MEMORANDUM

TO: Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
Board of Land and Natural Resources

SUBJECT: DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN - ENVIRONMENTAL ASSESSMENT FOR CONSERVATION DISTRICT USE APPLICATION OA-2430 for five non-conforming single family residences TMK: 6-8-608: 20, 39, 44, 45, 46

The above mentioned Chapter 343 Document was reviewed and a negative declaration was declared based upon the environmental assessment provided with the CDUA.

Please feel free to call me or Ed Henry of our Office of Conservation and Environmental Affairs, at 548-7837, if you have any questions.

WILLIAM W. PATY
State of Hawaii  
Department of Land & Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809  

Attention: Roger Evans, Administrator  

Re: 68-999 Farrington Highway, TMK: 6-8-08  
Mokuleia, Waialua, Oahu, Hawaii  

Dear Mr. Evans:  

Approval is solicited to construct five dwellings on five of the seven lots at the above mentioned subdivision, as per basic layout and application submitted herewith.  

To help preserve the pristine shorefront, only a small cottage would be built on Lot #1, with Lots #2 and #3 left vacant.  

The existing houses on the other four properties would be rebuilt.  

Sincerely,  

F. T. Opperman  

FTO:ks  
Enclosure
STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HANAI 96809  

DEPARTMENT MASTER APPLICATION FORM  

(Print or Type)  

I. LANDOWNER/WATER SOURCE OWNER  
(If State Land, to be filled in by Government Agency in control of property)  

Name  F. T. Opperman  
Address  68-999 Farrington Hwy.  
Waialua, Oahu, Hawaii  
96791  

Telephone No. 523-2431 (office)  
Telephone No. 637-3250 (residence)  

SIGNATURE  
Date  9/20/90  

II. APPLICANT (Water Use, omit if applicant is landowner)  

Name  Same  
Address  

Telephone No.  
Interest in Property  

SIGNATURE  
Date  

*INDICATE INTEREST IN PROPERTY; SUBMIT WRITTEN EVIDENCE OF THIS INTEREST  
*SIGNATURE  
Date  

III. TYPE OF PERMIT(S) APPLYING FOR  

( ) A. State Lands  

( X ) B. Conservation District Use  

( ) C. Withdraw Water From A Ground Water Control Area  

( ) D. Supply Water From A Ground Water Control Area  

( ) E. Well Drilling/Modification  

IV. WELL OR LAND PARCEL LOCATION REQUESTED  

*If for a Corporation, Partnership, Agency or Organization, must be signed by an authorized officer.  

WELL OR LAND PARCEL LOCATION REQUESTED  

District  Waialua  
Island  Oahu  
County  Honolulu  

Tax Map Key  6-8-08:20&39  
Area of Parcel  66,835 sq. ft.  

Term (if lease)  Fee simple
V. Environmental Requirements

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11, Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. The Environmental assessment shall include, but not be limited to the following:

(1) Identification of applicant;
(2) Identification of approving agency;
(3) Identification of agencies consulted in making assessment;
(4) General description of the action's technical, economic, social, and environmental characteristics;
(5) Summary description of the affected environment, including suitable and adequate location and site maps;
(6) Identification and summary of major impacts and alternatives considered, if any;
(7) Proposed mitigation measures, if any;
(8) Determination;
ENVIRONMENTAL REQUIREMENTS:

1. APPLICANT
   Franklin T. Opperman  575-16-5568
   68-999 Farrington Highway
   Waialua, Hawaii 96791

2. APPROVING AGENCY
   State of Hawaii
   Department of Land & Natural Resources
   P. O. Box 621
   Honolulu, Hawaii 96805

3. AGENCIES CONSULTED
   Department of Land & Natural Resources, State of Hawaii.
   Department of Land Utilization, City & County of Honolulu.

