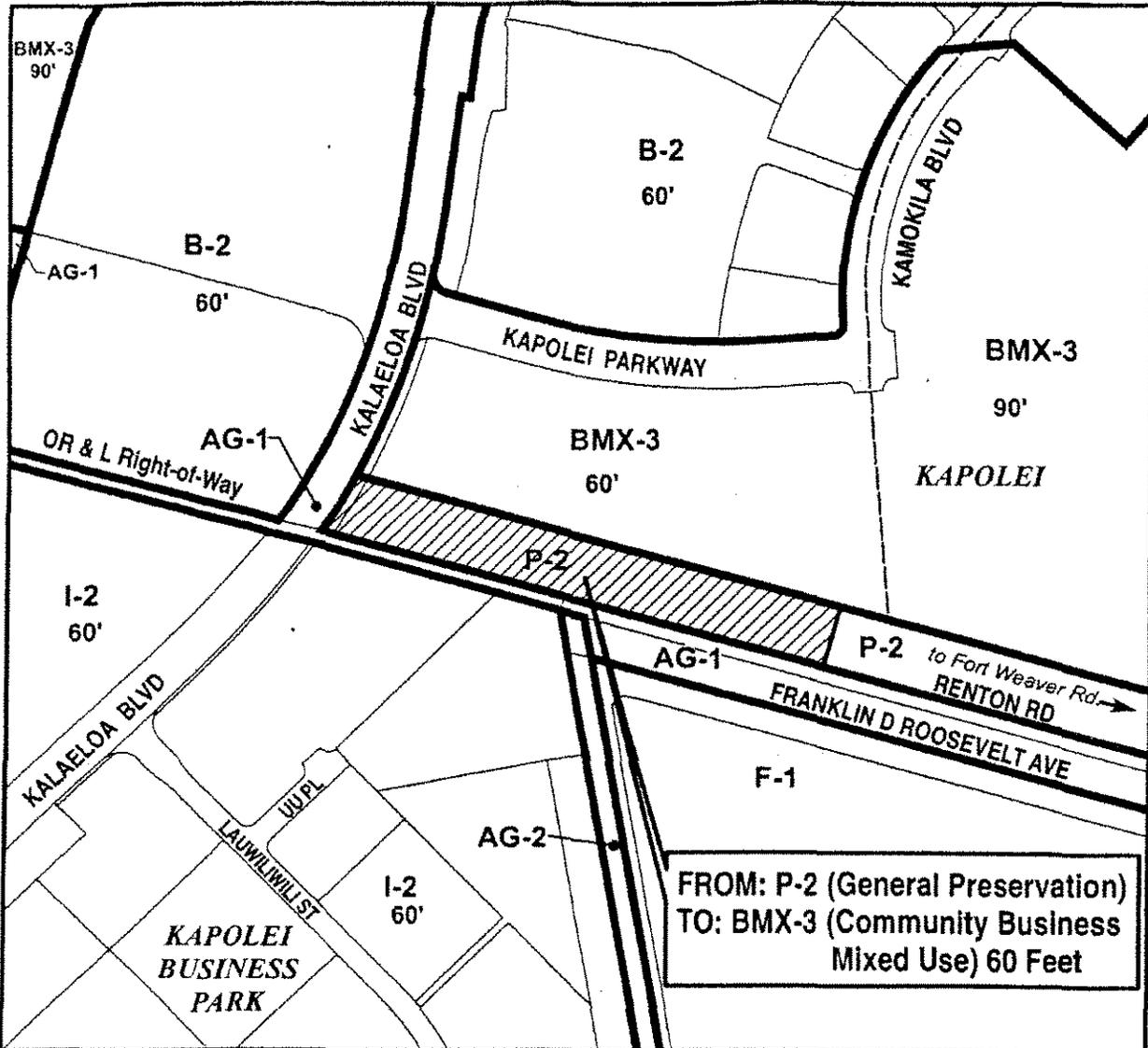
APPROVED AS TO FORM AND LEGALITY:

Don S. Kirtland
Deputy Corporation Counsel

APPROVED this 20th day of June, 2007.

Mufi Hannemann
MUFU HANNEMANN, Mayor
City and County of Honolulu

(OCS/051607/ct)



PORTION OF
ZONING MAP NO. 12
 (EWA BEACH - IROQUOIS POINT)

Land situated at West Kapolei (North of and adjacent to the OR & L right-of-way, South of Kapolei Parkway, East of Kalaeloa Boulevard, and West of the planned Kamokila Boulevard Extension).

