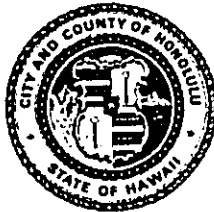


DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813 • (808) 523-4432

RECEIVED

FRANK F. FASI  
MAYOR



'94 MAY 17 PM 12:33

DONALD A. CLEGG  
DIRECTOR

OFFICE OF  
QUALITY

LORETTA K.C. CHEE  
DEPUTY DIRECTOR

94/SV-001(JT)

May 16, 1994

Director  
Office of Environmental Quality Control  
220 S. King Street, 4th Floor  
Honolulu, Hawaii 96813

Dear Sir:

CHAPTER 343, HRS  
Environmental Assessment/Determination  
Negative Declaration

Owner/Applicant : Malia, Ltd.  
Location : 44-325 Kaneohe Bay Drive - Kaneohe, Oahu  
Tax Map Key : 4-4-07: 22  
Request : Shoreline Setback Variance  
Proposal : After-the-Fact Seawall, Boat Ramp Paving,  
Deck Safety Railing, and Pier Within the  
Shoreline Setback  
Determination : A Negative Declaration Is Issued

Attached and incorporated by reference is the Environmental Assessment prepared by the applicant for the project. Based on the significance criteria outlined in Chapter 200, State Administrative Rules, we have determined that preparation of an Environmental Impact Statement is not required.

Very truly yours,

Handwritten signature of Donald A. Clegg in cursive.

DONALD A. CLEGG  
Director of Land Utilization

DAC:ak  
Enclosures

g:ndmalia.jht

1994-06-08-0A-PEA-Malia After-the-Fact  
Seawall & Improvements

JUN - 8 1994

'93 FEB 8 PM 3 50

DEPT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

**SHORELINE SETBACK VARIANCE APPLICATION**

TAX MAP KEY: 4-4-07: 22

KANEOHE, OAHU, HAWAII

PREPARED FOR AND BY:

MALIA, LTD.

JANUARY 1993

DEPT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU  
'94 JAN 18 PM 3 42

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## LIST OF EXHIBITS

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- A Project Location
- B Notice of Violation No. BV-90-11-53
- C Notice of Violation No. BV-90-11-54
- D Photos of Lava Rock Seawall
- E Photos of Wood Dock
- F Photos of Boat Ramp
- G Photos of Wood Deck
- H Letter, Col. Joseph G. Clemons, Jr.
- I Photos of Steps off of Seawall
- J Letter, Robert T. Leary
- K Flood Insurance Rate Map
- L Photos, View
- M Regulatory Guidance Letter No. 88-4
- N Architectural Drawings
- O Survey

**WRITTEN INFORMATION**

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CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF LAND UTILIZATION

650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing."  
PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet.

Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Agricultural Cluster | <input type="checkbox"/> Park Dedication                       | <input type="checkbox"/> Special Management Area Permit/Assessment |
| <input type="checkbox"/> Cluster Housing      | <input type="checkbox"/> Plan Review Use                       | <input type="checkbox"/> State Special Use Permit                  |
| <input type="checkbox"/> Country Cluster      | <input type="checkbox"/> Planned Development-Housing           | <input type="checkbox"/> Subdivision                               |
|   | <input checked="" type="checkbox"/> Shoreline Setback Variance | <input type="checkbox"/> Sunlight Reflection                       |
|   | <input type="checkbox"/> Site Plan Review                      | <input type="checkbox"/> Variance from LUO Sec.(s):                |
|   |  | _____  |
|   |  | <input type="checkbox"/> Waiver (public uses/utilities)            |
|   |  | <input type="checkbox"/> Zero Lot Line                             |
|   |  | <input type="checkbox"/> Zone Change, From _____ to _____          |
|   |  | <input type="checkbox"/> Zoning Adjustment, LUO Sec.(s):           |
|   |  | _____  |

Conditional Use Permits:

Type 1  Type 2

- Existing Use  
 Flood Hazard Variance

- Site Development Plan  
 Special District:

(Indicate District)

TAX MAP KEY(S): 1 - 4 - 4 - 07 : 22

LOT AREA: .917 Acres

ZONING DISTRICT: R - 10

STATE LAND USE DISTRICT: Urban District

STREET ADDRESS/LOCATION OF PROPERTY: 44-325 Kaneohe Bay Drive  
Kaneohe, Hawaii 96744

RECORDED FEE OWNER:

Name Malia, Ltd.  
Mailing Address 970 N. Kalaheo Ave. Suite A100  
Kailua, Hawaii 96734  
Phone Number 808-254-3320  
Signature \_\_\_\_\_

APPLICANT:

Name Malia, Ltd.  
Mailing Address 970 N. Kalaheo Ave. A100  
Kailua, Hawaii 96734  
Phone Number 808-254-3320  
Signature \_\_\_\_\_

PRESENT USE OF PROPERTY/BUILDING:

Three (3) Single Family Home

AUTHORIZED AGENT/CONTACT PERSON:

Name None  
Mailing Address \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Signature \_\_\_\_\_

PROJECT NAME (if any): None

PROJECT PROPOSAL (Briefly describe the proposed activity or project): The construction of a lava rock seawall, wood dock, boat ramp and wood deck.

FOR DEPARTMENT USE ONLY

FILE NO. \_\_\_\_\_

Submitted Fee Amount: \$ \_\_\_\_\_

Date Application Accepted: \_\_\_\_\_ Accepted By: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

- Approved  Denied for reason(s) given below.  
 Approved with conditions indicated below.  Exempt project.

THIS COPY, WHEN SIGNED BELOW, IS NOTIFICATION OF THE ACTION TAKEN.

\_\_\_\_\_  
Signature Title Date

The above approval does not constitute approval of any other required permits, such as building permits.

ENVIROMENTAL ASSESSMENT  
FOR  
SHORELINE SETBACK VARIANCE APPLICATION  
TMK 4-4-07: 22

I. GENERAL INFORMATION

- a. Applicant: Malia, Ltd.  
970 N. Kalaheo Avenue  
Suite A100  
Kailua, Hawaii 96734  
Telephone: 808-254-3320
- b. Recorded Fee Owner: Malia, Ltd.  
970 N. Kalaheo Avenue  
Suite A100  
Kailua, Hawaii 96734  
Telephone: 808-254-3320
- c. Agent: None
- d. Tax Map Key: 4-4-07: 22
- e. Lot Area: .917 acres
- f. Agencies Consulted in Making Assessment:

Department of Land Utilization  
650 South King Street  
7th Floor  
Honolulu, Hawaii 96813

## II. DESCRIPTION OF PROPOSED ACTION

A. General Description: In August 1988, Malia, Ltd. purchased the above property at 44-325 Kaneohe Bay Drive (See Exhibit A) from Norberto Duarte with no knowledge of the building code violations stated in Violation No. BV-90-11-53 and Violation No. BV-90-11-54 (See Exhibits B & C). The violations entail a lava rock seawall (See Exhibit D), a wood dock extending from the lava rock seawall (See Exhibit E), a concrete boat ramp with a short rock wall bordering each side (See Exhibit F), and a wood deck added to a boat house (See Exhibit G) which were already erected in their completed form at the time of purchase.

The lava rock seawall is presumed to be erected after 1981 as stated by Col. Joseph G. Clemons, Jr., prior owner of the adjacent property (See Exhibit H). Since its conception in 1981, the wall has shown no signs of any break down or deterioration from its original status in 1981. The seawall begins at the southwestern point of the property line extending 149 feet to the north. At a point 89 feet to the north, the seawall extends due west 8.5 feet forming two steps (See Exhibit I). (Outlined in yellow on Exhibit N depicts the lava rock seawall's location on the property).

The wood dock appears to have been constructed at the same time the lava rock seawall was erected. The wood dock begins at the steps of the lava rock seawall and wraps around a boat house. This dock is constructed of wolmanized lumber. To maintain the dock in its present condition, Malia, Ltd. has performed minor repairs/maintenance since purchasing the property (See Exhibit E). (Outlined in red on Exhibit N depicts the dock's location on the property).

The boat ramp and the adjacent seawalls were constructed in approximately 1955-1956 as stated by Mr. Robert T. Leary, former owner of subject property (See Exhibit J). Col. Joseph G. Clemons, Jr. also indicates in his statement that the boat ramp was paved with approximately six inches of reinforced concrete around 1981 (See Exhibit H). The concrete extends down approximately to the waterline at low tide and up into the property approximately 29 feet (See Exhibit F). (Outlined in green on Exhibit N depicts the boat ramp's location on the property).

In addition to addressing the boat ramp, Mr. Robert T. Leary indicates, "the deck at the boat house was built in the mid 1960's, approximately 1965" (See Exhibit J). To date, the deck is in excellent condition and has not needed any repairs by Malia, Ltd. to maintain it in this condition but has been both stained and painted as preventive maintenance (See Exhibit G). (Outlined in blue on Exhibit N depicts the wood deck's location on the property).



The lava rock seawall and wood dock are considered one unit constructed together at the same time. Under Rule 14.1 Protection of Property of the Shoreline Setback Rules and Regulations, these structures are necessary to protect the property from erosion due to wave run-up. Due to the boat house's close proximity to the shoreline, even the smallest amount of erosion would result in the boat house "falling" into Kaneohe Bay (See Exhibit E). The deck and gravel boat ramp existed prior to the adoption of the Shoreline Setback Rules and Regulations, dating back to the mid 1950's, and were therefore, Nonconforming Structures under Rule 14.3 of the new Shoreline Setback Rules and Regulations. The paving of the boat ramp constituted expansions of the nonconformity under Rule 14.4 of the Shoreline Setback Rules and Regulations, and apparently occurred after adoption of the new rules and regulations, thus requiring a Shoreline Setback Variance. The seawall, wood dock, boat ramp and wood deck are each in its entirety within the Shoreline Setback. This application is for an after-the-fact Shoreline Setback Variance for the lava rock seawall, wood dock, boat ramp, and wood deck.