4. GENERAL DESCRIPTION
   Technical §13-2-1
   "Nonconforming Use" means:

   1. The lawful use of any building, premises or land for any
      trade, industry, residence or other purposes which is the
      same as and no greater than that established prior to
      October 1, 1964, or prior to the inclusion of the building,
      premises, or land within the conservation district; or

   2. Any parcel of land not more than ten acres in area which,
      as of January 31, 1957, was subject to real property taxes
      and upon which these taxes were being paid, and which was
      held and intended for residential or farming use, whether
      actually put to such use or not; provided that the use
      whether or not established, shall be limited to either:

         a. One residential dwelling, etc.

       The property was subdivided in 1948 with final approval on
       November 3, 1949 (see pages 2c, 2d, 2e, and 2f).

       Tax records show that one building was built in 1920 and four
       buildings in 1948.

   ECONOMIC
   The project will give short time employment for carpenters and
   other tradesmen, and will add to the State tax base and add
   much needed housing units.

   SOCIAL
   General Neighborhood is already residential and there is no
   major impact as we are only replacing what already exists.

   ENVIRONMENTAL
   Existing rugged beachfront land, trees, shrubs, and plants
   have been and will continue to be preserved and augmented.
5. New cottages will be placed amongst trees in the same approximate locations as old dwellings so no major trees or foliage will be removed or destroyed.

6. A small salt water pool is planned to be constructed near the main house on Lot #4 with no negative impact to environment surroundings.

7. Existing cesspools will be brought up to Board of Health standards with proper Septic Tanks and Leach Fields.

8. Environmental Impact Statement should not be required as this is an existing approved subdivision with no increase in number of dwellings or density, and just a continued use.
H. AU & ASSOCIATES, L.C.
2924 MANOA ROAD
HONOLULU, HAWAII 96822
TELEPHONE 956-8080

LETTER OF TRANSMITTAL

Date: August 13, 1988

TO  Mr. Frank T. Opperman
    2418 Round Top Drive
    Honolulu, Hawaii 96822

    JOB NO.  Prosp.
    WT Subdivision at Kealia,
         Waialua, Oahu
    TMK: 6-5-08:20 & 39

GENTLEMEN:

WE ARE SENDING YOU  ☐ Attached  ☐ Under separate cover via  Mail  ☐ the following items:

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THESE ARE TRANSMITTED

☐ For approval
☐ For your use
☐ As requested
☐ For review and comment

REMARKS

SIGNED: [Signature]

COPY TO

- 2c -
November 9, 1948

Mrs. & Mrs. Kropp
P.O. Box 740
Mahone, Okla.

Proposed Subdivision: Mitchell & Pitts

Tax Map Key: 0-840-30
Owner: Mrs. P. Kropp
Surveyor: Clarence J. Olds

Dear Mrs. Kropp,

In the event of communication with the Planning Commission regarding the proposed subdivision of Mitchell and Pitts, it is important to note that the proposed plat has been approved by the Planning Commission. The proposed plat is not for sale, but the final approval is subject to certain conditions.

Sincerely yours,

City Planning Commission

George E. Macphail
Director

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| NOTE: INFORMATION ON THIS SHEET IS SUBJECT TO CHANGE |
INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel  Refer to pages 3a & 3b

A. Existing structures/Use. (Attach description or map).

B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage).

C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership).

D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present).

E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases).

F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline).

G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.)

H. Historic sites affected. (If applicable, attach map and descriptions).

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary).

III. Commencement Date: February, 1991

Completion Date: December, 1992

IV. TYPE OF USE REQUESTED (Mark where appropriate)

1. Permitted Use (exception occasional use); DLNR Title 13, Chapter 2, Section ___; Subzone Limited.

2. Accessory Use (accessory to a permitted use); DLNR Title 13, Chapter 2, Section ____; Subzone ____.

3. Occasional Use: Subzone _____.

4. Temporary Variance: Subzone _____.

5. Conditional Use: Subzone ______.
I. DESCRIPTION OF PARCEL(S)
   TAX MAP KEY(S) 6-8-08:20 & 29

A. EXISTING STRUCTURES/USE

   The existing property of approximately 66,835 square feet was subdivided into seven (7) lots November 3, 1949 (Map and letter attached).