APPLICANT: COSTCO WHOLESAL

TAX MAP KEY(S): 9-1-016: POR. 1

FILE NO.: 2006/Z-11

LAND AREA: 5.253 ACRES

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

PUBLIC HEARING: PLANNING COMMISSION

CITY COUNCIL



0 200 400

1IN. = 400 FT.

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ORD. NO. **07-31**

FEB 21 2007

5/2/07

2006/Z-8

EFF. DATE: JUN 20 2007

EXHIBIT A

BILL 40 (2007), CD2

OFFICE OF THE
ASSISTANT REGISTRAR, LAND COURT
STATE OF HAWAII
(Bureau of Conveyances)

The original of this document was
recorded as follows:

DOCUMENT NO. Doc 3609196
DATE _____ CTN 830,890
MAY 31, 2007 11:00 AM

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail Pickup To:

GOODSILL ANDERSON QUINN & STIFEL (NSA)
A LIMITED LIABILITY LAW PARTNERSHIP LLP
Alii Place, Suite 1800
1099 Alakea Street
Honolulu, Hawaii 96813
Phone: (808) 547-5600

Total Pages: 10

Oahu TMK Nos.: (1) 9-1-016: Por. 1

Certificate of Title No. 830,890
Agreement No. A02067800

UNILATERAL AGREEMENT AND
DECLARATION FOR CONDITIONAL ZONING

THIS UNILATERAL AGREEMENT AND DECLARATION FOR
CONDITIONAL ZONING dated May 29, 2007 (hereafter the "Declaration"), is made by
KAPOLEI PROPERTY DEVELOPMENT LLC, a Hawaii limited liability company, whose
mailing address is 1001 Kamokila Boulevard, Suite 250, Kapolei, Hawaii 96707 (hereafter the
"Declarant").

WITNESSETH:

WHEREAS, the Declarant is the owner in fee simple of that certain parcel of land
situated at Honouliuli, City and County of Honolulu, Island of Oahu, State of Hawaii, Tax Map
Key No. (1) 9-1-016: Por. 1, comprising approximately 17.762 acres, as described in Exhibit
"A" attached hereto and incorporated herein by reference (hereafter the "Land") and desires to
make the Land subject to this Declaration; and

WHEREAS, the Declarant plans to sell the Land to Costco Wholesale
Corporation for the development and operation of a commercial facility (the "Project"); and

WHEREAS, the City Council (hereafter the "Council") of the City and County of Honolulu (hereafter the "City"), pursuant to the provisions of the Land Use Ordinance (hereafter the "LUO"), Revised Ordinances of Honolulu 1990 (hereafter the "ROH") Section 21-2.80, as amended, relating to conditional zoning, is considering a change in zoning under the LUO from P-2 General Preservation District to BMX-3 Community Business Mixed Use District with a 60-foot height limit for a portion of the Land and certain adjacent land, all as described in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing regarding the change in zoning, Bill 40 (2007), was held by the Council on May 2, 2007; and

WHEREAS, the Council recommended by its Zoning Committee Report No. 224 that said change in zoning 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, to become effective on the effective date of the zoning ordinance approving the change in zoning (hereafter the "Rezoning Ordinance"),

NOW, THEREFORE, the Declarant hereby declares that the Land shall be subject to this Declaration and covenants and declares as follows:

1. **Non-potable Water.** The Declarant shall develop the necessary on-site non-potable water system improvements to serve the Project and connections to the non-potable system when the Board of Water Supply ("BWS") extends the line to the Project site. Improvements and connections shall be completed within one (1) year of completion of the BWS line extension.

2. **Transportation.** The Declarant shall carry out the following requirements related to traffic and transportation improvements:

- a. The Declarant shall prepare and receive approval for an updated Traffic Impact Analysis Report (TIAR) for the Project area prior to the issuance of major building permits for this development; provided that, said approval shall be limited to a determination of whether the updated TIAR provides an adequate discussion, analysis, and recommended mitigation measures, if any, based upon reasonably anticipated traffic impacts generated by the Project. The TIAR shall further refine and identify traffic impacts and associated mitigation measures directly attributable to vehicular rates being generated by this development. The TIAR shall include but not be limited to, locations warranting traffic signals, provisions for auxiliary turn lanes and lengths, channelized right turn lanes, size of pedestrian islands, related traffic safety, pedestrian and bicycle lane improvements, a time line identifying the anticipated start and completion dates of major project phases and associated roadway improvements and other considerations related to traffic, as required. The TIAR shall be reviewed and approved by the Department of Planning and Permitting ("DPP")

in consultation with the State Department of Transportation (“SDOT”) and the City Department of Transportation Services (“DTS”).