B. Technical Characteristics:

(1) Use Characteristics: This property and all the surrounding lots are used for single family residence.

(2) Physical Characteristics: The layout drawing, lot size, certified shoreline, shoreline setback line, reference datum, ground elevations and existing structures can all be viewed in Exhibit N & O.

(3) Construction Characteristics: Each of the structures addressed in this report are existing structures therefore no demolition, removal or modifications, clearing, grubbing, grading or filling will take place. The height and design of each structure may be referred to in Exhibit N. No additional construction is proposed at the present time.

(4) Other Pertinent Information: The property has municipal water, electric and rubbish disposal service. Individual waste water disposal systems conforming to the State of Hawaii Department of Health Standards are currently being used. Upon installation of the City and County sewer at a future date (Estimated January 1995), connection to the City and County sewer collection is

planned. The easement for the sewer does not affect the lava rock seawall, wood dock, concrete boat ramp, or the wood deck. (Refer to Exhibit O depicting the sewer line easement and its relationship to the existing structures on the lot). Access to the site is via Kaneohe Bay Drive.

C. Shore Protection Structures:

(1) Affected Shoreline: The lava rock seawall, wood dock, boat ramp, and wood deck are located on the southeastern shore of Kaneohe Bay. With each structure in its current location and condition, none of the adverse factors affecting the shoreline such as the beach profile, offshore depths, foreshore, and backshore areas, littoral transport, cyclical and abnormal changes of beach form, changes to water level, wave run-up or changes of sand now exist. However, it should be emphasized that if demolition of the lava rock seawall, wood dock, boat ramp and wood deck should be required, erosion due to tidal action and run-off of pollutants, including lawn fertilizers will be a continuous threat to Kaneohe Bay, wildlife, fisheries and its users, possibly causing irreversible consequences.

(2) Structure Description: The structural stability, toe protection, foundation and flank protection of each structure can be reviewed in Exhibit N. The life expectancy of each structure, assuming normal maintenance is adhered to and no unusual or unavoidable natural or other occurrences take place, is approximately 30 years. As each structure is already erected, sufficient time has shown there to be no ill effects on the shoreline.

III. Affected Environment: The site is located on the southeastern shore of Kaneohe Bay, approximately one mile north of Kaneohe Bay Yacht Club (See Exhibit A). The present State Land Use classification of the property is Urban and the present county zoning is R-10. The Federal Flood Insurance Rate Map designates the property as Zone D, areas in which flood hazards are undetermined (See Exhibit K). There are no other geologically hazardous land conditions to which the property is subjected. The coastal views of the structures are shown on Exhibit L and do not significantly affect the views of residences living to the north or south of the site. The site provides no public access points to the shoreline, beach parks or recreation areas. Currently no danger to endangered species, wildlife, fisheries or other natural resources exist.

IV. Impacts and Alternatives Considered: Allowing the existing lava rock seawall, wood dock, concrete boat ramp, and wood deck to remain in its current location, as constructed, will not affect the existing physical, natural, social or economic environmental characteristics of the site. Conversely, if demolition is requested the impact on the shoreline and water quality due to erosion and chemical run off would undoubtedly have adverse affects. In addition the process of removing these items would disrupt the peaceful living habitat of wildlife currently living in and around these structures using them as a source of food and protection. The alternatives investigated have included removing the seawall, wood dock, boat ramp, and wood deck. Also considered was allowing the existing seawall, wood dock, boat ramp, and wood deck to remain in place as the No-Action Alternative. We are proposing the No-Action Alternative.

V. Mitigation Measures: Because the No-Action Alternative is being proposed, the lack of significant potential adverse environmental impacts negates the need for mitigation measures. Normal maintenance of structures will ensure limited environmental impact in the future.

## SUPPLEMENTAL INFORMATION

1. Section of Shoreline Setback Rules and Regulations from Which a Variance Is Sought: Rules 13.32, 14.1, 14.3, 14.4

The applicants have considered removing the lava rock seawall, wood dock, boat ramp and wood deck, however, this alternative is impracticable, because it would be inordinantly expensive, without conferring any corresponding benefit on the environment. In fact, the environment would be degraded by the required demolition activity, and it is unlikely that the present owners could obtain reimbursement from the responsible parties without expensive litigation. Furthermore, such demolition itself would be illegal under Federal law, because it would involve work in navigable waters of the United States prohibited under 10 U.S.C. 403 unless specifically permitted by the Army Corps of Engineers. For the reasons set out in the Environmental Assessment, it is unlikely such a permit could be found to be in the public interest and issued, even if it were applied for. As a matter of policy, the Federal Government does not normally pursue enforcement actions against activities that were completed more than five years prior to discovery, even in cases where the violator still owns the property (see Regulatory guidance letter No. 88-4, Exhibit B). In cases where the land has been sold by the violator, enforcement is even more problematic (see, for example, Tull v. United States, 481 U.S. 412, 1987). Requiring removal of the now well-established lava rock seawall, wood dock, boat ramp, and wood deck would inevitably cause extensive and complex litigation, probably involving the present owners, the State of Hawaii, the City and County of Honolulu, the United States, intervening owners, various real estate brokers and title insurance companies, and the parties originally responsible for the unpermitted construction, all mainly in Federal District Court. Being involved in such complex litigation, with the resulting cloud on the title to the land underlying their homes, would cause extreme hardship on the Applicants and would be unconscionably inequitable to them, because none of them had any knowledge or reason to know of any violation before they bought their respective homes. The hardship could rise to the level of an uncompensated permanent or temporary taking of private property for public use, which is prohibited by the Fifth and Fourteenth Amendments to the U.S. Constitution, requiring compensation by one of the governments involved, particularly if similar riparian properties along Kaneohe Bay are not being treated equally.

**EXHIBITS**

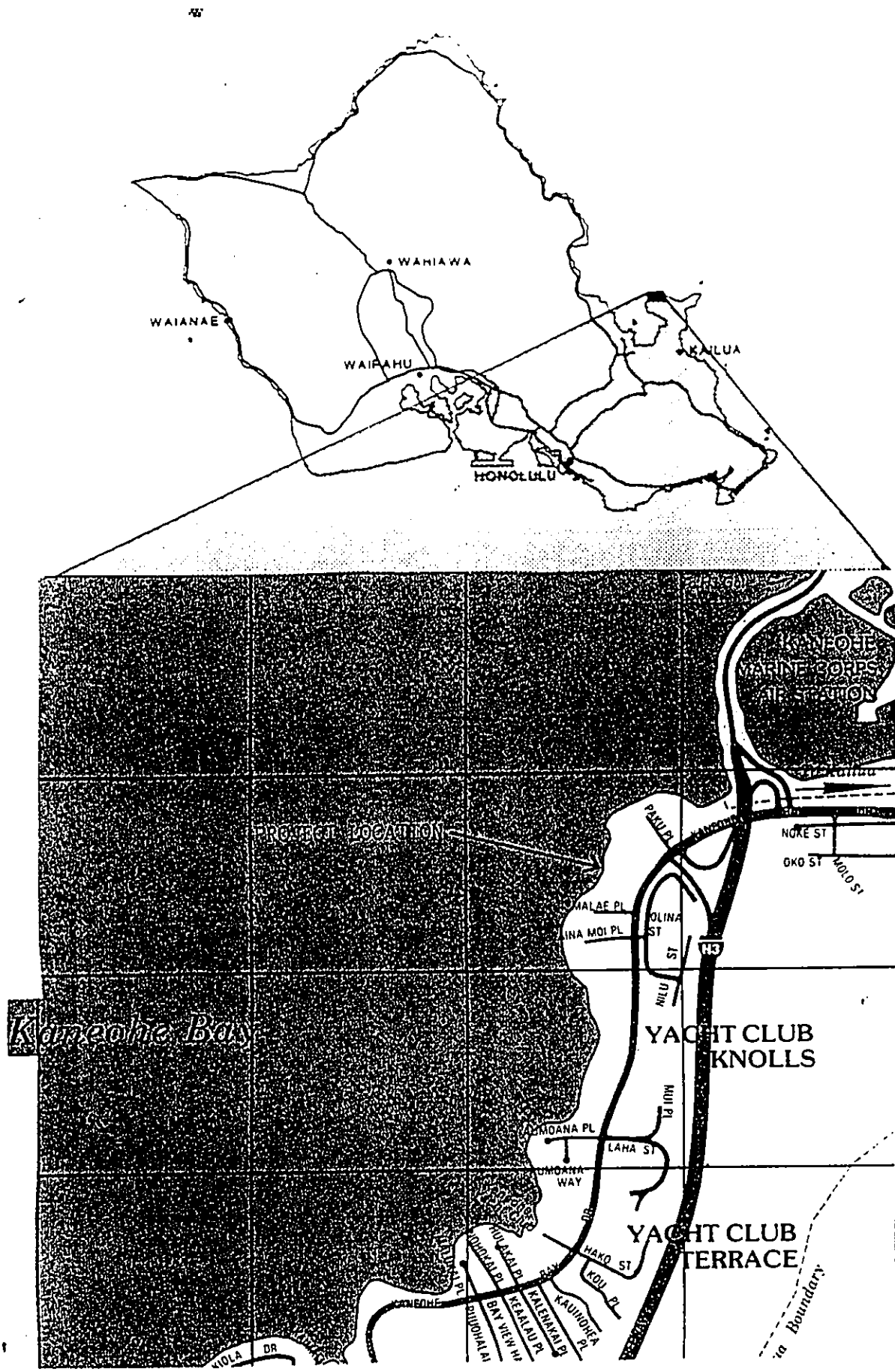


EXHIBIT A



NO. BV 90-11-52

Date 11-13-90

CITY AND COUNTY OF HONOLULU  
BUILDING DEPARTMENT

NOTICE OF VIOLATION

TO: Malie, Ltd.  
ATTN: Mary Jane Stoner, President  
Mailing Address 970 N. Kalaheo Ave., #A-200, Kailua, HI 96734  
RE: Building Code Violation  
ADDRESS 44-325 Kaneohe Bay Dr., Kaneohe, HI 96744  
TAX MAP KEY 4- 4-7:22 PERMIT NO. None