   Five residences were constructed on the property a short time thereafter. All buildings were leased to tenants up to the time property was purchased from Rons Development by F. T. Opperman. The location of buildings are on Map attached herewith.

B. EXISTING UTILITIES

   Three ELECTRIC poles located within the subdivision on its 20 ft. roadway service all of the residence dwellings.

   WATER is supplied through a two inch water line by the Airports Division, Department of Transportation, State of Hawaii.

   TELEPHONE lines are available from the utility poles for all dwellings.

   Property DRAINAGE is by surface flow with no catch basins or drain lines necessary.

   SEWAGE is handled by cesspools to each residence, with no pumping or problems.

C. EXISTING ACCESS is from Farrington Highway and/or 20 foot access road.

D. VEGETATION is made up of an abundance of Ironwood Trees, Coconuts, Plumerias, various Palms, Hau, Norfolk Pine, and Rubber trees with Maneamea grass and Naupaka ground cover.

E. TOPOGRAPHY: The entire property is practically level with a slight slope mauka to Farrington Highway, and basically sand.

F. SHORELINE AREA is basically a year round wide sandy beach with a shallow reef protection and occasional sandy swimming holes. All lots have access to the beach.

G. EXISTING COVENANTS (None)

   This privately owned property is located within a preservation conservation area.

H. HISTORICAL SITES AFFECTED: None.
II. Owner F. T. Opperman proposes to construct five cottages where the present dwellings are located. Property was purchased in December of 1988 for his full-time residence.

He was born and raised in Hawaii and is a resident, voter, and taxpayer in the State of Hawaii.

He has four adult children, three of whom reside in Hawaii, and two nieces (without parents), and eight grandchildren and grand nieces and nephews. These cottages will be weekend and vacation accommodation for the whole family.

Present structures are over forty years old and very termite and dryrot damaged.

Trees and foliage have been meticulously protected, and none will be removed as buildings will be located on existing building sites. Over one hundred Ironwood trees and much Naupaka were planted by Mr. Opperman this last year.

Seven 30 yard containers of junk and debris were removed from the property, as well as eleven old automobiles, several motorcycles, an old motorhome trailer, refrigerators, stoves, etc.

III. Commencement Date: February, 1991
Completion Date: December, 1992

IV. TYPE OF USE REQUESTED

1. Permitted Use - Title 13, Chapter 2 - Sub Chapter 1

2. "Nonconforming Use" - Section 1 (§13-2-1) Definitions
   Single Family Residential Use at Waialua, Oahu, Hawaii. While applicant plans to use premises as his home for an indeterminable time, future plans could conceivably call for using some of the buildings as rental units; as in the past history of the property.
Area of Proposed Use 66,825 sq. ft. (Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark
Waialua, Oahu, Hawaii (3 miles)

Boundary Interpretation (If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission).

Conservation District Subzone Limited
County General Plan Designation Preservation

V. FILING FEE

1. Enclose $50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.

2. If use is commercial, as defined, submit additional public hearing fee of $50.00.

INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

I. Plans: (All plans should include north arrow and graphic scale).

A. Area Plan: Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.

B. Site Plan: Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.

C. Construction Plan: Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.

D. Maintenance Plans: For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.

E. Management Plans: For any appropriate use of animal, plant, or mineral resources, management plans are required.

F. Historic or Archaeological Site Plan: Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.

II. Subzone Objective: Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).
DESIGNATED GROUND WATER CONTROL AREA

APPLICATION FOR: (check one)

____ PERMIT TO WITHDRAW WATER FOR BENEFICIAL USE
____ PERMIT TO SUPPLY WATER FOR BENEFICIAL USE

Fill out, sign page 1, send application with pertinent attachments to Department of Land and Natural Resources, P. O. Box 621, Honolulu, Hawaii 96809. A non-refundable filing fee of $100 is required, excepting military, federal, state, and local government agencies.