- b. The Declarant shall prepare a Construction Management Plan (CMP) prior to the issuance of grading or demolition permits and shall identify the type, frequency and route of heavy trucks and construction related vehicles traversing in and around the construction site, as it relates to the use of any public street. Every effort shall be made to limit and minimize impacts from these vehicles and the associated construction activities. The CMP shall include provisions to limit vehicle activity to periods outside of the peak periods of traffic, utilizing alternate routes for heavy trucks, utilizing off-site parking areas for construction workers and other traffic related considerations, as required. The CMP shall be reviewed and approved by the DPP in consultation with the SDOT and DTS.
- c. The Declarant and/or the assigned responsible party shall prepare a transportation management plan (TMP) prior to the issuance of the certificate of occupancy for any major buildings for this development. The TMP shall identify traffic demand management (TDM) strategies to be utilized by the management of the Costco warehouse and gas station facility to minimize vehicular traffic directly attributable to the development. These TDM strategies could include transit incentives, car pool program for employees and other similar TDM measures to reduce overall traffic to the site. The TMP shall be reviewed and approved by the DPP in consultation with the SDOT and DTS.
- d. The Declarant shall fund, construct or cause to be constructed, its fair share of roadway improvements to mitigate project impacts directly attributable to the Project as described in the TIAR, and supplemental updates as may be required by State and City transportation agencies. These improvements shall be completed in accordance with the anticipated time frames set forth in the approved TIAR.
- e. On an annual basis, the Declarant shall participate in a meeting to be organized by the DPP and to include the SDOT and DTS to discuss the coordination and implementation of traffic improvements in and around the City of Kapolei and the need for additional studies. This condition for participation in an annual meeting shall be deemed satisfied and shall be fully released upon the occupancy of the Project. In its annual report to the City required by Condition 5 below, the Declarant shall report on the

status and scheduling of its implementation of traffic improvements related to the Project.

3. 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.

4. In the event of noncompliance with any of the conditions set forth herein, the Director of DPP shall inform the Council and may initiate action to rezone the Land, seek civil enforcement, or take appropriate action to terminate or stop the Project until applicable conditions are met.

5. Failure to fulfill any conditions to the zone change may be grounds for revocation of the permits issued under this zoning and the enactment of ordinances making further zone changes, including revocation of the underlying zoning, provided that appropriate proceedings are initiated by the proper parties in accordance with the Revised City Charter.

6. All conditions set forth in the Unilateral Agreement incorporated by reference into Ordinance 04-45 and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3195672 (hereinafter the "04-45 UA") shall continue in full force and effect; provided, however, that in the event of any conflict between the conditions set forth above and the conditions set forth in the 04-45 UA, the conditions set forth above shall take precedence.

The Declarant hereby makes the following additional declarations:

As used herein, any 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.

That the development of the Land shall comply with the aforesaid conditions with the understanding that, at the request of the Declarant and upon the satisfaction of the conditions set forth in this Declaration, 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 Declaration and any previous unilateral agreement(s) or declaration(s) applicable to the Land, the terms and conditions of this Declaration shall apply.

AND IT IS EXPRESSLY UNDERSTOOD AND AGREED that the conditions imposed by this Declaration shall run with the Land and shall bind and constitute notice to all parties hereto and subsequent lessees, grantees, mortgagees, lienors, successors and assigns, and

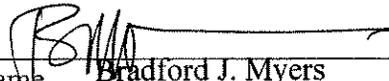
any other persons who have or claim to have an interest in the Land; and the City shall have the right to enforce this Declaration by rezoning, appropriate action at law or suit in equity against all such persons, provided that the Declarant and its successors and assigns may file a petition with the DPP for the amendment or removal of any conditions contained in the Declaration or for the termination of this Declaration, such petition to be processed in the same manner as petitions for zone changes.