I have inspected the above-described structure and/or premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH, Sec. 18-3.1 Permit Required	A building permit is required for the construction of a deck, boat ramp and seawalls at rear of property.
Sec. 18-6.2(d) Building permit fees	Because work was done before the building permit was obtained, the fees specified shall be doubled.  NOTE: IF BUILDING PERMIT CANNOT BE OBTAINED, ALL CONSTRUCTION WORK DONE MUST BE REMOVED.

- STOP WORK!** You are hereby ordered to stop work! Please contact the undersigned as soon as possible but no later than \_\_\_\_\_.
- Please notify the undersigned when corrections are made. If no action is taken within thirty days to make corrections:
1. This matter will be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action; and/or
  2. This matter will be referred to the Department of Land Utilization for CIVIL FINES for violations of the Land Use Ordinance; and/or
  3. A Notice of Order will be Issued by the Building Department Imposing CIVIL FINES for the specified violations.
- IMMEDIATE REFERRAL - RECURRING VIOLATION - HAZARDOUS CONDITION.
- If work is not \_\_\_\_\_ within \_\_\_\_\_ ( ) calendar days after the date of this notice and diligently prosecuted to completion without interruption, the work will be done by the City and the cost thereof shall be charged to the owner.

Inspector: *Clinton Ching* Ph. 523-4277  
CLINTON CHING

VIOLATION CORRECTED: \_\_\_\_\_  
DATE \_\_\_\_\_

Remarks: \_\_\_\_\_

NOTICE OF ORDER  
ISSUED BY BUILDING DEPT.: \_\_\_\_\_  
DATE \_\_\_\_\_ ORDER NO. \_\_\_\_\_

REFERRED TO: \_\_\_\_\_  
AGENCY \_\_\_\_\_ DATE \_\_\_\_\_ CORR. NO. \_\_\_\_\_

DOCUMENT CAPTURED AS RECEIVED



NO. BL -99-11-54

Date 11-13-90

CITY AND COUNTY OF HONOLULU  
BUILDING DEPARTMENT

NOTICE OF VIOLATION

TO: Owner/Constr./Lessee/Party Kalia, Ltd.  
Attn: Mary Jane Stoner, President  
Mailing Address 970 N. Kalaheo Ave., #4-200, Kailua, HI 96734  
RE: Shoreline Setback Violation  
ADDRESS 14-325 Kaneohe Bay Dr., Kaneohe, HI 96744  
TAX MAP KEY 4-4-7:22 PERMIT NO. --

I have inspected the above-described structure and/or premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
Shoreline Setback Rules & Regulations of the City & County of Honolulu. Rule 13, Section 3 Structure Not Permitted	The construction of a boat ramp and seawalls and deck within the 40'-0" shoreline setback area is not permitted.

STOP WORK! You are hereby ordered to stop work! Please contact the undersigned as soon as possible but no later than \_\_\_\_\_.

Please notify the undersigned when corrections are made. If no action is taken within thirty days to make corrections:  
1. This matter will be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action; and/or  
2. This matter will be referred to the Department of Land Utilization for CIVIL FINES for violations of the Land Use Ordinance; and/or  
3. A Notice of Order will be issued by the Building Department imposing CIVIL FINES for the specified violations.

IMMEDIATE REFERRAL - RECURRING VIOLATION - HAZARDOUS CONDITION.

If work is not \_\_\_\_\_ within \_\_\_\_\_ ( ) calendar days after the date of this notice and diligently prosecuted to completion without interruption, the work will be done by the City and the cost thereof shall be charged to the owner.

Inspector: *Clinton Ching* Ph. 523-4277  
CLINTON CHING

VIOLATION CORRECTED: \_\_\_\_\_  
DATE \_\_\_\_\_

Remarks: \_\_\_\_\_

NOTICE OF ORDER ISSUED BY BUILDING DEPT.: \_\_\_\_\_  
DATE \_\_\_\_\_ ORDER NO. \_\_\_\_\_

REFERRED TO: \_\_\_\_\_  
AGENCY \_\_\_\_\_ DATE \_\_\_\_\_ CORR. NO. \_\_\_\_\_



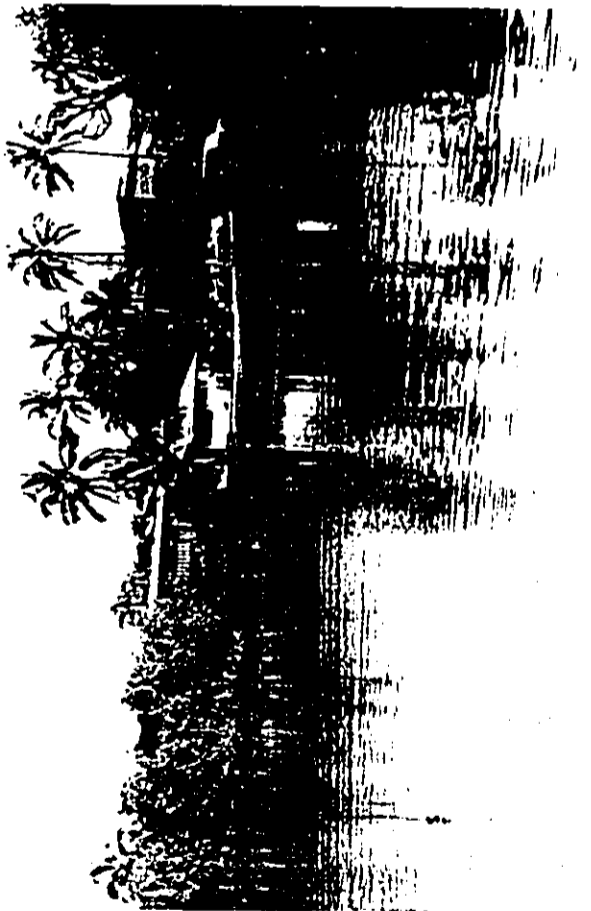


EXHIBIT D

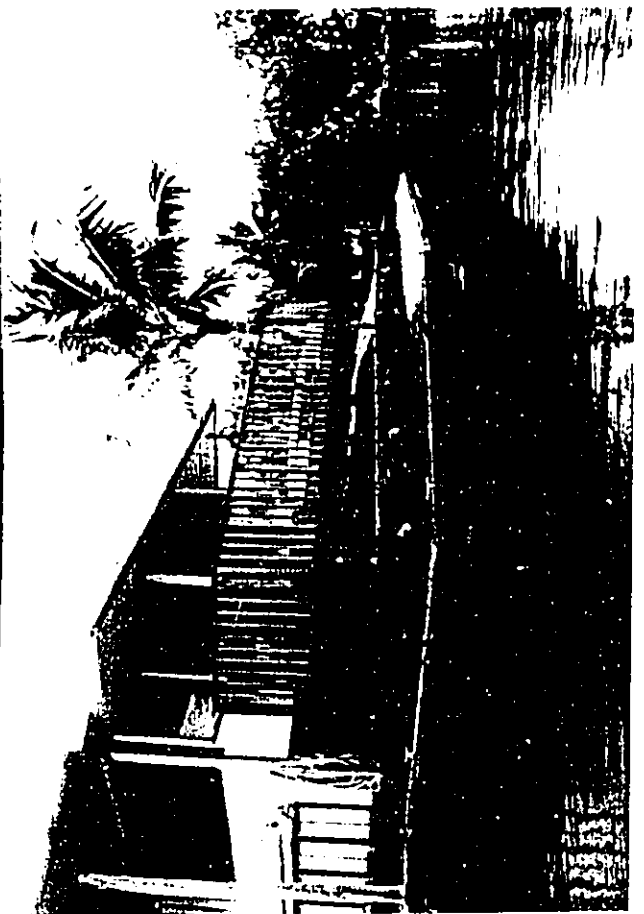
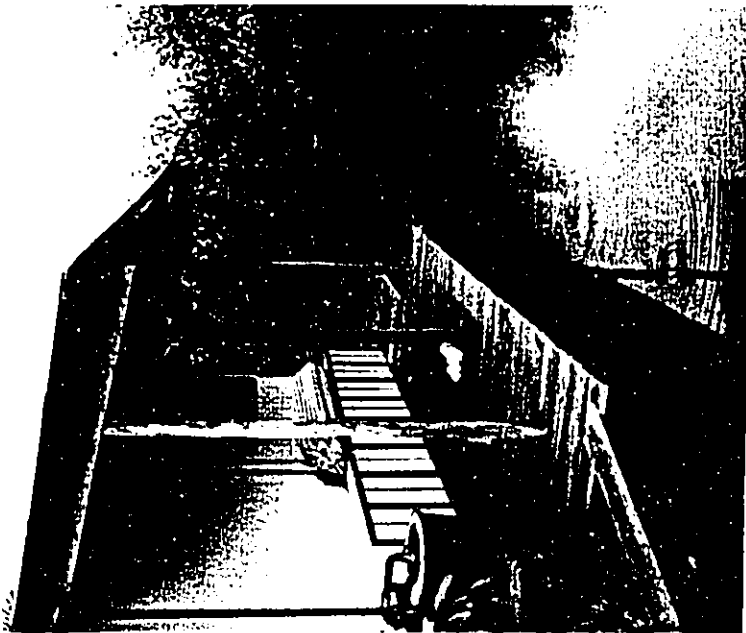
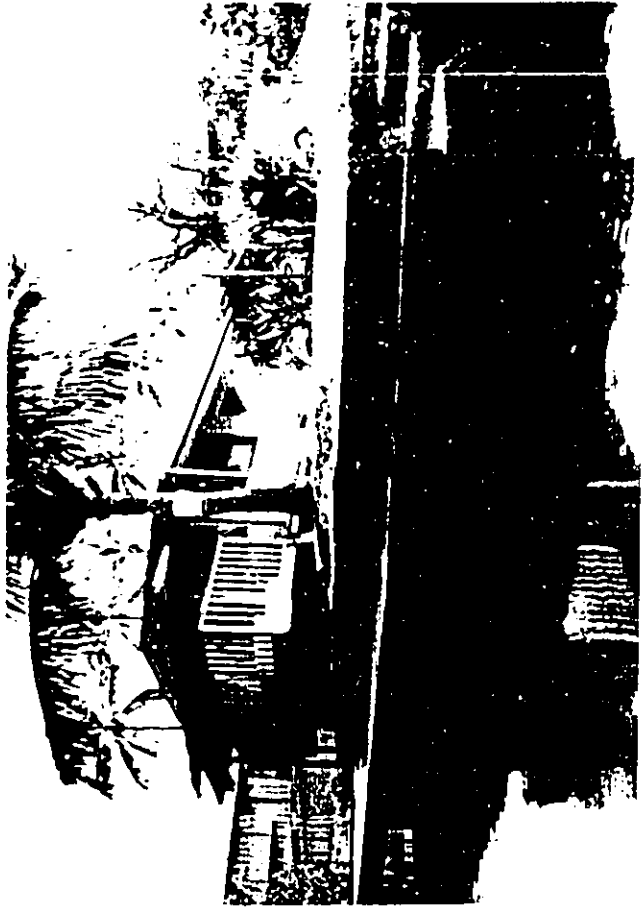