1. REQUESTED BENEFICIAL USE OF WATER:
   ___ Domestic ___ Municipal ___ Military ___ Agricultural ___ Industrial
   ___ Other __________________________ (specify)

   Appropriately describe nature and purpose of requested use:* __________________________

   Proposed commencement date of water use: __________________________.

2. REQUESTED AMOUNT OF WITHDRAWAL OR SUPPLY:
   Average Annual __ mgd; Maximum Month __ mgd; Maximum Day __ mgd.
   Appropriately describe schedule or times of taking requested withdrawal:
   __________________________

3. NATURE AND TERM OF REQUESTED PERMIT: ___ Temporary ___ Permanent
   Requested period of permit __________________________

4. PROPOSED SOURCE OF WATER SUPPLY:
   ___ Existing source ___ Modification of existing source ___ New Source
   Briefly describe existing or proposed source and any related facilities and submit map, plot plan, and plans or drawings of source of supply:
   __________________________

   If construction work is proposed for new or modified existing source, give:
   Commencement Date ________________ Completion Date ________________

5. ASSESSMENT OF REQUESTED WATER USE OR SUPPLY:
   In a separate attachment to this application, applicant must provide a written assessment addressing the desirability of issuing the requested permit, including such considerations as the availability of water, the beneficial purpose of the proposed water use, and the impact if any, of the proposed water use on existing permitted uses, preserved uses, and individual household uses.

* Use additional sheets as necessary.
APPLICATION FOR (check one)

____ WELD DRILLING PERMIT  ____ WELD MODIFICATION PERMIT

Instructions: Send completed application and attachments to the Department of Land and Natural Resources, P.O. Box 621, Honolulu, Hawaii 96809.

Reference: Chapter 166, Department of Land and Natural Resources.

Is the well located in a Designated Ground Water Control Area? __ Yes  __ No

If "yes", application must be accompanied by a Water Use and/or Water Supply Permit and a non-refundable filing fee of $100 payable to the Department of Land and Natural Resources. However, if application is for minor modification of well, filing fee may be waived. If "no", no filing fee is required. Filing fee is waived for federal, state, and county government agencies.

1. WELL NAME AND/OR LOCATION: __________________________. Attach a plot plan showing well location referenced to established property boundaries.

2. PROPOSED DRILLING COMPANY: __________________________.

3. PROPOSED WORK:  ____ Drill new well  ____ Deepen  ____ Redrill  ____ Alter  ____ Seal  ____ Abandon  ____ Install new pump  ____ Replace pump  ____ Modify pump

Fill in the diagram and briefly describe the proposed work (use back of form if necessary).

PROPOSED SECTION OF WELL

Elevation at top of casing ________ ft., msl.

Cement

Grout ________ ft.

Hole

Dia. ________ in.

Total Depth ________ ft.

Rock

Packing ________ ft.

Ground Elev. ________ ft., msl*

Solid casing:

Material: ________ ft.

Length: ________ in.

Diameter: ________ in.

Wall thickness: ________ in.

Casing:  ____ Perforated  ____ Screen

Material: ________ ft.

Length: ________ in.

Diameter: ________ in.

Wall thickness: ________ in.

Openings ________ sq. in./L.F.

Open Hole:

Length ________ ft.

Diameter ________ in.

*Approximate elev. at filling. Final elev. (msl) by a surveyor licensed by the State must be submitted at start of construction.
4. PROPOSED USE:  __Municipal  __Military  __Agricultural  __Industrial
    __Domestic  __Disposal  __Other (specify)

5. PROPOSED AMOUNT OF WITHDRAWAL: Check most appropriate box and fill in amount.


6. PROPOSED PUMP OR FLOW CAPACITY ________ Gallons per minute
CONSERVATION DISTRICT USE APPLICATION

I. All persons must submit an application and have it approved prior to the initiation of any new, change in existing, or expansion of land use within the Conservation District, except as provided in Subchapter 13-2-4 of the Department of Land and Natural Resources Administrative Rules. If a properly submitted application is not acted on within one hundred and eighty (180) days, the landowner may automatically put the land to the use(s) proposed. This is the normal processing time.