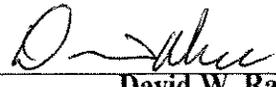
[SIGNATURES CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the Declarant has executed this Declaration on the day and year first above written.

KAPOLEI PROPERTY DEVELOPMENT
LLC, a Hawaii limited liability company

By AINA NUI CORPORATION, a Hawaii
corporation, its member manager

By 
Name **Bradford J. Myers**
Its **President**

By 
Name **David W. Rae**
Its **Senior Vice President**

“Declarant”

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

On this 25th day of May, 2007, before me personally appeared Bradford J. Myers and David W. Rae, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed the foregoing instrument as the free act and deed of such persons, and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

LS

Lydia L. Hannemann
Notary Public, State of Hawaii
Name: Lydia L. Hannemann

My commission expires: Feb. 11, 2008

LOT 16014-A

Being a portion of Lot 16014 as shown on Map 1239 of Land Court Application 1069 and covered by a portion of Transfer Certificate of Title No. 754,864.

Situated at Honouliuli, Ewa, Oahu, Hawaii.

Beginning at the Southwest corner of this parcel of land, being also the Southeast corner of Lot 11001-B (Map 898) of Land Court Application 1069, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 18,075.00 feet South and 6,174.87 feet West, and running by azimuths measured clockwise from true South:

1. Along Lot 11001-B (Map 898) of Land Court Application 1069, on a curve to the left with a radius of 2,084.00 feet, the chord azimuth and distance being:
205° 03' 23" 571.13 feet;
2. Thence along the Southeast corner of Kalaeloa Boulevard and Kapolei Parkway, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:
274° 48' 25" 18.35 feet;
3. 285° 23' 214.05 feet along the Southerly side of Kapolei Parkway;
4. Thence along the Southerly side of Kapolei Parkway, on a curve to the left with a radius of 2,062.00 feet, the chord azimuth and distance being:
275° 26' 30" 711.99 feet;
5. 265° 30' 145.32 feet along the Southerly side of Kapolei Parkway;
6. Thence along the Southwest corner of Kapolei Parkway and Kamokila Boulevard, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:
310° 30" 42.43 feet;
7. 355° 30' 282.46 feet along the remainder of Lot 16014 (Map 1239) of Land Court Application 1069;
8. Thence along the remainder of Lot 16014 (Map 1239) of Land Court Application 1069, on a curve to the right with a radius of 650.00 feet, the chord azimuth and distance being:
5° 26' 30" 224.44 feet;
9. 15° 23' 240.03 feet along the remainder of Lot 16014 (Map 1239) of Land Court Application 1069;

ControlPoint Surveying, Inc.
1150 South King Street, Suite 1200
Honolulu, Hawaii 96814

EXHIBIT A

10. 105° 23' 1,339.24 feet along Exclusion 2 as shown on Map 1 of Land Court Application 1069 to the point of beginning and containing an Area of 17.762 Acres.

SUBJECT, HOWEVER, to a landscaping and utility easement parallel to and ten (10.00) feet distance from Courses 7, 8 and 9 of the above described parcel of land.



May 8, 2007
Honolulu, Hawaii

Wilfred Y.K. Chin
Wilfred Y.K. Chin
Licensed Professional Land Surveyor
Certificate Number 3499
License Expires 4/08

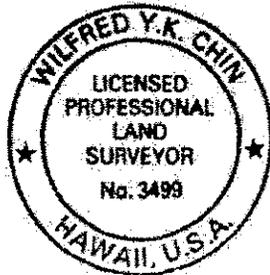
CITY OF KAPOLEI REZONING
P-2 to BMX-3

Being portions of Lot 16014 (Map 1239) and Lot 11001-B (Map 898) of Land Court Application 1069.

Situate at Honouliuli, Ewa, Oahu, Hawaii

Beginning at the Southwest corner of this parcel of land and on the Southeast side of Kalaeloa Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 18,066.65 feet South and 6,205.23 feet West, and running by azimuths measured clockwise from true South:

1. Along the Southeast side of Kalaeloa Boulevard, on a curve to the left with a radius of 2,054.00 feet, the chord azimuth and distance being:
210° 44' 15.5" 176.29 feet;
2. 285° 23' 1,324.05 feet along the remainder of Lot 16014 (Map 1239) of Land Court Application 1069;
3. 15° 23' 170.00 feet along the remainder of Lot 16014 (Map 1239) of Land Court Application 1069;
4. 105° 23' 1,370.73 feet along Exclusion 2 (Map 1) of Land Court Application 1069 to the point of beginning and containing an area of 5.253 acre.