EXHIBIT E



EXHIBIT F

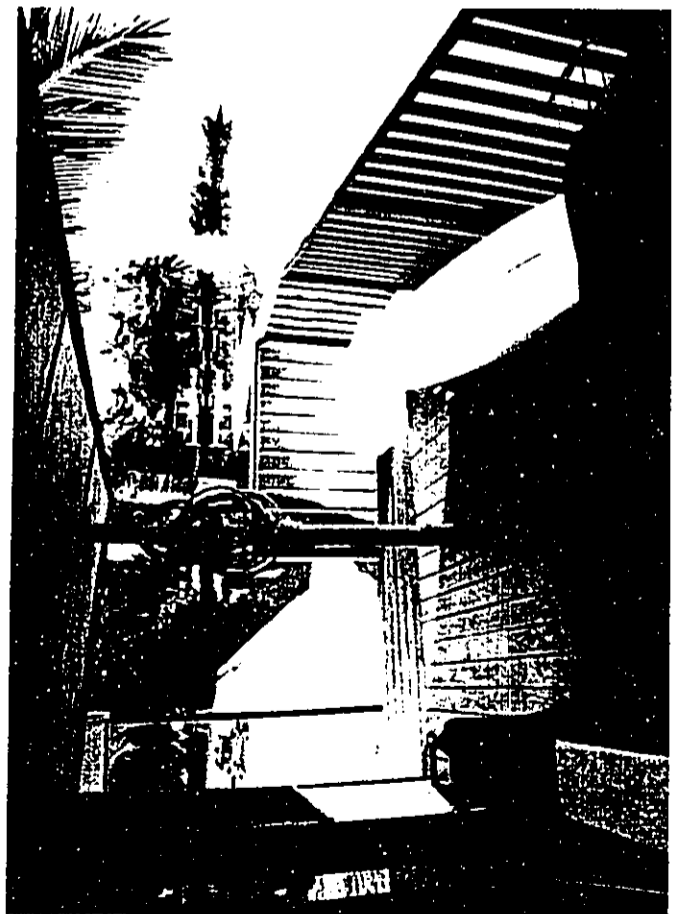
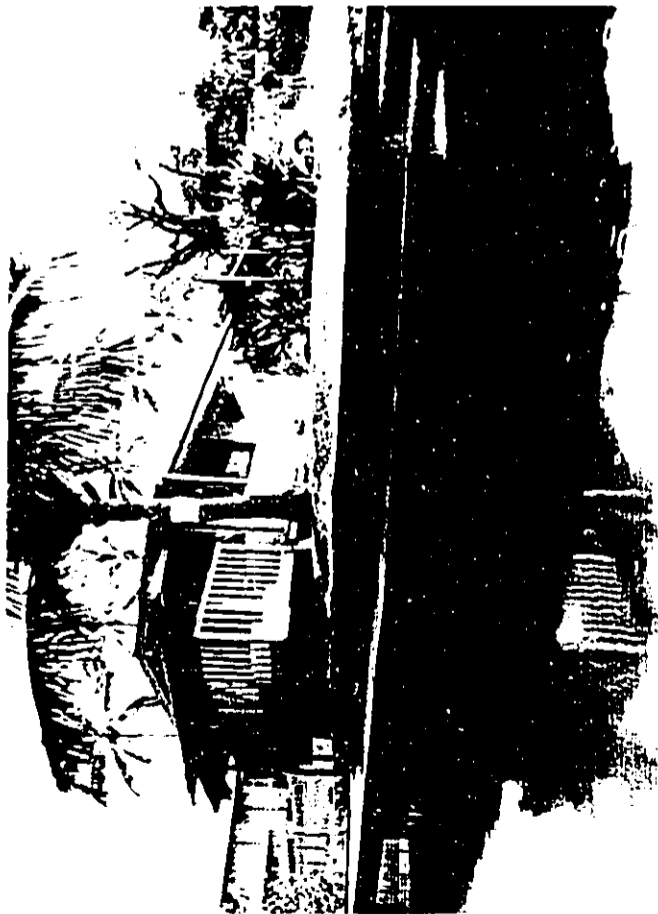
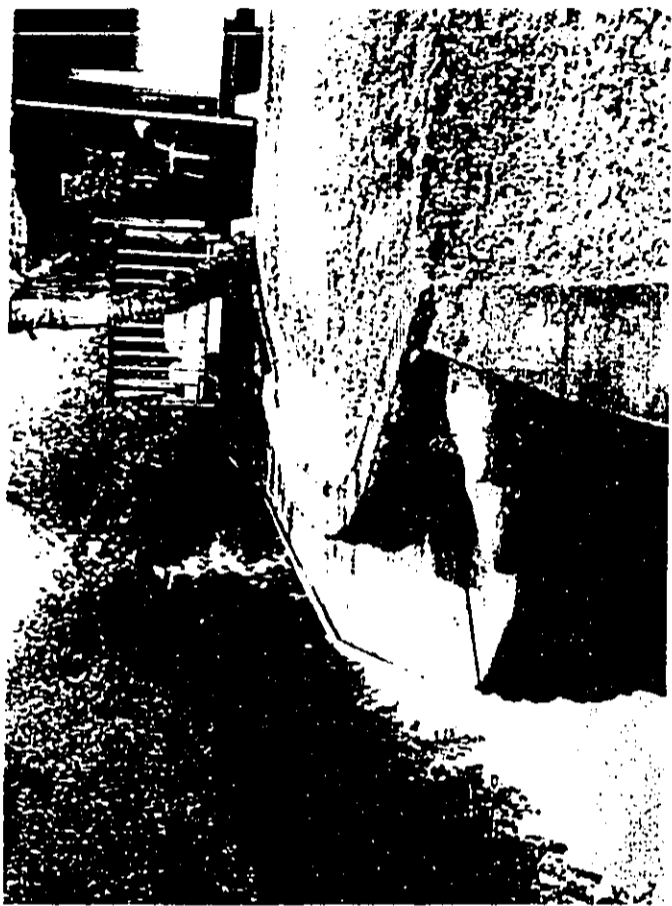


EXHIBIT G

Col. (Ret.) Joseph G. Clemons, Jr.  
307 Browning Road  
Hendersonville, North Carolina 28739

March 3, 1992

Dear Gayle,

After digging through the files again, I found documents indicating we bought the property in 1971 and constructed the present wall in 1981. The concrete boat ramp was put in by Norbe Duarte a little after the wall was built. He developed the property to the south to include putting in the rock wall where there had been none before. The Drorbaughs did the same on the other side. As I remember Norbe got into trouble because the wall deviated from his boundary.

I have made corrections to the affidavit. I have also talked to a lawyer and he advised me to keep the affidavit brief. I'm not sure why you need an affidavit but I don't think you should have to pay a fine.

Basically, we had the rock wall put in where the old hollow-tile wall was. The only exception would be where

boat shed existed. It was not a  
boat house. There was a little slip to  
accommodate a 12 ft motor boat with  
hoists to lift it out of the water and  
a roof (no sides or walls) over it. We  
filled that in, so the wall did not follow  
its original lines, but we're talking about  
a minimum change.