All applications must be signed by the landowner prior to submission to the Department of Land and Natural Resources. No application shall be considered submitted when the information required in the application is incomplete.

All applications are subject to the State and Federal environmental requirements. Any requirement must be satisfied prior to Board approval. The Administrative Rules relating to the environment may be obtained at the Office of Environmental Quality Control. For information, call 548-6915.

All applications are subject to County Special Management Area requirements. Any requirement must be satisfied from your County prior to Board action.

A public hearing is required for: 1) all commercial uses; 2) for any conditional use in the P Subzone; or 3) subdivision, or 4) any use which the Board determines is of substantial public interest.

Complete the application in the following manner:

1. For permitted, accessory, occasional use, or temporary variance, complete pages 1-3 only;

2. For conditional use, complete pages 1-4.

All correspondence will be directed to the applicant. Submit eighteen (18) copies of the completed application and all attachments. Reduce or fold attachments to 8 1/2" x 11". Mail application and attachments, to: Department of Land and Natural Resources, P.O. Box 621, Honolulu, Hawaii 96809. For information call 548-7519.
Mr. Edward Henry  
Staff Planner  
Department of Land & Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809  

Re: OA-2430  
68-399 Farrington Highway - TMK: 6-8-08  

Dear Mr. Henry:

We are amplifying information presented October 1, 1990 and presenting additional information and details you requested at our meeting on October 10th.

Herewith please find:

**CASHIER'S CHECKS**  

Two cashier's checks No. 1-1552425 and No. 1-1552426 in the amount of $50.00 each made in favor of the State of Hawaii.

**TAX MAP**  

New parcel numbers have been issued for all seven lots. Prints will be available shortly.

Ref. October 11, 1990 - Opperman/Tsuruda  
F. T. Opperman Co. File No. 07-1002  
October 12, 1980 - F.T.O. Memorandum  
F. T. Opperman Co. File No. 07-1003  
Lot assignment numbers on existing Tax Map enclosed herewith

**MORE LEGIBLE CITY PLANNING LETTER**  

Ref. October 5, 1990 - F. T. Opperman Co. File No. 02-1474  
Explanation  
Replacement copy of November 4, 1949  
City Planning Commission/Fred W. P. Kropp

**MOKULEIA COMMUNITY ASSOCIATION**  

October 11, 1990 - Commendation  
Letter from Michael Dailey, President

**NEIGHBORS**  

Letter from adjacent neighbors are being solicited and forthcoming. There are only seven improved properties or property owners in the vicinity, namely:
Mr. Edward Henry
October 22, 1990
Page 2

TMK: 6-8-08: 40 - Philip Owen
TMK: 6-8-08: 5 - Alice Soares
TMK: 6-8-08: 20, 42, 43, 44, 45, 46, 39, 47 - F. T. Opperman
TMK: 6-8-08: 30 - Richard Holdings
TMK: 6-8-08: 22 - Mokuleia Land Co.
TMK: 6-8-08: 24 - Alma M. Chung
TMK: 6-8-08: 37, 21 - Fred J. Titcomb

COMMERCIAL USE

Affidavit from Ron Hiramasa concerning continued commercial use of property during their ownership up through sale to F. T. Opperman.

Ownership and property tax information 1948 through present date, 19 pages, included.

SITE PLANS

Existing plan that includes locations of cesspools and major trees, etc.

Proposed Plan that shows tentative location and size of dwellings and possible location of new septic tanks. Our consulting engineer, Stanley Yim & Associates, believes that the existing cesspools may be used as seepage (leach) tanks where applicable.

Landscaping plan is included but very tentative and preliminary.

HOUSE PLANS

House plans are in progress by Ossipoff, Snyder, & Rowland Architects, Inc. Typical architectural and preliminary floor plans and elevations of caretaker house and small beach unit are included.