February 27, 2007
Honolulu, Hawaii

Wilfred Y.K. Chin

Wilfred Y.K. Chin
Licensed Professional Land Surveyor
Certificate Number 3499
License Expires 4/08

OFFICE OF THE
ASSISTANT REGISTRAR, LAND COURT
STATE OF HAWAII
(Bureau of Conveyances)

The original of this document was
recorded as follows:

DOCUMENT NO. Doc 3609197
DATE _____ CTN 826,054 & 830,890
MAY 31, 2007 11:00 AM

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail Pickup To:

GOODSILL ANDERSON QUINN & STIFEL (NSA)
A LIMITED LIABILITY LAW PARTNERSHIP LLP
Alii Place, Suite 1800
1099 Alakea Street
Honolulu, Hawaii 96813
Phone: (808) 547-5600

Total Pages: 10

Oahu TMK No.: (1) 9-1-16: por. 001

Certificate of Title No. 826,054 (as to Lot 11001-B (por.))

Certificate of Title No. 830,890 (as to Lot 16014 (por.))

AMENDMENT OF UNILATERAL AGREEMENT
AND DECLARATION FOR CONDITIONAL ZONING

THIS INDENTURE (hereinafter referred to as this "Amendment"), made this 29th day of May, 2007, by KAPOLEI PROPERTY DEVELOPMENT LLC, a Hawaii limited liability company, and its successors and assigns, whose mailing address is 1001 Kamokila Boulevard, Suite 250, Kapolei, Hawaii 96707 (hereinafter referred to as the "Declarant"), and by JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company (hereinafter referred to as "Campbell"), successor in interest to C.R. CHURCHILL, D.A. HEENAN, RICHARD W. GUSHMAN, II and RONALD J. ZLATOPER, the duly appointed, qualified and acting TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, acting in their fiduciary and not in their individual capacities (hereinafter referred to as "Campbell Estate"), and its successors and assigns, whose address is 1001 Kamokila Boulevard, Kapolei, Hawaii 96707,

EXHIBIT C

D-474-07

WITNESSETH:

WHEREAS, the Declarant, pursuant to conveyances from Campbell Estate, is the owner in fee simple of that certain parcel of land situated at Honouliuli, City and County of Honolulu, Island of Oahu, State of Hawaii, Tax Map Key No. (1) 9-1-016: Por. 1, comprising approximately 5.132 acres, as described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, Campbell, as the successor in interest to Campbell Estate, is the owner in fee simple of that certain parcel of land situated at Honouliuli, City and County of Honolulu, Island of Oahu, State of Hawaii, Tax Map Key No. (1) 9-1-016: Por. 1, comprising approximately .121 acre, as described in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the foregoing parcels are hereinafter collectively referred to as the "Land"; and

WHEREAS, Ordinance 04-45 of the City and County of Honolulu, effective on December 15, 2004, rezoned the Land and other lands totaling approximately 207.3 acres to various zoning districts; and

WHEREAS, as authorized by the Land Use Ordinance, Revised Ordinances of Honolulu 1990 ("ROH") Section 21-2.80, as amended, said zone change was approved subject to certain conditions set forth in a Unilateral Agreement and Declaration for Conditional Zoning executed by the Declarant and Campbell Estate; and

WHEREAS, the Unilateral Agreement and Declaration for Conditional Zoning was recorded on November 19, 2004, in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3195672; and

WHEREAS, the Unilateral Agreement and Declaration for Conditional Zoning (hereinafter referred to as the "04-45 UA") is incorporated by reference into Ordinance 04-45; and

WHEREAS, the City Council (the "Council") of the City and County of Honolulu (hereinafter referred to as the "City"), pursuant to the provisions of the Land Use Ordinance ("LUO"), Revised Ordinances of Honolulu 1990 ("ROH") Section 21-2.80, as amended, relating to conditional zoning is considering a change in zoning under the LUO of the Land from P-2 General Preservation District to BMX-3 Community Business Mixed Use District with a 60-foot height limit; and

WHEREAS, the Declarant and Campbell desire to amend the 04-45 UA as set forth herein, but only as it applies to the Land and without affecting other lands subject to the 04-45 UA; and