I'm enclosing the affidavit with  
changes. I hope this helps you.

P.S. You should  
make the affidavit  
for both Cecil and  
my signatures. since  
we owned it in joint  
tenancy.

Sincerely,  
Joe Clemons

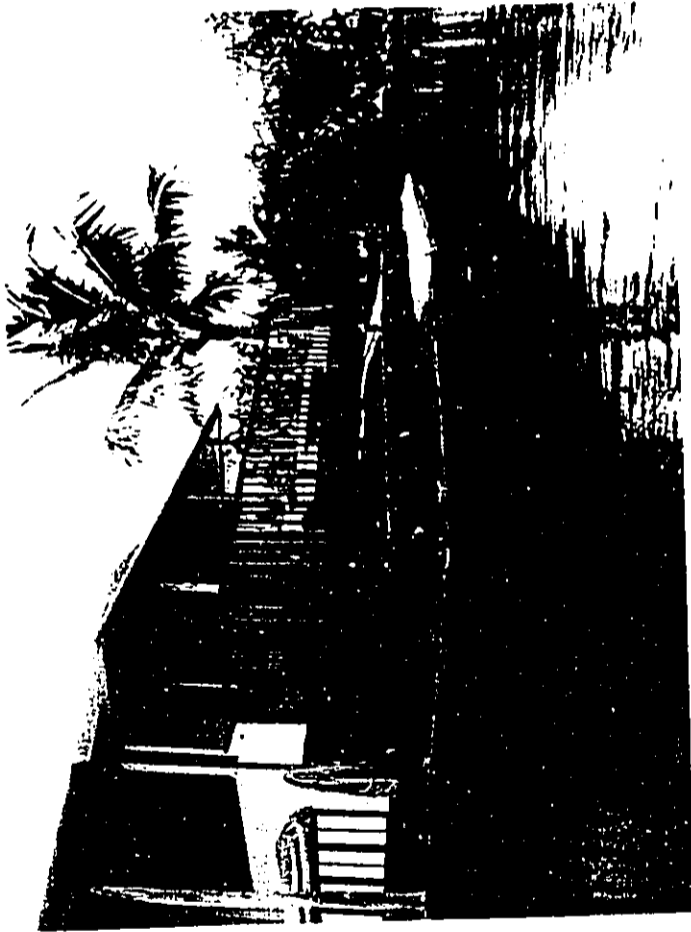


EXHIBIT I

#

**Robert T. Leary**  
**486 Paumakua Place**  
**Kailua, Hi. 96734**  
**Phone: (808) 261-4377**

Mr. Art Challencomb  
City and County of Honolulu  
Department of Land Utilization  
650 S. King Street, 7th Floor  
Honolulu, Hi. 96813

RE: 44-321 Kaneohe Bay Drive, Kaneohe  
44-325 Kaneohe Bay Drive, Kaneohe

Dear Mr. Challencomb,

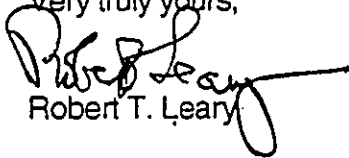
Please be advised that I owned the property and built the home at 44-325 Kaneohe Bay Drive in 1952. As a result of this, I'm very familiar with the construction activities of the above two properties.

The boat ramp and adjacent seawalls in question were both built in the mid 1950's, approximately 1955-1956. The deck at the "boat house" was built in the mid 1960's, approximately 1965.

I hope this will clarify the status and enable the existing problem to be rectified.

Please feel free to contact me if I can be of further assistance in this matter.