TENTATIVE BUILDING - Schedule/Density

Lot Number
Existing Building Size
Proposed Building Size
Number of Bedrooms
Number of Bathrooms
Existing Density Building/Property
Proposed Density Building/Property

A REGISTERED HAWAII LIMITED PARTNERSHIP
F.T. OPPERMAN - GENERAL PARTNER
F. T. OPPERMANN CO.

Mr. Edward Henry
October 22, 1990
Page 3

F. T. OPPERMANN THK: 6-8-98
Mokuleia, Waialua, Oahu, Hawaii

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Density
7.5%

Roadway & Beach Right of Way
17,264

Overall Density
81,109
5.8%

NOTE: For determining density square footage percentage of former 40 feet Railway right-of-way has been added to Lots 45, 46, 39 and 44.

A REGISTERED HAWAII LIMITED PARTNERSHIP
F. T. OPPERMANN - GENERAL PARTNER
CORRECTION

THE PRECEDING DOCUMENT(S) HAS BEEN-REPHOTOGRAPHED TO ASSURE LEGIBILITY
SEE FRAME(S) IMMEDIATELY FOLLOWING
### F. T. OPPERMAN CO.

Mr. Edward Henry  
October 22, 1990  
Page 3

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**F. T. OPPERMAN THK: 6-8-08**  
Mokuleia, Waialua, Oahu, Hawaii

<table>
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<tr>
<th>Lot #</th>
<th>TMK Parcel</th>
<th>Lot Size</th>
<th>Existing Bldgs Sq. Ft.</th>
<th>Proposed Sq. Ft.</th>
<th>Proposed BR/Bath</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>20</td>
<td>6,349</td>
<td>-0-</td>
<td>700</td>
<td>1 &amp; 1</td>
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<tr>
<td>2</td>
<td>42</td>
<td>6,667</td>
<td>-0-</td>
<td>-0-</td>
<td>-0-</td>
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<tr>
<td>3</td>
<td>43</td>
<td>6,320</td>
<td>-0-</td>
<td>-0-</td>
<td>-0-</td>
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<tr>
<td>4</td>
<td>44</td>
<td>16,782</td>
<td>2,070</td>
<td>2,900</td>
<td>3 &amp; 3</td>
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<tr>
<td>5</td>
<td>45</td>
<td>9,121</td>
<td>760</td>
<td>1,000</td>
<td>3 &amp; 2</td>
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<tr>
<td>6</td>
<td>46</td>
<td>9,004</td>
<td>980</td>
<td>1,200</td>
<td>3 &amp; 2</td>
</tr>
<tr>
<td>7</td>
<td>39</td>
<td>9,602</td>
<td>960</td>
<td>1,000</td>
<td>3 &amp; 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>63,845</strong></td>
<td><strong>4,770</strong></td>
<td><strong>15/6</strong></td>
<td><strong>6,800</strong></td>
<td><strong>13/10</strong></td>
</tr>
</tbody>
</table>

**Density**  
7.5%  
10.7%

**Roadway & Beach Right of Way**  
17,264

**Overall Density**  
81,109  
5.8%  
8.4%

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**NOTE:** For determining density square footage percentage of former 40 feet Railway right-of-way has been added to Lots 45, 46, 39 and 44.

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Mr. Edward Henry  
October 22, 1980  
Page 4

The five units will be used as:

- Parcel 20  Guest Cottage
- Parcel 44  Main residence
- Parcel 45  Caretaker Cottage
- Parcel 46  Children's Bunkhouse
- Parcel 39  Hobbies and Maintenance

Houses will not be used for "bed and breakfast", short-term rentals, or even tenanted during the active lifetime of the owner F. T. Opperman.

If you need additional information, please phone the undersigned.

Hopefully you have enough details to recommend the project.