WHEREAS, a public hearing regarding the amendments, Bill 40 (2007), was held by the City Council (the "Council") of the City and County of Honolulu (the "City") on May 2, 2007; and

WHEREAS, the Council recommended by its Zoning Committee Report No. 224 that the said amendments be approved, pursuant to the provisions of ROH Section 21-2.80, as amended, relating to conditional zoning, to become effective on the effective date of the zoning ordinance approving the amendments to the 04-45 UA;

NOW THEREFORE, the Declarant and Campbell hereby amend the 04-45 UA as it relates to the Land and covenant and declare as follows:

1. Condition 10 (Regional Drainage) of the 04-45 UA is hereby amended as follows, but only as it applies to the Land:

a. Condition 10.a of the 04-45 UA is amended to read in full as follows:

- "a. (1) Declarant shall substitute the open grass lined drainage channel through the Land with an underground box culvert, subject to design review and approval by the Department of Facility Maintenance and the Department of Planning and Permitting ("DPP").
- (2) Whereas the State Department of Transportation, Highways Division (DOT), is responsible for the planning and construction of the Leeward Bikeway within or abutting the OR&L right-of-way, the Declarant shall, as deemed necessary by the DOT, make available portions of the 40-foot building setback area to accommodate this future bikeway development, via grant of fee simple title or a perpetual easement to the State of Hawaii for the operation of the portion of the Leeward Bikeway that traverses the 40-foot building setback area when the Leeward Bikeway design plans and alignment are finalized.
- (3) Declarant shall provide landscaping consistent with the Pearl Harbor Historic Trail Master Plan, including a minimum of one (1) rest stop, within the area identified as the 40-foot building setback. The landscaping and rest stop(s) shall be designed to accommodate and enhance future bikeway/pedestrian paths, and to avoid interference with the operation or maintenance access to existing or future underground utilities. The final landscaping plans shall be subject to the approval of the DOT and DPP."

b. Conditions 10.b and 10.c of the 04-45 UA shall not apply to the Land.

2. Except as otherwise amended herein, all other terms and conditions of the 04-45 UA remain in full force and effect.

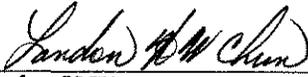
[SIGNATURES CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the day and year first above written.

KAPOLEI PROPERTY DEVELOPMENT LLC, a Hawaii limited liability company

JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company

By Aina Nui Corporation, a Hawaii corporation, its member manager

By 
Name Landon H.W. Chun
Its Executive Vice President/
Chief Financial Officer

By 
Name Bradford J. Myers
Its President

By 
Name Bertram L. Hatton
Its Executive Vice President
Hawaii Land Management
"Campbell"

By 
Name David W. Rae
Its Senior Vice President

"Declarant"

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

On this 25th day of May, 2007, before me personally appeared Bradford J. Myers and David W. Rae, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed the foregoing instrument as the free act and deed of such persons, and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

LS

Lydia L. Hannemann
Notary Public, State of Hawaii

Name: Lydia L. Hannemann

My commission expires: Feb. 11, 2008

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

On this 25th day of May, 2007, before me personally appeared Landon H. W. Chun and Bertram L. Hatton, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed the foregoing instrument as the free act and deed of such persons, and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.

LS

Lydia L. Hannemann
Notary Public, State of Hawaii

Name: Lydia L. Hannemann

My commission expires: Feb. 11, 2008

CITY OF KAPOLEI REZONING
P-2 to BMX-3

Being a portion of Lot 16014 (Map 1239) of Land Court Application 1069.

Situate at Honouliuli, Ewa, Oahu, Hawaii

Beginning at the Southwest corner of this parcel of land, being also the Southeast corner of Lot 11001-B (Map 898) of Land Court Application 1069 and on the North side of Exclusion 2 (Map 1) of Land Court Application 1069, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAL NEW" being 18,075.00 feet South and 6,174.87 feet West, and running by azimuths measured clockwise from true South:

1. Along Lot 11001-B (Map 898) of Land Court Application 1069, on a curve to the left with a radius of 2,084.00 feet, the chord azimuth and distance being:
210° 30' 38.5" 176.10 feet;
2. 285° 23' 1,293.28 feet along the remainder of Lot 16014 (Map 1239) of Land Court Application 1069;
3. 15° 23' 170.00 feet along the remainder of Lot 16014 (Map 1239);
4. 105° 23' 1339.24 feet along Exclusion 2 (Map 1) of Land Court Application 1069 to the point of beginning and containing an area of 5.132 acre.