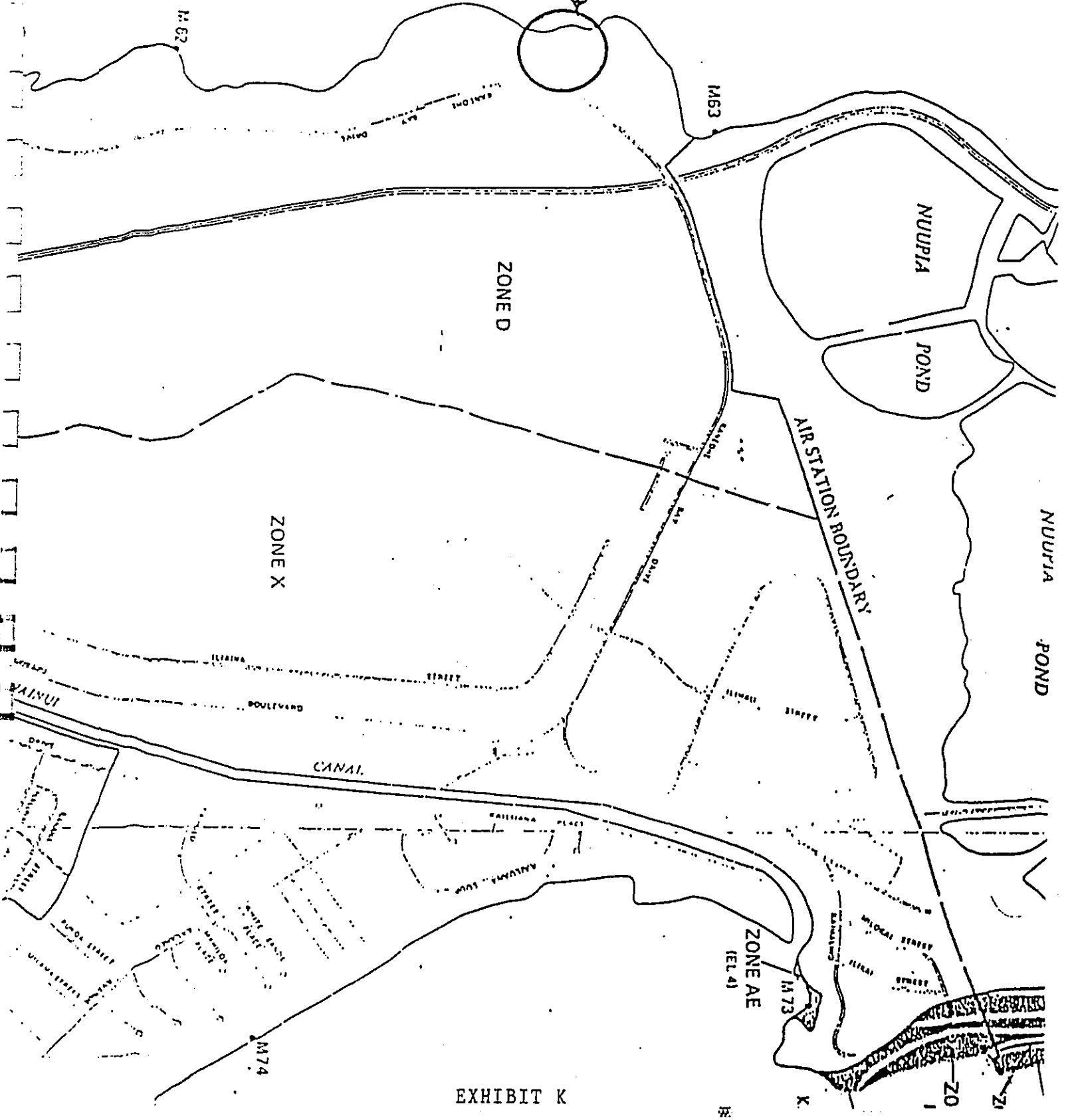
Very truly yours,

  
Robert T. Leary



KANEHOHE BAY

PROJECT LOCATION



NOTE:  
AS FLOOD PLANS

DOCUMENT CAPTURED AS RECEIVED

EXHIBIT K

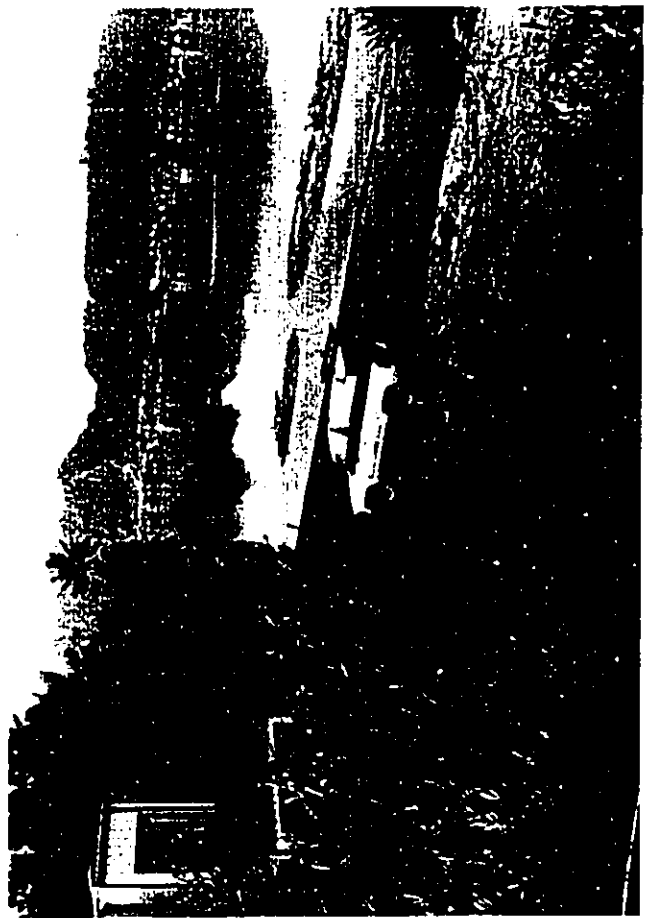