Sincerely,

[Signature]

F. T. Opperman

A REGISTERED HAWAII LIMITED PARTNERSHIP  
F. T. OPPERMAN - GENERAL PARTNER
MEMO TO: F. T. Opperman  
FROM: Karen Shoda  
SUBJECT: TMK: 6-8-08: 20 & 39 - Mokuleia Property

Spoke to Dennis Tsuruda on October 12, 1990 from the Tax Map Section. He stated that new parcels have been issued, are in the system, and tracings have been changed. It is now being checked over by the department.

Lot 1 - Parcel 20  
Lot 2 - Parcel 42  
Lot 3 - Parcel 43  
Lot 4 - Parcel 44  
Lot 5 - Parcel 45  
Lot 6 - Parcel 46  
Lot 7 - Parcel 39  
Lots 8, 9, & Railway - Parcel 47

Dennis said prints may be available in two weeks.

ks
October 11, 1990

Tax Map Section
State of Hawaii
3rd Floor
842 Bethel Street
Honolulu, Hawaii 96813

Attention: Dennis Tsuruda

Re: TMK: 6-8-08: 20 & 39

Dear Mr. Tsuruda:

Thank you for your help in assigning Tax Map Key Numbers to all of the seven lots on the above mentioned property.

At our meeting this morning you said that this could be done by this Friday afternoon.

I will have Mrs. Karen Shoda in touch with you at that time as I will be out of town till Tuesday.

Sincerely,

[F. T. Opperman]

FTO: ks
Bank of Hawaii

CASHIER'S CHECK

PFS/main 190/0 Office October 17 1990

PAY TO THE ORDER OF * * * STATE OF HAWAII * * * * $ 50.00 * *

BANK OF HAWAII 5000 CTS

Re: OA-2430

P. Carias
AUTHORIZED SIGNATURE

---

Bank of Hawaii

CASHIER'S CHECK

PFS/main 190/01 Office October 17 1990

PAY TO THE ORDER OF * * * STATE OF HAWAII * * * * * * * $ 50.00 * *

BANK OF HAWAII 5000 CTS

Re: OA-2430

P. Carias
AUTHORIZED SIGNATURE
TO:          WHOM THIS MAY CONCERN

FROM:        F. T. Opperman

RE:          MOKULEIA PROJECT

The xeroxed copies, attached herewith, of November 4, 1949, letter from
George Houghtailing, Director, City Planning Commission was the best we
could reproduce from the micro-film records of the Department of Land
Utilization, City and County of Honolulu.

The contents can be deciphered to read as follows:

November 4, 1949

Mr. W. V. Kropp
P. O. Box 748
Wahiawa, Oahu

Proposed Subdivision: Wahiawa - Off Waialua
Kaena Point Road
Tax Map Key: 6-8-08-20
Owner: W. V. Kropp
Surveyor: Clarence J. Olda

Dear Sir:

On the basis of communication from W. O. Brandenburg, Captain, USAF,
stating that water to serve the above-captioned subdivision will be
available for an indefinite period of time, the City Planning
Commission, at its meeting on Thursday, November 3, 1949, voted to
grant its final approval to said subdivision. By letter dated June
9, 1949, Karl A. Sinclair, Chief Engineer, Department of Public
Parks, stated that a satisfactory pavement has been constructed.

One copy of plan bearing the Commission's stamp of final approval
is returned herewith for your reference.

Very truly yours,

CITY PLANNING COMMISSION

George K. Houghtailing
Director

FL
Encl. map
November 4, 1949

Mr. W. P. Kropp
P. O. Box 733
Wheaton, Ill.

Proposed Subdivision

Kendall Park, Wheaton

Proposed Subdivision

Tax Map Loy: C-50-02-09

Order: W. P. Kropp

Surveyor: Cleveco J. Olga

Dear Mr. Kropp:

On the basis of communication from W. O. Frandenburg, Captain, USAF, stating that water to serve the above-captioned subdivision will be available for an indefinite period of time, the City Planning Commission, at its meeting on Thursday, November 3, 1949, voted to grant its final approval to said subdivision. By letter dated June 30, 1949, Karl A. Stahl, Chief Engineer, Department of Public Works, stating that a satisfactory pavement has been constructed.