May 17, 2007
Honolulu, Hawaii

Wilfred Y.K. Chin
Wilfred Y.K. Chin
Licensed Professional Land Surveyor
Certificate Number 3499
License Expires 4/08

CITY OF KAPOLEI REZONING
P-2 to BMX-3

Being a portion of Lot 11001-B (Map 898) of Land Court Application 1069.

Situate at Honouliuli, Ewa, Oahu, Hawaii

Beginning at the Southwest corner of this parcel of land and on the Southeast side of Kalaeloa Boulevard, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAPUAI NEW" being 18,066.65 feet South and 6,205.23 feet West, and running by azimuths measured clockwise from true South:

1. Along the Southeast side of Kalaeloa Boulevard, on a curve to the left with a radius of 2,054.00 feet, the chord azimuth and distance being:
210° 44' 15.5" 176.29 feet;
2. 285° 23' 30.77 feet along the remainder of Lot 11001-B (Map 1898) of Land Court Application 1069;
3. Thence along Lot 16014 (Map 1239) of Land Court Application 1069, on a curve to the right with a radius of 2084 feet, the chord azimuth and distance being:
30° 30' 38.5" 176.10 feet;
4. 105° 23' 31.49 feet along Exclusion 2 (Map 1) of Land Court Application 1069 to the point of beginning and containing an area of 0.121 acre.



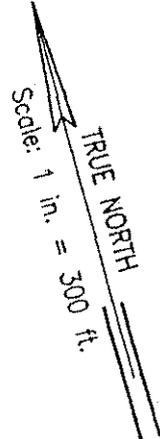
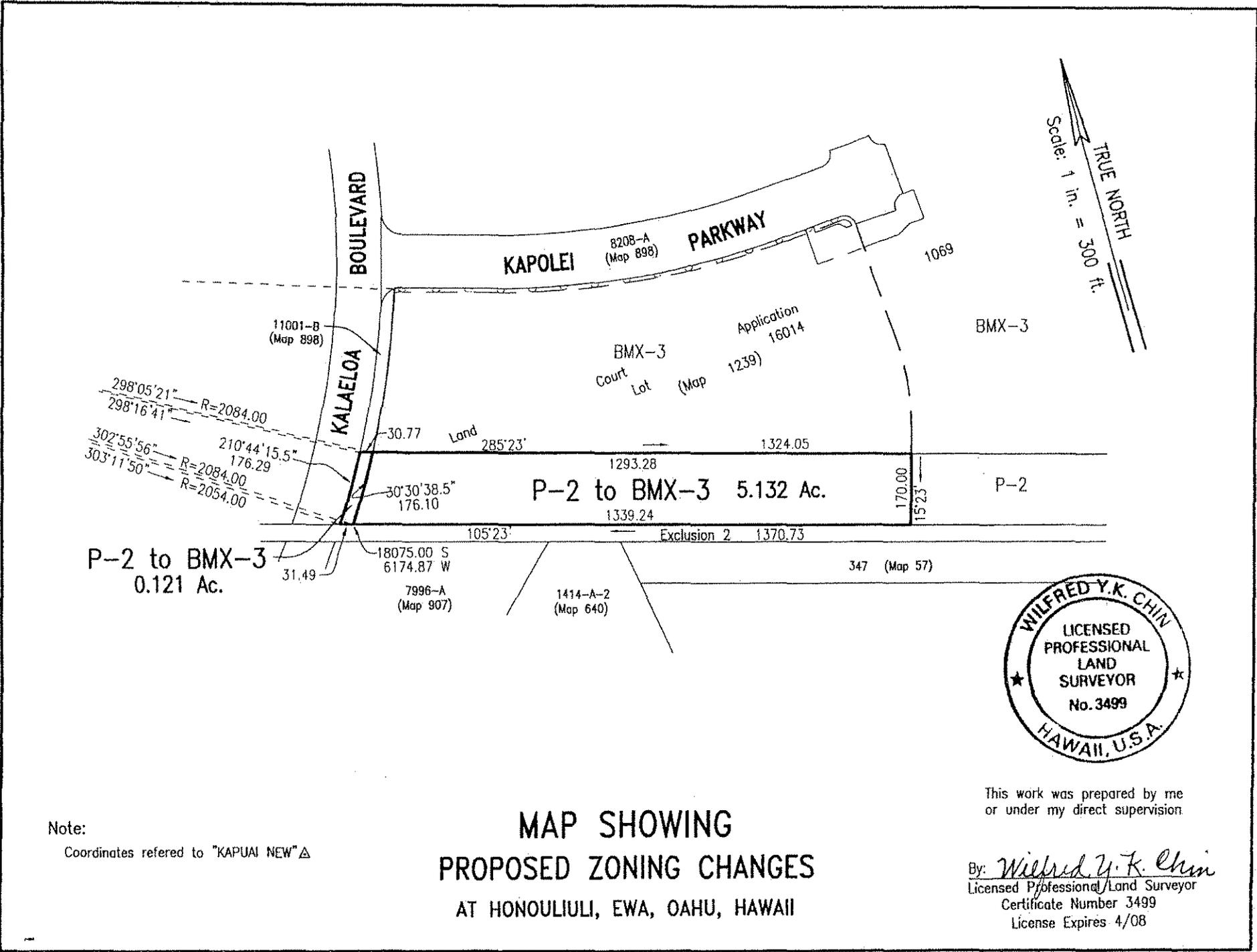
May 17, 2007
Honolulu, Hawaii