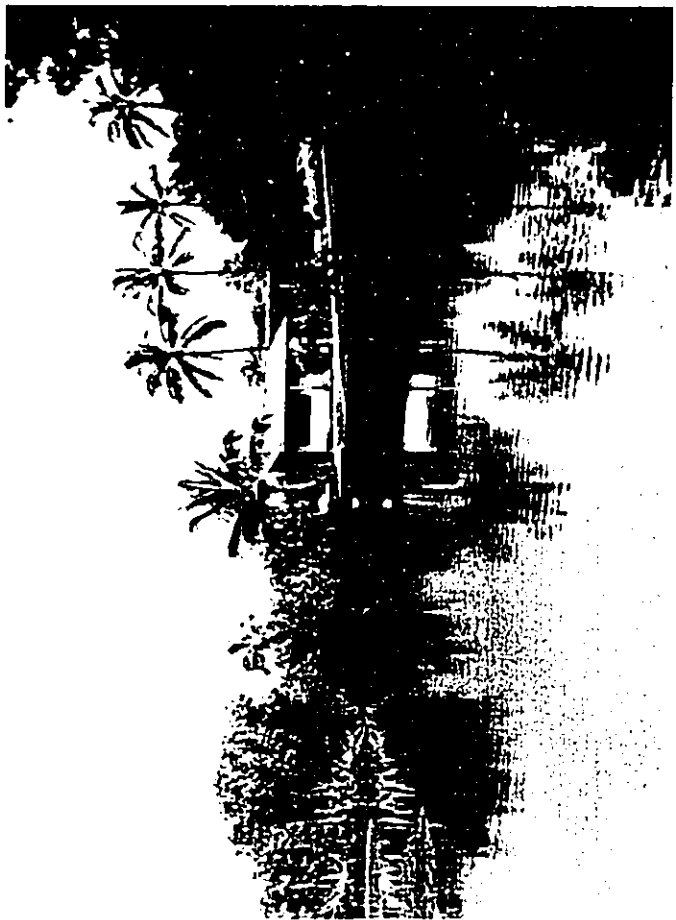


EXHIBIT L

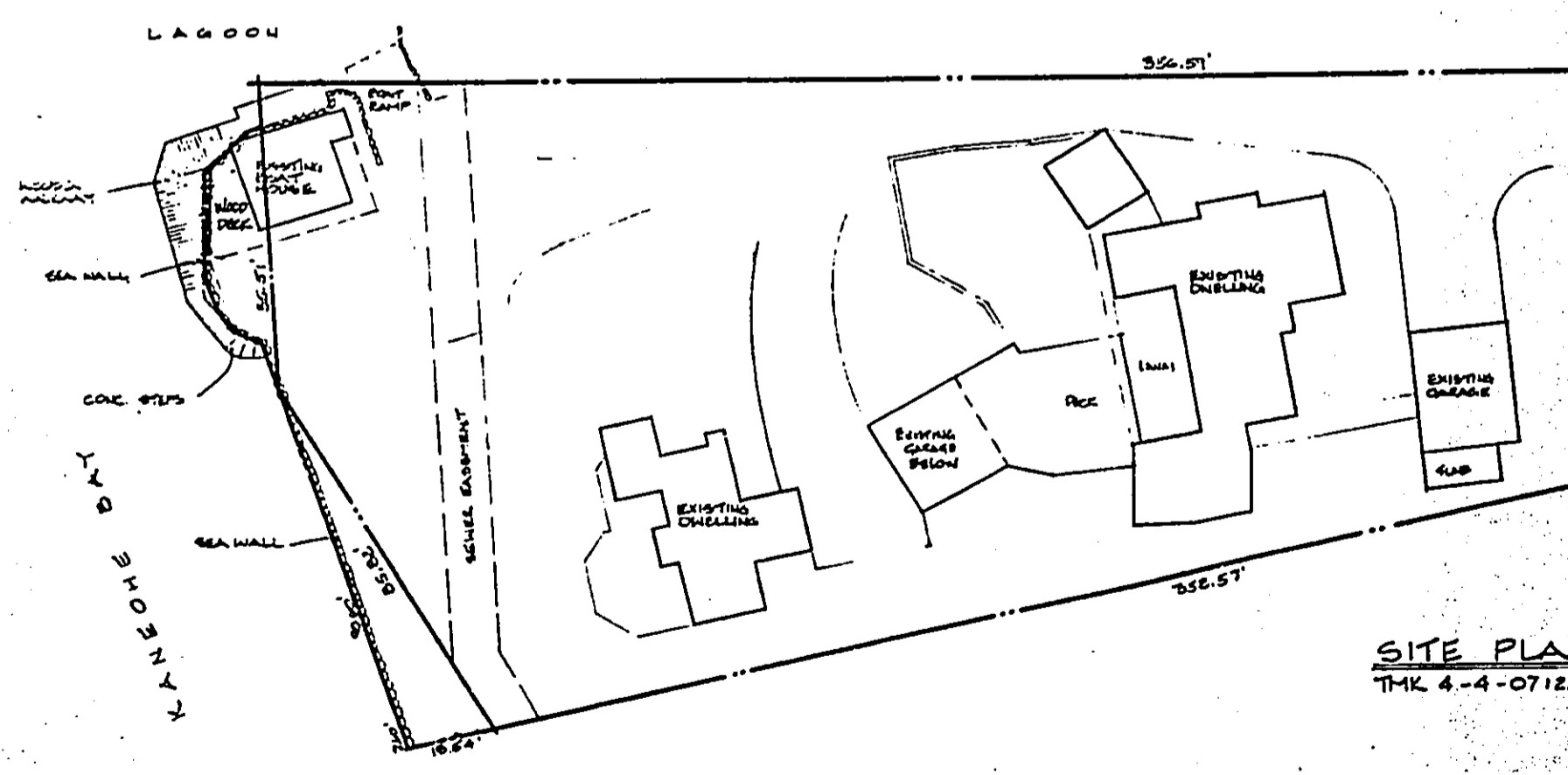
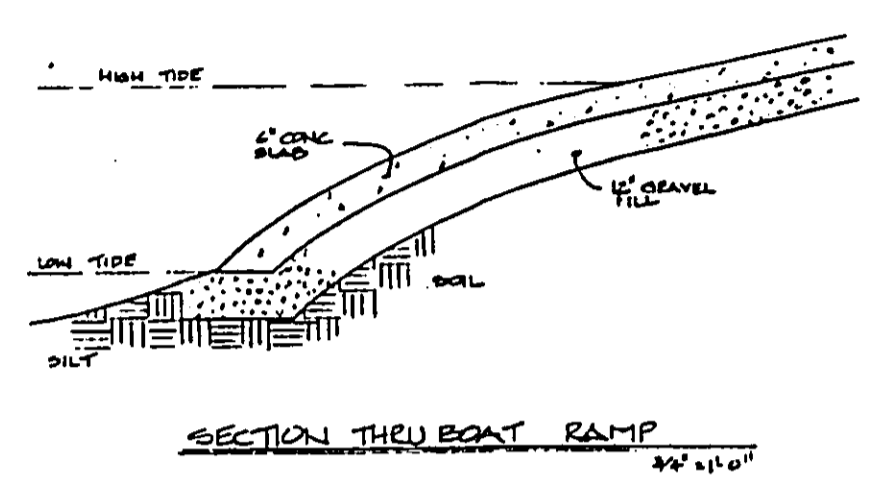
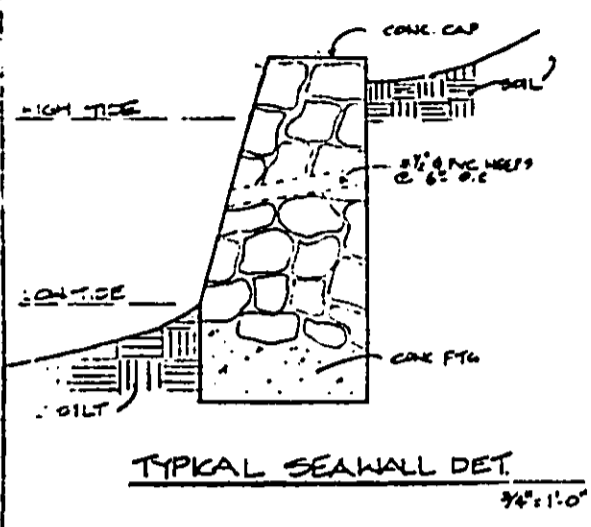
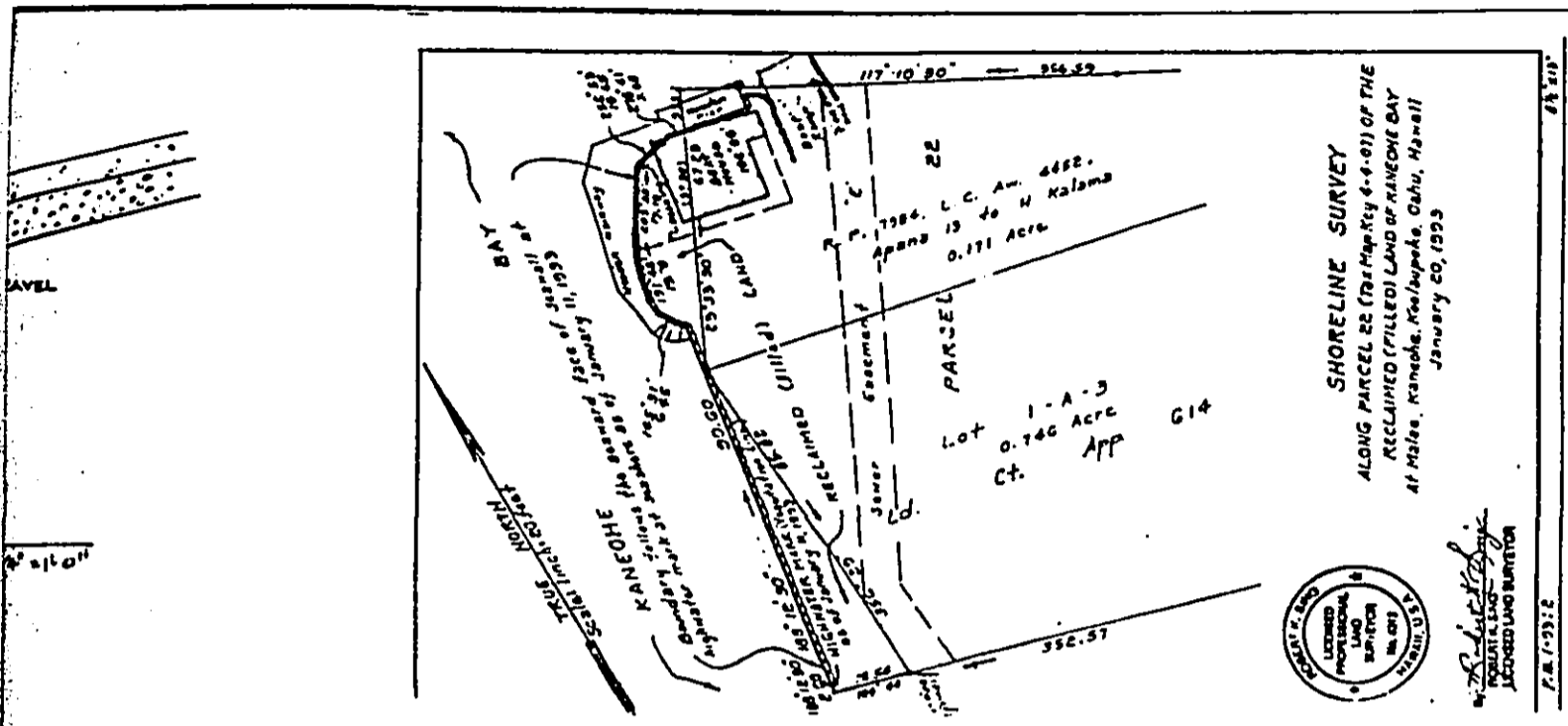
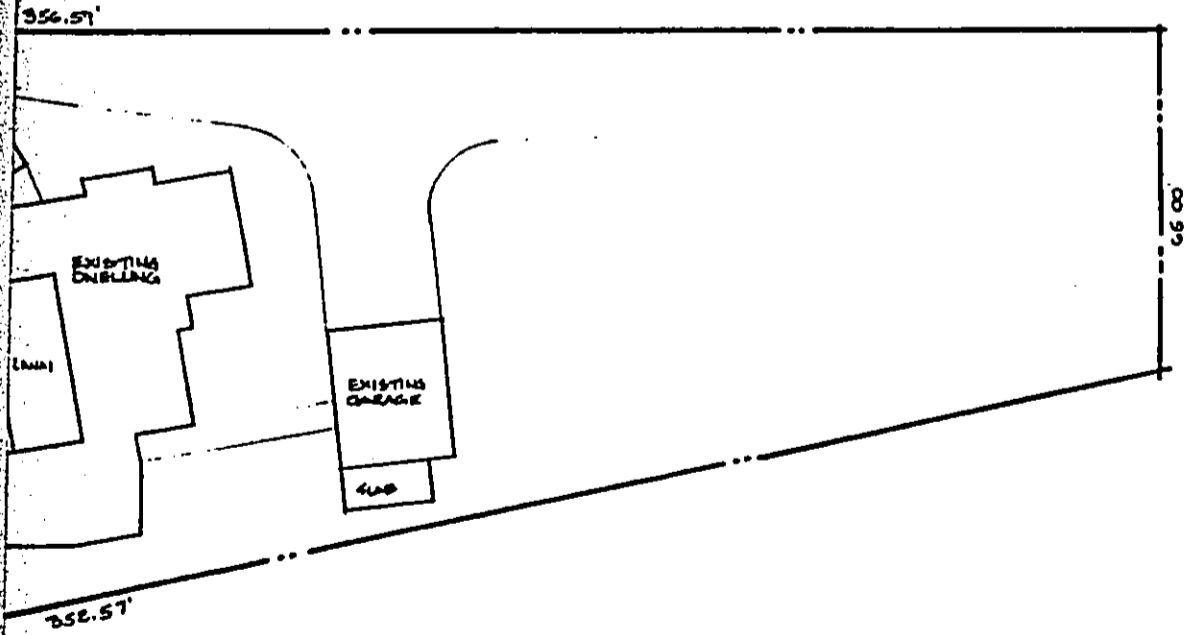