Please note the copy of plans bearing the Commission's stamp of final approval is returned herewith for your reference.

Very truly yours,

CITY PLANNING COMMISSION

[Signature]

[Note: Handwritten note at bottom of page:]

Fl
Block map
To Whom It May Concern:

Re: 59-932+ Farrington Hwy.
    Mokuleia, Hawaii
    TMK 1-6-8-08-20 & 39

We have owned the referenced property from May, 1959, after buying it from Mr. & Mrs. David W. O. Chang. During that time, we have rented the homes located on the property, until selling the property to Mr. F. T. Opperman in December of 1988.

Sincerely yours,

[Signature]

RONALD M. HIRAHARA
October 11, 1990

TO WHOM IT MAY CONCERN:

On behalf of the Mokuleia Community Association, I would like to commend and thank Mr. Frank ("Bamboo") Opperman for his contributions and assistance to the Mokuleia Community. In the few years since Mr. Opperman moved to Mokuleia, he has become one of our most active and involved residents in community affairs. As a member of the Board and Steering Committee of the M.C.A., he has helped organize and implement area road and beach litter clean ups, contributing the use of trucks and equipment as well. In addition, Mr. Opperman has assisted the M.C.A. in organizing and implementing our current area with the recycling project, helped with the Haleiwa Gym Restoration effort, and was instrumental in the efforts of the North Shore Environmental Coalition to explore and design sewage treatment alternatives for Mokuleia and the North Shore.

On a more personal note, Mr. Opperman should be commended for cleaning up the dilapidated property he purchased across from the Dillingham airfield. When Mr. Opperman purchased the property, it was littered with abandoned and junked cars and was an eye sore to the area. Now the road-front property blends in nicely with the wooded and native areas surrounding it.

The Mokuleia Community Association is glad to have Mr. Opperman as an active member of our community.

Yours truly,

Michael Bailey, President
MOKULEIA COMMUNITY ASSOCIATION

MD: bw
MAP SHOWING
PORTIONS OF GRANT 333
TO MANONA AND HULU
AND FORMER OAHU RAILWAY AND LAND
CO'S 40-FOOT RIGHT-OF-WAY
At Kealia, Wailua, Oahu
Tax Map Key: G-8-08:20/39

H AU & ASSOCIATES, INC.
2024 Manoa Road
Honolulu, Hawaii
December 14, 1980
Rev October 1, 1980
PROPOSED BUILDINGS WITH ROAD, DRIVEWAYS AND LANDSCAPING INTENT

F.T. OPPERMANN  TMK: 6-8-08
Mokuleia, Waikele, Oahu, Hawaii
TYPICAL PLAN & ELEVATION

LOT #7, T.M.K.: 39  3BR-2B

TYPICAL PARKING/STORAGE

NORTH ELEVATION

FLOOR ELEV.
3-6' ABOVE
GRADE

PLAN

LIVING/DINING

DECK/LANAI

KIT.

DN

BR1

B.

BR2

B.

BR3

NORTH (MAKAI)

EVA

SOUTH (MAUKA)

EAST

(FEET)

1 4 8 16 32
TYPICAL PLAN & ELEVATION
LOT #1, T.M.K.:20 1 BR. ~ 1 B

NORTH ELEVATION

PLAN:

LIVING/DINING

KITCHEN

DECK/LANAI

BEDROOM

BATHROOM

NORTH

4 8 16 32 FEET
SOUTH ELEVATION

ELEVATIONS

SCALE: 1" = 30'

CARETAKER  CHILDREN  GUEST COTTAGE  UTILITY GARAGE
MAP SHOWING
PORTIONS OF GRANT 333
TO MANONA AND HULU
AND FORMER CAHU RAILWAY AND LAND
CO'S 40-FOOT RIGHT-OF-WAY
At Kealia, Wailua, Cahu
Tax Map Key: G-B-68:201/39

EXISTING