Wilfred Y. K. Chin
Wilfred Y.K. Chin
Licensed Professional Land Surveyor
Certificate Number 3499
License Expires 4/08

07-31

Job No. 06047-1 FN: 06047-1.dwg

07-31



This work was prepared by me or under my direct supervision

By: *Wilfred Y.K. Chin*
 Licensed Professional Land Surveyor
 Certificate Number 3499
 License Expires 4/08

Note:
 Coordinates referred to "KAPUAI NEW" Δ

**MAP SHOWING
 PROPOSED ZONING CHANGES
 AT HONOLULI, EWA, OAHU, HAWAII**

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
CERTIFICATE

ORDINANCE

BILL 40 (2007), CD2

Introduced: 03/13/07 By: BARBARA MARSHALL (BR)

Committee: ZONING

Title: A BILL FOR AN ORDINANCE TO REZONE LAND IN KAPOLEI, EWA, OAHU.

Links: [BILL 40 \(2007\)](#)
[BILL 40 \(2007\), CD1](#)
[BILL 40 \(2007\), CD2](#)
[D-162\(07\)](#)
[CR-137](#)

COUNCIL	04/11/07	BILL PASSED FIRST READING AND REFERRED TO THE COMMITTEE ON ZONING.				
	APO Y	CACHOLA Y	DELA CRUZ Y	DJOU Y	GARCIA Y	
	KOBAYASHI Y	MARSHALL Y	OKINO Y	TAM Y		
ZONING	04/17/07	CR-137 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON SECOND READING AND SCHEDULING OF A PUBLIC HEARING AS AMENDED IN CD1 FORM. (DEADLINE FOR COUNCIL ACTION: 06/06/07)				
PUBLISH	04/21/07	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-BULLETIN.				
COUNCIL/PUBLIC HEARING	05/02/07	BILL PASSED SECOND READING AS AMENDED (BILL 40 (2007), CD1), CR-137 ADOPTED, PUBLIC HEARING CLOSED AND REFERRED TO ZONING COMMITTEE.				
	APO Y	CACHOLA Y	DELA CRUZ Y	DJOU Y	GARCIA Y	
	KOBAYASHI Y	MARSHALL Y	OKINO Y	TAM Y		
PUBLISH	05/12/07	SECOND READING NOTICE PUBLISHED IN THE HONOLULU STAR BULLETIN.				
SPECIAL ZONING	05/29/07	CR-224 – BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON THIRD READING AS AMENDED IN CD2 FORM. (DEADLINE FOR COUNCIL ACTION: 6/6/07)				
COUNCIL	06/06/07	BILL PASSED THIRD READING AS AMENDED (BILL 40 (2007), CD2) AND CR-224 ADOPTED.				
	APO Y	CACHOLA Y	DELA CRUZ Y	DJOU Y	GARCIA Y	
	KOBAYASHI Y	MARSHALL Y	OKINO Y	TAM Y		

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.


DENISE C. DE COSTA, CITY CLERK


BARBARA MARSHALL, CHAIR AND PRESIDING OFFICER