EXHIBIT N



*Vernon & Heyd*  
 VERNON & HEYD ARCHITECTS  
 LICENSED LAND SURVEYOR

P.M. 1-23-93



KANEHOE BAY DRIVE

**SITE PLAN**  
 TMK 4-4-07122 1/16"=1'-0"

THIS DRAWING IS INTENDED TO BE SHOWN AS-BUILT CONDITIONS. INFORMATION FROM HEREIN WAS COMPILED FROM OTHER DRAWINGS, FIELD CHECKING & VERBAL INFORMATION.

**VERNON & HEYD ARCHITECTS**  
 Clarence A. Vernon, A.I.A. Nick R. Heyd, A.I.A.  
 216 N. Kalia Road, Suite 210, Honolulu, HI 96811  
 Phone: (808) 361-0100 Fax: (808) 361-0106



Seawall, Boat Ramp and Wooden Decks for  
**Malia Ltd.**  
 44-325 Kaneohe Bay Drive Kaneohe, Hawaii

Revised 1-11-94  
 1-27-95  
 2512  
 MEH

**A1**

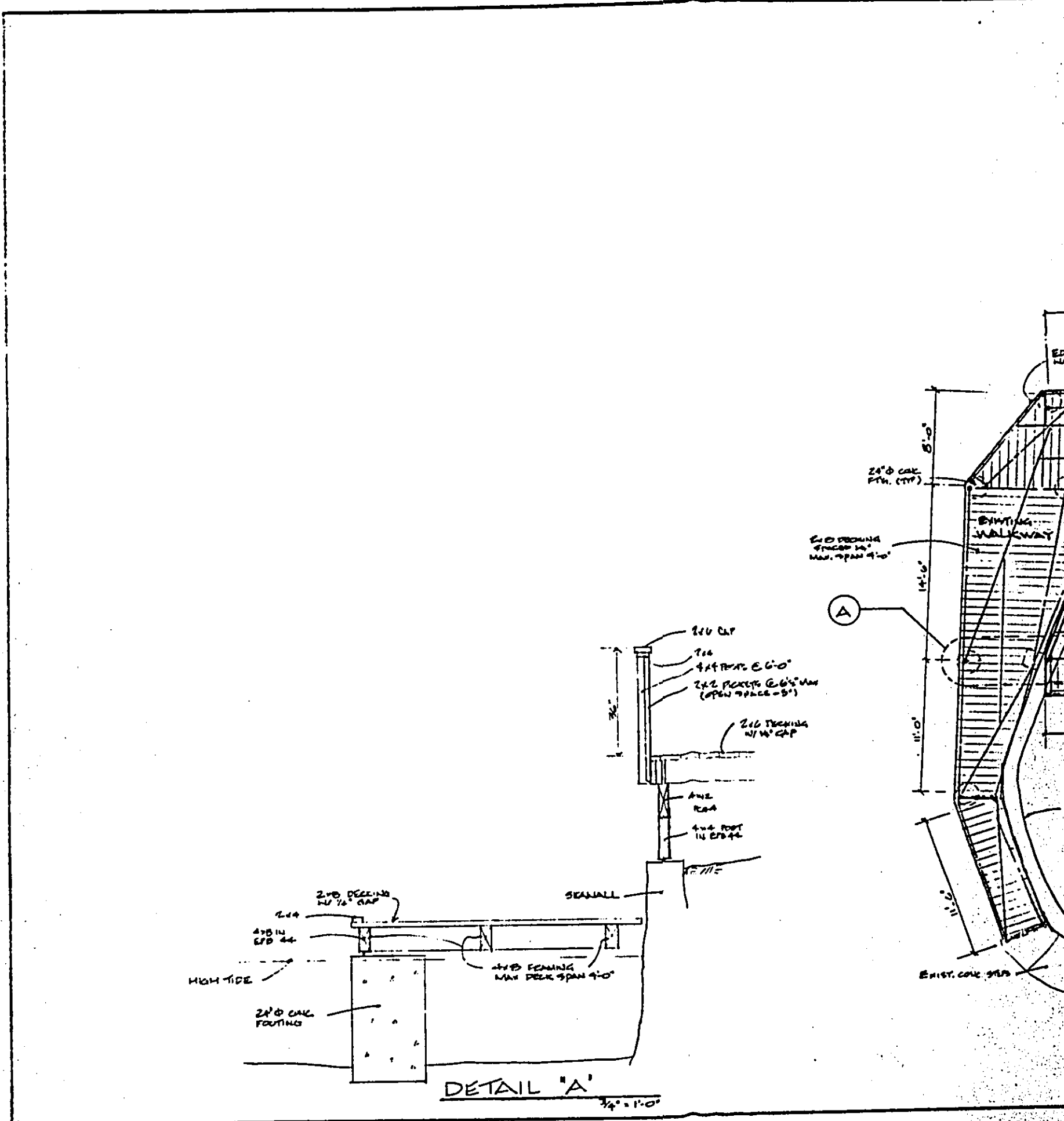
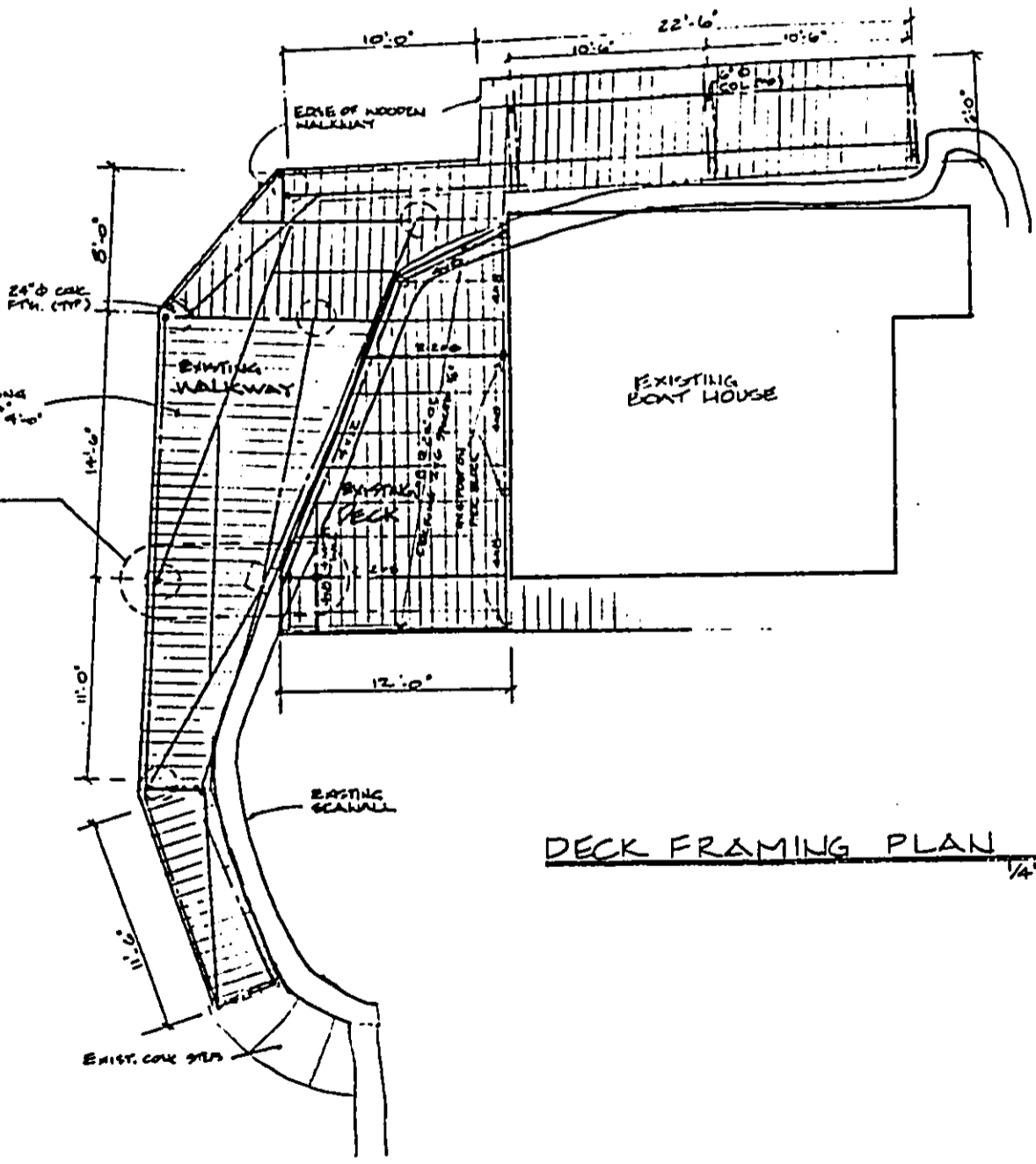


EXHIBIT N



**DECK FRAMING PLAN**  
1/4" = 1'-0"

**VERNON & HEYD ARCHITECTS**  
 Clarence A. Vernon, A.I.A.    Mark E. Heyd, A.I.A.  
 912 N. Kalia Ave. C101 • Koloa, Hawaii, 96715  
 Phone: (808) 214-4199 • FAX: (808) 214-4199



Seawall, Boat Ramp and Wooden Decks for  
**Malia Ltd.**  
 44-325 Kaneohe Bay Drive    Kaneohe, Hawaii

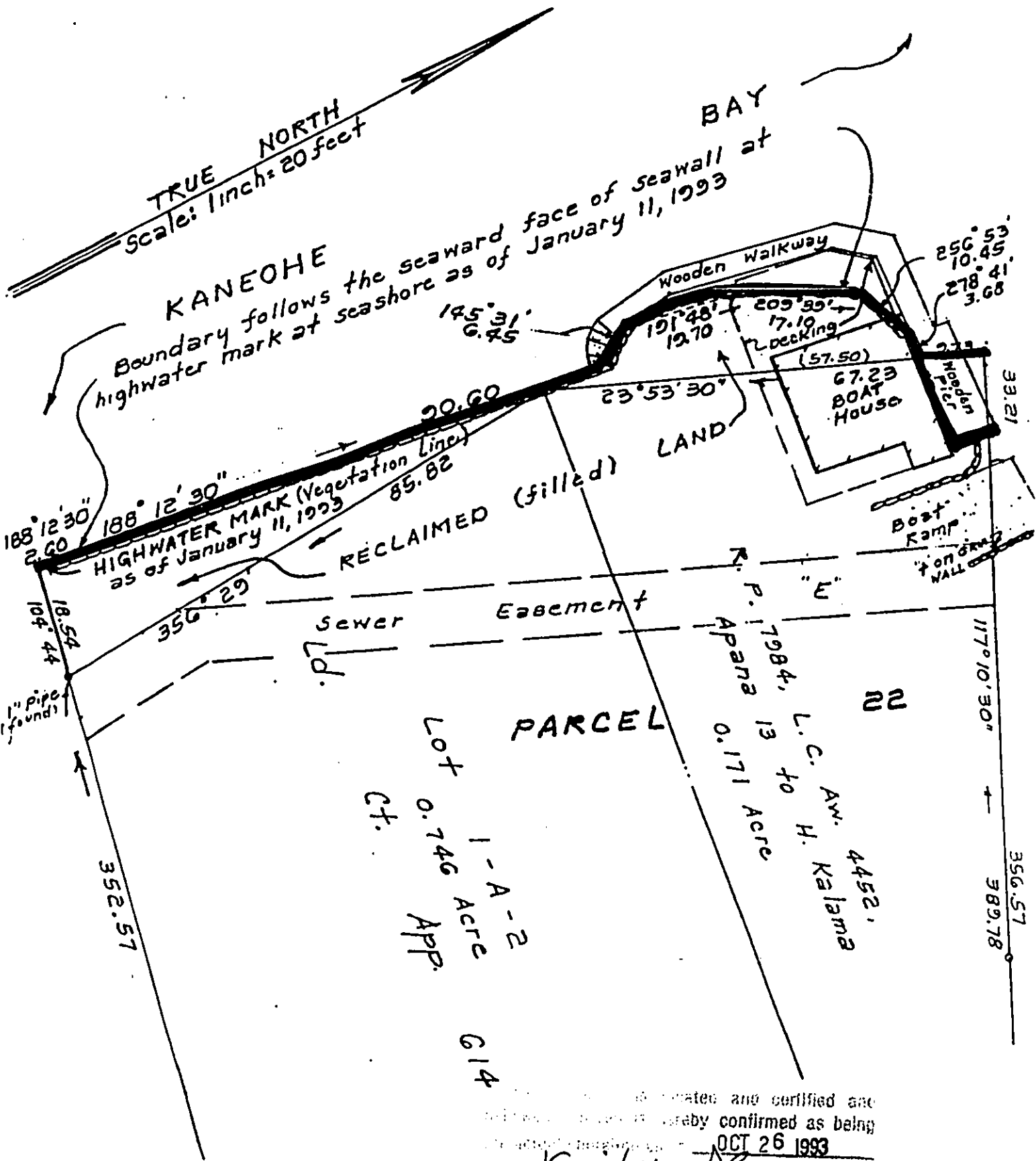
Checked

1-11-94
1-27-95
2592
MCH

**A2**

2-1-2

THIS DRAWING IS INTENDED TO BE IN AS-BUILT CONDITION.  
 INFORMATION FROM HEREIN WAS COPIED FROM OTHER  
 DRAWINGS, FIELD CHECKS & VERBAL INFORMATION.



By: *Robert K. Sing*  
 ROBERT K. SING  
 LICENSED LAND SURVEYOR

... is created and certified and  
 ... hereby confirmed as being  
 ... OCT 26 1993  
*John H. ...*  
 Chairman, Board of Land and  
 Natural Resources

**SHORELINE SURVEY**  
 ALONG PARCEL 22 (Tax Map Key 4-4-07) OF THE  
 RECLAIMED (FILLED) LAND OF KANEOHE BAY  
 At Malae, Kaneohe, Koolaupoko, Oahu, Hawaii  
 January 20, 1993

'93 FEB 8 PM 3 50

DEPT OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU